



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—मध्य उप-विभाग

वर्ष ७, अंक ४९]

शुक्रवार, डिसेंबर ३, २०२१/अग्रहायण १२, शके १९४३

[पृष्ठे १५, किंमत : रुपये ४.००

असाधारण क्रमांक ७४

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २ डिसेंबर २०२१

अधिसूचना

(शुद्धीपत्रक/पूरकपत्र)

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस-१८२०/६१४/प्र.क्र. ७९/२०२१/नवि-१३.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे/विशेष नियोजन प्राधिकरणे/विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (“ युडीसीपीआर ”) (यापुढे ज्याचा उल्लेख “ उक्त नियमावली ” असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आलेला आहे) मधील तरतुदींनुसार, शासन अधिसूचना क्र. टिपीएस-१८१८/प्र.क्र. २३६/१८/वियो.व प्रायो./कलम ३७(१कक) (ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजुरी दिली आहे (यापुढे ज्याचा उल्लेख “ उक्त अधिसूचना ” असा करण्यात आलेला आहे) ;

आणि ज्याअर्थी, शासनाने नियोजन प्राधिकरण म्हणून सिडकोचे क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण क्षेत्र, मल्टीमोडल इंटरनॅशनल हब एअरपोर्ट (मिहान) अधिसूचित क्षेत्र, विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र विमानतळ विकास कंपनी लि.चे (एमएडीसी) शिर्डी विमानतळ अधिसूचित क्षेत्र आणि विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र राज्य रस्ते विकास महामंडळाचे अधिसूचित क्षेत्र, या क्षेत्रांना उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली लागू करण्यासाठी उक्त अधिनियमाच्या कलम ३७(१कक) व कलम २०(३) अन्वये अनुक्रमे सूचना क्र. टिपीएस-१८१८/प्र.क्र. २३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दिनांक ०२ डिसेंबर २०२० आणि सूचना क्र. टिपीएस-१८१८/प्र.क्र. २३६/१८/कलम २०(३)/नवि-१३, दिनांक २ डिसेंबर २०२० प्रसिद्ध केल्या असून कलम १५४ नुसार अनुक्रमे निर्णय क्र. टिपीएस-१८१८/प्र.क्र. २३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दिनांक २ डिसेंबर २०२० आणि निर्णय क्र. टिपीएस-१८१८/प्र.क्र. २३६/१८/कलम २०(३)/नवि-१३, दिनांक ०२ डिसेंबर २०२० अन्वये निदेश दिलेले आहेत ;

आणि ज्याअर्थी, उक्त नियमावलीस शासनाने विविध निर्णयांद्वारे वेळोवेळी शुद्धीपत्रक / पुरकपत्रे निर्गमित केली आहेत ;

आणि ज्याअर्थी, उक्त नियमावलीतील काही तरतुदींची अंमलबजावणी करण्यासंदर्भात येणाऱ्या अडचणींच्या अनुषंगाने व्यवहार्यता तपासून अशा तरतुदींचे पुनरावलोकन करून त्यानुसार अडचणींचे निराकरण होण्याच्या दृष्टीने आवश्यक सुधारणा करण्याबाबत नियोजन प्राधिकरणांकडून तसेच अन्य काही संस्थांकडून निवेदने प्राप्त झाली आहेत ;

आणि ज्याअर्थी, उक्त विविध निवेदने विचारात घेता आणि जनहिताच्या दृष्टीने, उक्त नियमावलीची प्रभावी अंमलबजावणी होण्यासाठी उक्त नियमावलीतील काही तरतुदींबाबत स्पष्टीकरण अथवा सुधारणा करणे आवश्यक असल्याचे आणि या अनुषंगाने उक्त नियमावलीतील विनियम क्र.१.१० नुसार उक्त नियमावलीस शुद्धीपत्रक/पुरकपत्र निर्गमित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त नियमावलीतील विनियम क्र.१.१० नुसार प्राप्त अधिकारात शासन याद्वारे उक्त नियमावलीस, यासोबत जोडलेल्या परिशिष्ट-अ-२ मध्ये नमूद केल्यानुसार शुद्धीपत्रक/पुरकपत्र निर्गमित करून सुधारणा करीत आहे.

०२. या शुद्धीपत्रकातील/पुरकपत्रातील तरतुदी सदर शुद्धीपत्रक / पुरकपत्र **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याचा दिनांकापासून अंमलात येतील.

०३. सदर शुद्धीपत्रक/पुरकपत्र, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ सर्व संबंधित नियोजन प्राधिकरणे आणि नगररचना आणि मूल्यनिर्धारण विभागाची जिल्हा कार्यालये या कार्यालयांमध्ये उपलब्ध राहिल.

सदर शुद्धीपत्रक/पुरकपत्र शासनाचे संकेतस्थळ **www.maharashtra.gov.in** (कायदे/नियम) वर उपलब्ध राहिल.

परिशिष्ट अ-२
शासन नगर विकास विभाग अधिसूचना क्र.टिपीएस-१८२०/६१४/प्र.क्र.७१/२०२१/नवि-१३, दिनांक : ०२/१२/२०२१ सोबतचे सहपत्र
एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.१.१० अन्वये शुद्धीपत्रक/परकपत्र

Sr. No.	Regulation No. in Sanctioned UDCPR	Instead of	Read As
1	2	3	4
1	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.9 -Nil	10.2 THANE MUNICIPAL CORPORATION AREA. The following New Regulation No.10.2.9 is added in Regulation No.10.2 - <u>10.2.9 - For the sake of regulations no.1.3.74, no. 1.3.93 (xiv)(i) and no.6.2.3(b) High Rise Building / Special Building means any multi-storied Residential Building, which is under redevelopment, and which is more than 25 m. in height above average surrounding ground level.</u>
2	6.2	6.2 REGULATIONS FOR OUTSIDE CONGESTED AREA (NON-CONGESTED AREA). 6.2.1 Marginal Distances and set-back for Residential Buildings and mixed use with Height up to 15 m. or as mentioned in the Table No. 6-D. Note (15) In case of redevelopment proposal ----- the front margin shall stand relaxed to the extent of land affected by such proposal.	6.2 REGULATIONS FOR OUTSIDE CONGESTED AREA (NON-CONGESTED AREA). The provision in Note (15) below Table No.6-D of Regulation No.6.2.1 is replaced as follows - (15) In case of redevelopment proposal ----- the front margin shall stand relaxed to the extent of land affected by such proposal <u>subject to minimum setback of 1.0 m. for roads having width 12.0 m. or less and 2.0 m. for roads having width more than 12.0 m., from the final line of the street.</u>
3	6.2.3	6.2.3 Marginal distances for buildings of heights more than mentioned in Table No.6-D of Regulation No.6.2.1 (b) Side or rear marginal distance - ----- ----- Provided that, such marginal distance shall be subject to a maximum of 12m. from the plot boundary and distance between two buildings shall be maximum 16 m. Provided further that, ----- in case of bonafied hardship. Provided further that, ----- irrespective of its height	6.2.3 Marginal distances for buildings of heights more than mentioned in Table No.6-D of Regulation No.6.2.1 (b) Side or rear marginal distance - ----- ----- Provided that, such marginal distance shall be subject to a maximum of 12m. from the plot boundary and distance between two buildings shall be <u>as per regulation no.6.2.4.</u> Provided further that, ----- in case of bonafied hardship. Provided further that, ----- irrespective of its height

		Provided further that, ----- height of parking floors upto 6 m. Provided further that, where rooms do not derive light and ventilation from the exterior open space, i.e. dead walls, such marginal distance may be reduced <u>to 6.0 m.</u> in case of special buildings and 3.0 m. in case of other buildings.	Provided further that, ----- height of parking floors upto 6 m. Provided further that, where rooms do not derive light and ventilation from the exterior open space, i.e. dead walls, such marginal distance may be reduced <u>to 6.0 m.</u> in case of special buildings and 3.0 m. in case of other buildings.
4	10.2	Provided further that, ----- consent of the other authorities 10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.15 -Nil	Provided further that, ----- consent of the other authorities 10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.15 (a) - For Redevelopment of smaller plots having area upto 1500 sq.m. with multistoried building upto 24.0 m. height plus height of parking upto 6.0 m., side / rear margin of 6.0 m. shall be relaxed upto 3.0 m. subject to Fire NOC, in case of bonafied hardship and such building shall not be considered as special building. (b) Other provisions mentioned in Regulation No.6.2.3 shall be applicable.
5	6.3	6.3 PERMISSIBLE FSI Table 6 G Note - xv) If 6 m. wide road is proposed to be widened to 9 m. by the authority under the provisions of the Municipal Corporation or Municipal Council Act by prescribing line of street and owner of the plot handover 1.5 m. strip along such road to the authority, then he may be entitled for FSI and potential applicable to 9 m. road.	6.3 PERMISSIBLE FSI Table 6 G Note - xv) If <u>any road of width less than 9.0 m.</u> is proposed to be widened to 9 m. by the Authority under the provisions of the Municipal Corporation or Municipal Council Act, by prescribing line of street <u>considering 4.5 m. from centre line of the existing road</u> and owner of the plot hands over <u>such affected</u> strip along such road to the authority, then he may be entitled for FSI and potential applicable to 9 m. road. <u>This shall be applicable to roads in congested area also.</u>
6	6.9	6.9 INTERIOR & EXTERIOR CHOWK (a) Interior chowk Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the minimum size of such interior open space shall not be less than 3m. x 3m. The size of such chowk shall increase with the height of building and shall not be less than H/6m. x H/6m., where H= Height of highest wall of the Chowk from ground level.	6.9 INTERIOR & EXTERIOR CHOWK The provision in (a) of Regulation No.6.9 is replaced as follows - (a) Interior chowk : Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the minimum size of such interior open space shall not be less than 3 m. x 3 m. <u>Further such interior chowk shall have an area of not less than the square of one sixth of the height of the highest wall abutting the chowk considered from the lowest point of the chowk, at all levels.</u>
7	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.11 -Nil	10.2 THANE MUNICIPAL CORPORATION AREA. The following New Regulation No.10.2.11 is added in Regulation No.10.2 - 10.2.11 - Height of Building Permissible for Re-development Proposals / SRA Proposals - For all re-development proposals and slum-rehabilitation schemes in Municipal Corporation area, the building height upto 70.0 m. shall be permissible

		<u>on roads having width between 9.0 to 12.0 m. subject to minimum front margin as per these regulations or minimum 6.0 m., whichever is less and subject to condition that such road shall be widened to 12.0 m. under the provisions of the Municipal Corporation Act, by prescribing line of street before granting occupation certificate to such buildings of re-development or slum-rehabilitation schemes.</u> <u>This shall be subject to Fire prevention, protection and life safety requirements and Fire NOC from Chief Fire Officer.</u>	<u>on roads having width between 9.0 to 12.0 m. subject to minimum front margin as per these regulations or minimum 6.0 m., whichever is less and subject to condition that such road shall be widened to 12.0 m. under the provisions of the Municipal Corporation Act, by prescribing line of street before granting occupation certificate to such buildings of re-development or slum-rehabilitation schemes.</u> <u>This shall be subject to Fire prevention, protection and life safety requirements and Fire NOC from Chief Fire Officer.</u>
8	8.1.1	8.1 PARKING SPACES 8.1.1 General Space Requirements Table No.8A - Parking Space Requirement Note : In the case of parking spaces for motor vehicle, upto 50 present of the prescribed space may be of the size of 2.3 m. x 4.5 m. viii) Other Parking Requirements a) ----- b) In addition to the parking spaces ----- the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m. However, in case of office building, such parking spaces shall not exceed more than 4. c) ----- d) ----- e) ----- f) Nil	8.1 PARKING SPACES 8.1.1 General Space Requirements Table No.8A - Parking Space Requirement Note : (a) In the case of parking spaces for motor vehicle, upto 50 present of the prescribed space may be of the size of 2.3 m. x 4.5 m. (b) Minimum size of parking space in mechanized / puzzle parking system shall be 2.3 m. x 5.8 m. for big cars and 2.1 m. x 5.0 m. for small cars. viii) Other Parking Requirements a) ----- b) In addition to the parking spaces ----- the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m. <u>subject to maximum requirement of 4 such parking spaces for office buildings and 6 parking spaces for other buildings.</u> c) ----- d) ----- e) ----- The new provision (f) is added as follows – (f) Mechanical / Hydraulic / Stack parking / Parking tower may be permitted at 1.5 m. in side and rear margin under following circumstances. 1. Minimum 6.0 m. drive way shall be kept clear from all kind of obstruction for easy manoeuvrability of fire and rescue appliances like ambulance. For building defined as High Rise building and special building in these regulations, 9.0 m. turning circle around the building shall be maintained. 2. For Non Special building as defined in these regulations, such distance shall not be less than 3.0 m. 3. Such mechanical / hydraulic / parking tower may be permitted touching the building on dead wall side. Provided that the dead wall must be 2 hours fire

9	9.12	9.12 RAMP 9.12.2 Ramp to basements and upper storeys for vehicles For parking spaces in -----, the owner may provide car lifts, if he so desires. If the ramp is proposed ----- one ramp of 4 m. width may be allowed. In case of plot admeasuring 1000 sq.m. or less, only one ramp of 3 m. may be provided for car parking and one ramp of 2 m. may be provided for the two wheeler parking.	<u>rated wall.</u> <u>4. The fire protection arrangement as per storage building will be made applicable to such parking towers as per table 7 of part 4 of NBC 2016.</u> 9.12 RAMP 9.12.2 Ramp to basements and upper storeys for vehicles For parking spaces in -----, the owner may provide car lifts, if he so desires. If the ramp is proposed ----- one ramp of 4 m. width may be allowed. In case of plot admeasuring 1000 sq. m. or less, only one ramp of 3 m. may be provided for <u>car / two wheeler parking or</u> one ramp of 2 m. may be provided for two wheeler parking <u>or the owner may provide minimum 2 Car lifts instead of Ramp.</u> <u>In case of plot admeasuring up to 2000 sq.m., one ramp of minimum 6 m. width may be provided for car / two wheeler parking or the owner may provide minimum 2 Car lifts instead of Ramp.</u>
10	10.9	10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 Open spaces, area, FSI and height limitations for characteristic specified areas in Kolhapur. Note - 6 For parking spaces in basement and upper floor at least one vehicular ramp of 3.00 m. width in side and rear margin for 4 wheeler and 2 m. width for 2 wheeler shall be provided for plot area upto 1000 sq.m.	10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 Open spaces, area, FSI and height limitations for characteristic specified areas in Kolhapur. Note-6 For parking spaces in basement and upper floor at least one vehicular ramp of 3.00 m. width in side and rear margin for 4 wheeler <u>and for 2 wheeler or one vehicular ramp of 2 m. width for 2 wheeler</u> shall be provided for plot area upto 1000 sq.m. <u>or the owner may provide minimum 2 Car lifts instead of Ramp.</u>
11	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.12 - Nil	10.2 THANE MUNICIPAL CORPORATION AREA. The following new Regulation No.10.2.12 is added in Regulation No.10.2 - 10.2.12 – Podium : Podium for parking alongwith ramp may be permitted with side and rear marginal distance of 1.5 m. from plot boundary, subject to following conditions:- a) <u>Top of the Podium shall be accessible for Fire Engine by 7.5 m. Ramp with gradient 1:10.</u> b) <u>Structural Stability Certificate regarding such Podium and Ramp shall be submitted with respect to stand Fire Engine over it & sustain load of Fire Engine.</u> c) <u>Minimum 6 m. marginal distances with required turning circle over the Podium shall be provided for manoeuvring of Fire Engine.</u> <u>Provided that, If the podium is not accessible for Fire Engine then 6.0 m. marginal open space shall be provided all around the building excluding front margin. Turning</u>

			<u>circle shall not be less than 9.0 m. The refuge area in such cases shall be facing front road and shall be connected to Fire Tower as per clause 2.24 of Part 4 of NBC 2016.</u> <u>d) Provisions mentioned in Regulation No.9.13 shall be applicable except (ii).</u>
12	9.28	9.28 EXIT REQUIREMENTS 9.28.4 Arrangement of Exits Table No. 9 D -Note- Nil	9.28 EXIT REQUIREMENTS 9.28.4 Arrangement of Exits The new Note below table-9D of Regulation No.9.28.4 is added as follows - <u>Note – For the buildings where sprinkler system has been provided in entire building for fire fighting, the travel distance may be increased by 50 % of the value specified in above table.</u>
13	9.29	9.29 OTHER REQUIREMENTS OF INDIVIDUAL EXIT AT EACH FLOORS 9.29.3 Stairways ix) For building more than 15 m. in height or more access to main staircase ----- swing type door opening in the direction of the escape.	9.29 OTHER REQUIREMENTS OF INDIVIDUAL EXIT AT EACH FLOORS 9.29.3 Stairways ix) <u>For special building</u> access to main staircase -----swing type door opening in the direction of the escape.
14	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.13 -Nil	The following new Regulation No.10.2.13 is added in Regulation No.10.2 - 10.2.13 Front Marginal Distances / Set-back / Road side margin/s in congested area – minimum front marginal distance for buildings under re-development proposal shall be 1.5 m. for roads having width 6 m. or more.
15	14.7.11	14.7 SLUM REHABILITATION SCHEME FOR OTHER MUNICIPAL CORPORATIONS. 14.7.11 Relaxation in Building and Other Requirements i) ----- ii) ----- iii) ----- iv) ----- v) ----- vi) ----- vii) ----- viii) The distance between any two rehab/composite buildings shall be as follows, a) For building with height up to 40 m. – Min 6m. b) For building with height above 40 m upto 50 m. – Min. 7.50 m. c) For building with height above 50 m upto 70 m. – Min. 9.00 m. d) For building with height above 70 m. – Min. 12.00 m.	14.7 SLUM REHABILITATION SCHEME FOR OTHER MUNICIPAL CORPORATIONS. 14.7.11 Relaxation in Building and Other Requirements i) ----- ii) ----- iii) ----- iv) ----- v) ----- vi) ----- vii) ----- viii) The distance between any two rehab/composite buildings shall be as follows, a) For building with height: up to 40 m. – Min 6m. b) For building with height above 40 m upto 50 m. – Min. 7.50 m. c) For building with height: above 50 m upto 70 m. – Min. 9.00 m. d) For building with height above 70 m. – Min. 12.00 m. The new provision is added in Regulation No.14.7.11 (viii) as follows - <u>The marginal distances from the front side and rear boundaries of the plot shall be maintained as follows:-</u>

		<u>f. If the slum rehabilitation site fronts on one or more roads, every side abutting on such roads shall be treated as front side & marginal distances prescribed below for such front side shall apply. The front marginal distance shall be measured from the proposed road widening line in the plot, if any.</u> <u>g. In congested area, the front marginal distance shall be minimum 1.5 m.</u> <u>h. In non-congested area the front marginal distance shall be minimum 4.5 m. for purely residential building and 6.00 m. for mixed use buildings.</u> <u>i. Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 3.0 m. for height upto 24.00 m. It shall be increased proportionately with increase in height above 24.00 m, but shall not exceed 6.0 m. for height upto 45.00 m. For building height more than 45.00 m. relaxation to the extent of 50% in all marginal distances may be given, subject to minimum 6.0 m.</u> <u>j. Front marginal open spaces for building having height upto 24.00 m. in the rehab-component or composite building shall be 4.5 m. & 6.00 m. for buildings having height more than 24.00 m.</u> (ix) to xviii) -----
16	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. The following new Regulation No.10.2.14 is added in Regulation No.10.2 - <u>10.2.14 Off street parking requirement - For Redevelopment Projects in Thane Municipal Corporation area, multiplying factor for off street parking requirement as per regulation no.8.2.2 shall be 0.8.</u>

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

किशोर गोखले,
शासनाचे अवर सचिव.,

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 2nd December 2021

NOTIFICATION

(CORRIGENDUM/ADDENDUM)

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No. TPS-1820/614/C.R. 79/2021/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, other Planning Authorities/Special Planning Authorities/Development Authorities within the limits of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive/Eco-Fragile region notified by MoEF and CC and Lonavala Municipal Council and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC, in Maharashtra under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") *vide* Notification No. TPS-1818/CR. 238/18/DP. and RP./Sec. 37 (1AA)(c) and sec. 20(4)/UD-13, dated 2nd December 2020 (hereinafter referred to as "the said Notification") ;

And whereas, to make applicable the said sanctioned Unified Development Control and Promotion Regulations for the area of CIDCO as Planning Authority, for the area of Pimpri-Chinchwad New Town Development Authority, for the area of Multi-Model International Hub Airport Notified area (MIHAN), for Shirdi Airport Notified area of Maharashtra Airport Development Company Ltd. (MADC) as Special Planning Authority and for notified area of Maharashtra State Road Development Corporation as Special Planning Authority, the Government has published Notices under section 37(1AA) and section 20(3) of the said Act, bearing No. TPS-1818/CR-236/18/Sec. 37(1AA) and Sec. 20(3)/UD-13, dated 2nd December 2020 and No. TPS-1818/CR-236/18/Sec. 20(3)/UD-13, dated 2nd December 2020 respectively alongwith directives under section 154 of the said Act, 1966 *vide* resolutions No. TPS-1818/ CR-236/18/ Sec. 37(1AA) and Sec. 20(3)/UD-13, dated 2nd December 2020 and No. TPS-1818/CR-236/18/ Sec. 20(3)/UD-13, dated 2nd December 2020 respectively ;

And whereas, Government has issued Corrigendum/Addendums to the said Regulations *vide* various resolutions ;

And whereas, various representations from Planning Authorities and some other Organizations are received on the said Regulations requesting to check feasibility with respect to difficulties in implementation and to review some of the provisions to remove difficulties and amend such provisions ;

And whereas after considering the various representations as above and in larger public interest, the Government is of opinion that, some of the provisions of the said Regulations shall be clarified or amended for smooth implementation of the said Regulations and Corrigendum / Addendum in this regard to the said Regulations shall be issued taking recourse of the regulation no.1.10 of the said Regulation ;

Now therefore, in exercise of the powers conferred by regulation no.1.10 of the said Regulation, the Government hereby amends the said Regulations by issuing Corrigendum / Addendum to the said Regulations as mentioned in **Annexure-A-2** attached herewith.

2. The provisions of this Corrigendum / Addendum shall come into force from the date of publication of this Corrigendum / Addendum in the *Maharashtra Government Gazette*.

3. This Corrigendum / Addendum shall be kept open for inspection to the general public in the offices of all concerned Planning Authorities and District Offices of Town Planning and Valuation Department for the period of one month, on all working days.

This Corrigendum/Addendum is also available on the Government website www.maharashtra.gov.in (Acts/Rules).

Annexure-A-2

Accompaniment to the Government in Urban Development Department Notification bearing No.TPS-1820/614/CR.79/2021/UD-13,

Dated : 02/12/2021

Corrigendum/Addendum under regulation no.1.10 of the UDCPR

Sr. No.	Regulation No. in Sanctioned UDCPR	Instead of	Read As
1	2	3	4
1	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.9 -Nil	10.2 THANE MUNICIPAL CORPORATION AREA. The following New Regulation No.10.2.9 is added in Regulation No.10.2 - <u>10.2.9 - For the sake of regulations no.1.3.74, no. 1.3.93 (xiv)(i) and no.6.2.3(b) High Rise Building / Special Building means any multi-storied Residential Building, which is under redevelopment, and which is more than 25 m. in height above average surrounding ground level.</u>
2	6.2	6.2 REGULATIONS FOR OUTSIDE CONGESTED AREA (NON-CONGESTED AREA). 6.2.1 Marginal Distances and set-back for Residential Buildings and mixed use with Height up to 15 m. or as mentioned in the Table No. 6-D. Note (15) In case of redevelopment proposal ----- the front margin shall stand relaxed to the extent of land affected by such proposal.	6.2 REGULATIONS FOR OUTSIDE CONGESTED AREA (NON-CONGESTED AREA). The provision in Note (15) below Table No.6-D of Regulation No.6.2.1 is replaced as follows -- (15) In case of redevelopment proposal ----- the front margin shall stand relaxed to the extent of land affected by such proposal <u>subject to minimum setback of 1.0 m. for roads having width 12.0 m. or less and 2.0 m. for roads having width more than 12.0 m., from the final line of the street.</u>
3	6.2.3	6.2.3 Marginal distances for buildings of heights more than mentioned in Table No.6-D of Regulation No.6.2.1 (b) Side or rear marginal distance - ----- ----- Provided that, such marginal distance shall be subject to a maximum of 12m. from the plot boundary and distance between two buildings shall be maximum 16 m. Provided further that, ----- in case of bonafied hardship. Provided further that, ----- irrespective of its height	6.2.3 Marginal distances for buildings of heights more than mentioned in Table No.6-D of Regulation No.6.2.1 (b) Side or rear marginal distance - ----- ----- Provided that, such marginal distance shall be subject to a maximum of 12m. from the plot boundary and distance between two buildings shall be <u>as per regulation no.6.2.4.</u> Provided further that, ----- in case of bonafied hardship. Provided further that, ----- irrespective of its height

		Provided further that, ----- height of parking floors upto 6 m. Provided further that, where rooms do not derive light and ventilation from the exterior open space, i.e. dead walls, such marginal distance may be reduced <u>to 6.0 m.</u> in case of special buildings and 3.0 m. in case of other buildings.	Provided further that, ----- height of parking floors upto 6 m. Provided further that, where rooms do not derive light and ventilation from the exterior open space, i.e. dead walls, such marginal distance may be reduced <u>to 6.0 m.</u> in case of special buildings and 3.0 m. in case of other buildings.
4	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.15 -Nil	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.15 (a) - <u>For Redevelopment of smaller plots having area upto 1500 sq.m. with multistoried building upto 24.0 m. height plus height of parking upto 6.0 m., side / rear margin of 6.0 m. shall be relaxed upto 3.0 m. subject to Fire NOC, in case of bonafied hardship and such building shall not be considered as special building.</u> (b) <u>Other provisions mentioned in Regulation No.6.2.3 shall be applicable.</u>
5	6.3	6.3 PERMISSIBLE FSI Table 6 G Note - xv) If 6 m. wide road is proposed to be widened to 9 m. by the authority under the provisions of the Municipal Corporation or Municipal Council Act by prescribing line of street and owner of the plot hardover 1.5 m. strip along such road to the authority, then he may be entitled for FSI and potential applicable to 9 m. road.	6.3 PERMISSIBLE FSI Table 6 G Note - xv) If <u>any road of width less than 9.0 m.</u> is proposed to be widened to 9 m. by the Authority under the provisions of the Municipal Corporation or Municipal Council Act, by prescribing line of street <u>considering 4.5 m. from centre line of the existing road</u> and owner of the plot hands over <u>such affected</u> strip along such road to the authority, then he may be entitled for FSI and potential applicable to 9 m. road. <u>This shall be applicable to roads in congested area also.</u>
6	6.9	6.9 INTERIOR & EXTERIOR CHOWK (a) Interior chowk: Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the minimum size of such interior open space shall not be less than 3m. x 3m. The size of such chowk shall increase with the height of building and shall not be less than H/6m. x H/6m., where H= Height of highest wall of the Chowk from ground level.	6.9 INTERIOR & EXTERIOR CHOWK The provision in (a) of Regulation No.6.9 is replaced as follows – (a) Interior chowk : Wherever habitable rooms or kitchen derive ventilation from inner chowk or interior open space, the minimum size of such interior open space shall not be less than 3 m. x 3 m. <u>Further such interior chowk shall have an area of not less than the square of one sixth of the height of the highest wall abutting the chowk considered from the lowest point of the chowk, at all levels.</u>
7	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.11 -Nil	10.2 THANE MUNICIPAL CORPORATION AREA. The following New Regulation No.10.2.11 is added in Regulation No.10.2 - <u>10.2.11 - Height of Building Permissible for Re-development Proposals / SRA Proposals - For all re-development proposals and slum-rehabilitation schemes in Municipal Corporation area, the building height upto 70.0 m. shall be permissible</u>

		<u>on roads having width between 9.0 to 12.0 m. subject to minimum front margin as per these regulations or minimum 6.0 m., whichever is less and subject to condition that such road shall be widened to 12.0 m. under the provisions of the Municipal Corporation Act, by prescribing line of street before granting occupation certificate to such buildings of re-development or slum-rehabilitation schemes.</u> <u>This shall be subject to Fire prevention, protection and life safety requirements and Fire NOC from Chief Fire Officer.</u>	<u>on roads having width between 9.0 to 12.0 m. subject to minimum front margin as per these regulations or minimum 6.0 m., whichever is less and subject to condition that such road shall be widened to 12.0 m. under the provisions of the Municipal Corporation Act, by prescribing line of street before granting occupation certificate to such buildings of re-development or slum-rehabilitation schemes.</u> <u>This shall be subject to Fire prevention, protection and life safety requirements and Fire NOC from Chief Fire Officer.</u>
8	8.1.1	8.1 PARKING SPACES 8.1.1 General Space Requirements Table No.8A - Parking Space Requirement Note : In the case of parking spaces for motor vehicle, upto 50 present of the prescribed space may be of the size of 2.3 m. x 4.5 m. viii) Other Parking Requirements a) ----- b) In addition to the parking spaces ----- the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m. However, in case of office building, such parking spaces shall not exceed more than 4. c) ----- d) ----- e) ----- f) Nil	8.1 PARKING SPACES 8.1.1 General Space Requirements Table No.8A - Parking Space Requirement Note : (a) In the case of parking spaces for motor vehicle, upto 50 present of the prescribed space may be of the size of 2.3 m. x 4.5 m. (b) Minimum size of parking space in mechanized / puzzle parking system shall be 2.3 m. x 5.8 m. for big cars and 2.1 m. x 5.0 m. for small cars. viii) Other Parking Requirements a) ----- b) In addition to the parking spaces ----- the first 200 sq. m. of floor area, shall be provided. The space shall not be less than 3.75 m. x 7.5 m. <u>subject to maximum requirement of 4 such parking spaces for office buildings and 6 parking spaces for other buildings.</u> c) ----- d) ----- e) ----- The new provision (f) is added as follows – (f) Mechanical / Hydraulic / Stack parking / Parking tower may be permitted at 1.5 m. in side and rear margin under following circumstances. 1. Minimum 6.0 m. drive way shall be kept clear from all kind of obstruction for easy manoeuvrability of fire and rescue appliances like ambulance. For building defined as High Rise building and special building in these regulations, 9.0 m. turning circle around the building shall be maintained. 2. For Non Special building as defined in these regulations, such distance shall not be less than 3.0 m. 3. Such mechanical / hydraulic / parking tower may be permitted touching the building on dead wall side. Provided that the dead wall must be 2 hours fire

		<u>rated wall.</u> <u>4. The fire protection arrangement as per storage building will be made applicable to such parking towers as per table 7 of part 4 of NBC 2016.</u>
9	9.12	9.12 RAMP 9.12.2 Ramp to basements and upper storeys for vehicles For parking spaces in -----, the owner may provide car lifts, if he so desires. If the ramp is proposed ----- one ramp of 4 m. width may be allowed. In case of plot admeasuring 1000 sq. m. or less, only one ramp of 3 m. may be provided for car parking and one ramp of 2 m. may be provided for the two wheeler parking.
10	10.9	10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 Open spaces, area, FSI and height limitations for characteristic specified areas in Kolhapur. Note - 6 For parking spaces in basement and upper floor at least one vehicular ramp of 3.00 m. width in side and rear margin for 4 wheeler and 2 m. width for 2 wheeler shall be provided for plot area upto 1000 sq.m.
11	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.12 - Nil 10.2.12 - Podium : <u>Podium for parking alongwith ramp may be permitted with side and rear marginal distance of 1.5 m. from plot boundary, subject to following conditions:-</u> <u>a) Top of the Podium shall be accessible for Fire Engine by 7.5 m. Ramp with gradient 1:10.</u> <u>b) Structural Stability: Certificate regarding such Podium and Ramp shall be submitted with respect to stand Fire Engine over it & sustain load of Fire Engine.</u> <u>c) Minimum 6 m. marginal distances with required turning circle over the Podium shall be provided for manoeuvring of Fire Engine.</u> <u>Provided that, If the podium is not accessible for Fire Engine then 6.0 m. marginal open space shall be provided all around the building excluding front margin. Turning</u>

		<u>circle shall not be less than 9.0 m. The refuge area in such cases shall be facing front road and shall be connected to Fire Tower as per clause 2.24 of Part 4 of NBC 2016.</u> <u>d) Provisions mentioned in Regulation No.9.13 shall be applicable except (ii).</u>	<u>circle shall not be less than 9.0 m. The refuge area in such cases shall be facing front road and shall be connected to Fire Tower as per clause 2.24 of Part 4 of NBC 2016.</u> <u>d) Provisions mentioned in Regulation No.9.13 shall be applicable except (ii).</u>
12	9.28	9.28 EXIT REQUIREMENTS 9.28.4 Arrangement of Exits Table No. 9 D -Note-Nil	9.28 EXIT REQUIREMENTS 9.28.4 Arrangement of Exits The new Note below table-9D of Regulation No.9.28.4 is added as follows - <u>Note – For the buildings where sprinkler system has been provided in entire building for fire fighting, the travel distance may be increased by 50 % of the value specified in above table.</u>
13	9.29	9.29 OTHER REQUIREMENTS OF INDIVIDUAL EXIT AT EACH FLOORS 9.29.3 Stairways ix) For building more than 15 m. in height or more access to main staircase ----- swing type door opening in the direction of the escape.	9.29 OTHER REQUIREMENTS OF INDIVIDUAL EXIT AT EACH FLOORS 9.29.3 Stairways ix) For <u>special building</u> access to main staircase -----swing type door opening in the direction of the escape.
14	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.13 -Nil	The following new Regulation No.10.2.13 is added in Regulation No.10.2 - 10.2.13 Front Marginal Distances / Set-back / Road side margin/s in congested area – minimum front marginal distance for buildings under re-development proposal shall be 1.5 m. for roads having width 6 m. or more.
15	14.7.11	14.7 SLUM REHABILITATION SCHEME FOR OTHER MUNICIPAL CORPORATIONS. 14.7.11 Relaxation in Building and Other Requirements i) ----- ii) ----- iii) ----- iv) ----- v) ----- vi) ----- vii) ----- viii) The distance between any two rehab/composite buildings shall be as follows, a) For building with height up to 40 m. – Min. 6m. b) For building with height above 40 m upto 50 m. – Min. 7.50 m. c) For building with height above 50 m upto 70 m. – Min. 9.00 m. d) For building with height above 70 m. – Min. 12.00 m.	14.7 SLUM REHABILITATION SCHEME FOR OTHER MUNICIPAL CORPORATIONS. 14.7.11 Relaxation in Building and Other Requirements i) ----- ii) ----- iii) ----- iv) ----- v) ----- vi) ----- vii) ----- viii) The distance between any two rehab/composite buildings shall be as follows, a) For building with height up to 40 m. – Min 6m. b) For building with height above 40 m upto 50 m. – Min. 7.50 m. c) For building with height above 50 m upto 70 m. – Min. 9.00 m. d) For building with height above 70 m. – Min. 12.00 m. The new provision is added in Regulation No.14.7.11 (viii) as follows - <u>The marginal distances from the front side and rear boundaries of the plot shall be maintained as follows:-</u>

		a. <u>If the slum rehabilitation site fronts on one or more roads, every side abutting on such roads shall be treated as front side & marginal distances prescribed below for such front side shall apply. The front marginal distance shall be measured from the proposed road widening line in the plot, if any.</u> b. <u>In congested area, the front marginal distance shall be minimum 1.5 m.</u> c. <u>In non-congested area the front marginal distance shall be minimum 4.5 m. for purely residential building and 6.00 m. for mixed use buildings.</u> d. <u>Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 3.0 m. for height upto 24.00 m. It shall be increased proportionately with increase in height above 24.00 m. but shall not exceed 6.0 m. for height upto 45.00 m. For building height more than 45.00 m. relaxation to the extent of 50% in all marginal distances may be given, subject to minimum 6.0 m.</u> e. <u>Front marginal open spaces for building having height upto 24.00 m. in the rehab-component or composite building shall be 4.5 m. & 6.00 m. for buildings having height more than 24.00 m.</u> ix) to xviii) -----
16	10.2	ix) to xviii) ----- 10.2 THANE MUNICIPAL CORPORATION AREA. The following new Regulation No.10.2.14 is added in Regulation No.10.2 - 10.2.14 <u>Off street parking requirement - For Redevelopment Projects in Thane Municipal Corporation area, multiplying factor for off street parking requirement as per regulation no.8.2.2 shall be 0.8.</u>

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

KISHOR GOKHALE,

Under Secretary to Government.