

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६  
मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील  
(UDCPR मधील) विनियम क्र.11.2.5 Transferable Development  
Rights (TDR) against Construction of Amenity या विद्यमान  
तरतुदीमध्ये आवश्यक ती सुधारणा करणेसंदर्भात शुद्धीपत्रक  
निर्गमित करणेबाबत.

नगर रचना आणि मूल्यनिर्धारण विभाग  
मु.का., पुणे-१. आवक क्र. ....  
टिपीव्ही -१/२/३/४/५/६/७  
१७९४  
18 OCT 2024  
प्रशा -१/१अ/१लेखा/अर्थसंकल्प  
कार्यासन १/१अ/१उ सं/न.र./सं/न.र.

महाराष्ट्र शासन  
नगर विकास विभाग,  
जादाम कामा मार्ग, हुतात्मा राजगुरू चौक,  
मंत्रालय, मुंबई ४०० ०३२.

### शुद्धीपत्रक

शासन शुद्धीपत्रक क्र.टिपीएस- १८२४/१२६४/प्र.क्र.११६/२०२४/ शुद्धीपत्रक/नवि-१३,  
दिनांक : ११.१०.२०२४

संदर्भ :- शासन निर्णय क्र.टिपीएस-१८२४/२२५/प्र.क्र.९६/२०२४/नवि-१३, दिनांक : ०५.०९.२०२४

शासन निर्णय:- सांबतचे शुद्धीपत्रक महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द  
करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(डॉ.प्रतिभा भदाणे)  
सह सचिव, महाराष्ट्र शासन

प्रत :-

१. मा.मुख्यमंत्री महोदय यांचे अपर मुख्य सचिव, मंत्रालय, मुंबई.
२. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
३. मा.विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
४. मा.सभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
५. मा.अध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
७. संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
८. सहसंचालक, नगर रचना तथा उप सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.

व.नि.  
website वर  
प्रसिध्द करावे.  
श्रीमती कांनके  
नेरं घ्यावी./update करावे.  
२१.१०

नगर रचना आणि मूल्यनिर्धारण विभाग  
उपसंचालक, नगर रचना (ना.सं.घ.)  
आ.क्र. १७०२ दिनांक-  
संबंधिता अधि./नम.  
न.र.  
स.न.र.

प्रति -:

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
/- सदरचे शुध्दीपत्रक नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावे.
- २) सर्व विभागीय सहसंचालक, नगर रचना.
- ३) सर्व विभागीय महसूल आयुक्त.
- ४) सर्व जिल्हाधिकारी.
- ५) आयुक्त, सर्व संबंधित महानगरपालिका.
- ६) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
- ७) सर्व विशेष नियोजन प्राधिकरणे.
- ८) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी, बेलापूर, नवी मुंबई-४०० ६१४.
- ९) सर्व विशेष नियोजन प्राधिकरणे
- १०) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- ११) सर्व नवनगर विकास प्राधिकरणे.
- १२) सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.
- १३) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
- १४) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- १५) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
- १६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.  
/- सोबतची शासकीय शुध्दीपत्रक महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती नगर विकास विभागास व सर्व कार्यालयांना पाठवाव्यात.
- १७) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.  
/- सोबतची शुध्दीपत्रक या विभागाच्या संकेतस्थळावर प्रसिध्द करावे.
- १८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.  
/- सदरची शुध्दीपत्रक शासनाच्या संकेतस्थळावर प्रसिध्द करावे.
- १९) निवडनस्ती, कार्यासन (नवि-१३).



**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department**  
Madam Kama Marg, Hutatma Rajguru Chowk,  
Mantralaya, Mumbai - 400 032.

**Dated : 11.10.2024**

**CORRIGENDUM**

*The Maharashtra Regional & Town Planning Act, 1966:*

**No.TPS- 1824/1264/CR-116/2024/CORRIGENDUM/UD-13:-** Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR)(hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai, & some Planning Authorities under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1818/CR.238/18/DP. & RP./Sec.37 (IAA) (c) & sec.20(4)/UD-13, dated 02/12/2020:

And whereas, the said Regulation No.11.2.5, is regarding Transferable Development Rights (TDR) against Construction of Amenity (hereinafter referred to as "the said provisions") and it has been observed by the Government that there are some difficulties to the planning authorities to implement the said provisions;


And whereas, the state Government is of the Opinion that it is necessary to make some correction in the said Regulation in respect of the said Regulation No.11.2.5, is regarding Transferable Development Rights (TDR) against Construction of Amenity as per the Schedule-A attached herewith:

Now, therefore, the following Corrigendum to the said provision of the said Regulation is issued as per the Schedule-A attached herewith:-

This said Corrigendum shall published on the Govt. website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (Acts/ Rules).

*By order and in the name of the Governor of Maharashtra,*



  
**(Dr. Pratibha Bhadane)**  
**Joint Secretary to Government**

**Schedule-A**

Accompaniment of Corrigendum No. No.TPS-1824/1264/CR.116/2024/UD-13, dated -11/10/2024

**Amendments in the sanctioned UDCPR of existing Regulation No.11.2.5 Transferable Development Rights (TDR) against Construction of Amenity**

Sr. No.	Reg. No.	Provision as per Sanctioned Modification to the UDCPR	Provision to be modified
1	2	3	4
1	11.2.5	<p>Construction Amenity TDR in Sq.m.= A/B *1.35</p> <p>Where,</p> <p>A= Cost of construction of amenity in rupees for all type of buildings and roads, should be calculated as per the DSR prepared by Public Works Department for the year in which construction of amenity is commenced. While preparing the estimate, the Planning Authority may consider the cost of the project comprehensively including cost of constructions (for the Civil works, Electrical Works, Water Supply, Works, Water Supply, Drainage, Infrastructure Development works like site levelling, Compound Walls, Ramps of the Basement, Parking, Drive ways, Ramps of the Basement, Infrastructure for the compliance of the Environment/MPCB Department etc.) as well as incidental costs for completion of project (all types of Premium &amp; charges payable to the Planning Authorities, Fees / Cess/Taxes payable to Government / Semi Government authorities, Labour Insurance and all Consultants' fees, Cost of the BOCW etc. <u>and further in case of SRA projects, in addition to above, Expenditure for the eligibility of the Slum Dwellers, other Overheads, Maintained Deposits &amp; Expenditure on AMC etc.</u>) The cost of any movable items should not be considered for the calculation of cost of construction of amenity.</p>	<p>Construction Amenity TDR in Sq.m.= A/B *1.35</p> <p>Where,</p> <p>A= Cost of construction of amenity in rupees for all type of buildings and roads, should be calculated as per the DSR prepared by Public Works Department for the year in which construction of amenity is commenced. While preparing the estimate, the Planning Authority may consider the cost of the project comprehensively including cost of constructions (for the Civil works, Electrical Works, Water Supply, Drainage, Infrastructure Development works like site levelling, Compound Walls, Parking, Drive ways, Ramps of the Basement, Infrastructure for the compliance of the Environment/MPCB Department etc.) as well as incidental costs for completion of project (all types of Premium &amp; charges payable to the Planning Authorities, Fees / Cess/Taxes payable to Government / Semi Government authorities, Labour Insurance and all Consultants' fees, Cost of the BOCW etc. <u>and further in case of SRA projects, in addition to above, Expenditure for the eligibility of the Slum Dwellers, other Overheads, Maintained Deposits &amp; Expenditure on AMC etc.</u>) The cost of any movable items should not be considered for the calculation of cost of construction of amenity.</p>



*Maintained Deposits & Expenditure on AMC etc.)* The cost of any movable items should not be considered for the calculation of cost of construction of amenity.

B = Land rate per Sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of Amenity is commenced.

B = Land rate per Sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of Amenity is commenced.



(Dr. Pratibha Bhadane)  
Joint Secretary to Government

महाराष्ट्र शासन  
नगर विकास विभाग,  
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,  
मंत्रालय, मुंबई ४०० ०३२.  
दिनांक :- ११.१०.२०२४

शुध्दीपत्रक

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

शासन शुध्दीपत्रक क्र.टिपीएस-१८२४/१२६४/प्र.क्र.११६/२०२४/शुध्दीपत्रक/नवि-१३ :- ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (युडीसीपीआर) (यापुढे ज्याचा उल्लेख "उक्त नियमावली" असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र. टिपीएस-१८१८/प्र.क्र.२३६/१८/ वियो. व प्रायो./कलम ३७ (१कक) (ग) व कलम २०(४)/नवि-१३. दि.०२/१२/२०२० अन्वये मंजूरी दिली असून ती दि.०३.१२.२०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त नियमावलीमध्ये विनियम क्र.११.२.५ यामध्ये Transferable Development Rights (TDR) against Construction of Amenity या विनियमाबाबत तरतुदी अंतर्भूत करण्यात आलेल्या असून (यापुढे ज्याचा उल्लेख "उक्त तरतुदी" असा करण्यात आलेला आहे) उक्त तरतुदीच्या अनुषंगाने राज्यातील नियोजन प्राधिकरणांना उक्त तरतुदींची अंमलबजावणी करताना काही अडचणी येत असल्याचे शासनाच्या निदर्शनास आले आहे;

आणि ज्याअर्थी, उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील (UDCPR मधील) उक्त नियमावलीमधील विनियम क्र.11.2.5 Transferable Development Rights (TDR) against Construction of Amenity या विद्यमान तरतुदीमध्ये आवश्यक ती सुधारणा करणेसंदर्भात सोबतचे परिशिष्ट-अ येथे नमूद केल्यानुसार काही दुरुस्ती आवश्यक असल्याचे शासनाचे मत झाले आहे ;

आता त्याअर्थी उक्त नियमावलीस सोबतचे परिशिष्ट-अ येथे नमूद केल्यानुसार उक्त नियमावलीमधील उक्त तरतुदीस शुध्दीपत्रक निर्गमित करण्यात येत आहे.

सदरचे शुध्दीपत्रक शासनाच्या [www.maharashtra.gov.in/Acts&Rules](http://www.maharashtra.gov.in/Acts&Rules) या संकेतस्थळावर प्रसिध्द येईल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



(डॉ.प्रतिभा भदाणे)  
सह सचिव, महाराष्ट्र शासन

परिशिष्ट-अ

सूचना क्र. टिपीएस- १८२४/१२६४/प्र.क्र.११६/२०२४/नवि-१३, दिनांक : -१०.२०२४ सोबतचे सहपत्र

मंजूर UDCPR सधील विनियम क्र.11.2.5 Transferable Development Rights (TDR) against Construction of Amenity या विद्यमान तरतुदीमध्ये सुधारणा

Sr. No.	Reg. No.	Provision as per Sanctioned Modification to the UDCPR	Provision to be modified
1	2	3	4
1	11.2.5	<p>Construction Amenity TDR in Sq.m. = A/B * 1.35</p> <p>Where,</p> <p>A = Cost of construction of amenity in rupees for all type of buildings and roads, should be calculated as per the DSR prepared by Public Works Department for the year in which construction of amenity is commenced. While preparing the estimate, the Planning Authority may consider the cost of the project comprehensively including cost of constructions (for the Civil works, Electrical Works, Water Supply, Drainage, Infrastructure Development works like site levelling, Compound Walls, Parking, Drive ways, Ramps of the Basement, Infrastructure for the compliance of the Environment/MPCB Department etc.) as well as incidental costs for completion of project (all types of Premium &amp; charges payable to the Planning Authorities, Fees / Cess/Taxes payable to Government / Semi Government authorities, Labour Insurance and all Consultants' fees, Cost of the BOCW etc. <u>and further in case of SRA projects, in addition to above, Expenditure for the eligibility of the Slum Dwellers, other Overheads, Maintained Deposits &amp; Expenditure on AMC etc.</u>) The cost of any movable items should not be considered for the calculation of cost of construction of amenity.</p>	<p>Construction Amenity TDR in Sq.m. = A/B * 1.35</p> <p>Where,</p> <p>A = Cost of construction of amenity in rupees for all type of buildings and roads, should be calculated as per the DSR prepared by Public Works Department for the year in which construction of amenity is commenced. While preparing the estimate, the Planning Authority may consider the cost of the project comprehensively including cost of constructions (for the Civil works, Electrical Works, Water Supply, Drainage, Infrastructure Development works like site levelling, Compound Walls, Parking, Drive ways, Ramps of the Basement, Infrastructure for the compliance of the Environment/MPCB Department etc.) as well as incidental costs for completion of project (all types of Premium &amp; charges payable to the Planning Authorities, Fees / Cess/Taxes payable to Government / Semi Government authorities, Labour Insurance and all Consultants' fees, Cost of the BOCW etc. <u>and further in case of SRA projects, in addition to above, Expenditure for the eligibility of the Slum Dwellers, other Overheads, Maintained Deposits &amp; Expenditure on AMC etc.</u>) The cost of any movable items should not be considered for the calculation of cost of construction of amenity.</p>



<p>cost of any movable items should not be considered for the calculation of cost of construction of amenity.</p> <p>B = Land rate per Sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of Amenity is commenced.</p>	<p>cost of any movable items should not be considered for the calculation of cost of construction of amenity.</p> <p>B = Land rate per Sq.m. as per the Annual Statement of Rates (ASR) prepared by the Inspector General of Registration for the year in which construction of Amenity is commenced.</p>
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(डॉ. प्रतिभा भदाणे)  
सह सचिव, महाराष्ट्र शासन