



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष १०, अंक ५०(२)]

शुक्रवार, सप्टेंबर २७, २०२४/आश्विन ५, शके १९४६

[पृष्ठे ७, किंमत : रुपये ४.००

असाधारण क्रमांक १०६

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २५ सप्टेंबर २०२४.

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१८२४/अनौसं-३१/२०२४/प्र.क्र. १००/२०२४/नवि-१३.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व काही 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 तरतुदीनुसार, शासन अधिसूचना क्रमांक टीपीएस-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 असून ती दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे ;

आणि ज्याअर्थी, उक्त नियमावलीमध्ये विनियम क्र. ६.१०.१ (Height of Building) या विनियमाबाबत तरतुदी अंतर्भूत करण्यात आलेल्या असून (यापुढे ज्याचा उल्लेख “ उक्त तरतुदी ” असा करण्यात आलेला आहे.) उक्त तरतुदीच्या अनुषंगाने राज्यातील महानगर विकास प्राधिकरणाकडून नव्याने निर्माण झालेल्या काही नवनिर्मित नियोजन प्राधिकरणांना (नगरपरिषदांना / नागरपंचायतींना) उक्त तरतुदीची अंमलबजावणी करताना काही अडचणी येत असल्याचे शासनाच्या निदर्शनास आले आहे ;

आणि ज्याअर्थी, उक्त नियमावलीतील विनियम क्रमांक ६.१०.१ ही तरतूद सोबतच्या परिशिष्ट “ अ ” नुसार सुधारित करणे आवश्यक आहे (यापुढे ज्याचा उल्लेख “ उक्त प्रस्तावित फेरबदल ” असा करण्यात आलेला आहे.) असे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१क क) (क) व २०(३) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिद्ध करीत आहे. उक्त फेरबदलावरील कोणत्याही सूचना / हरकती, ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्यापासून एक महिन्याच्या आत, संबंधित विभागीय सहसंचालक, नगररचना यांचेकडे दाखल करता येतील. विभागीय सहसंचालक, नगररचना यांना प्राप्त सूचना/हरकतीवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी प्राधिकृत करण्यात येत आहे.

ही सूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरिता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहील.

१. विभागीय सहसंचालक, नगररचना, कोकण/छत्रपती संभाजीनगर/पुणे/नाशिक/नागपूर/अमरावती विभाग.
 २. आयुक्त, सर्व संबंधित महानगरपालिका, (बृहन्मुंबई महानगरपालिका वगळता)
 ३. जिल्हाधिकारी, सर्व जिल्हे.
 ४. महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
 ५. व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४.
 ६. मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
 ७. उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र राज्य रस्ते विकास महामंडळ, मुंबई.
 ८. सर्व विशेष नियोजन प्राधिकरणे/नवनगर विकास प्राधिकरणे, मुख्य कार्यकारी अधिकारी.
 ९. सर्व जिल्हापरिषदा.
 १०. मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
- ही सूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in. (कायदे/नियम) वर उपलब्ध राहिल.

परिशिष्ट-अ

सूचना क्रमांक टीपीएस-१८२४/अनौसं-३१/२०२४/प्र.क्र. १००/२०२४/नवि-१३, दिनांक २५ सप्टेंबर २०२४ सोबतचे सहपत्र

The Regulation No. 6.10.1(i) is proposed to be revised as follows :—
Regulation No. 6.10.1(i). Height of building shall be allowed to the extent mentioned below subject to approval of Chief Fire Officer of the Authority or Director of Fire Services, if required, under these regulations.

Existing Provision		Proposed Provision	
Sr.No.	Authority / Area	Sr.No.	Authority / Area
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area (2) and Area Development Authorities, Special Planning Authorities (3) CIDCO as Planning Authority by Virtue of NTDA within these areas.	1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area (2) and Area Development Authorities, Special Planning Authorities (3) CIDCO as Planning Authority by Virtue of NTDA within these areas.
2	For remaining Municipal Corporations area (2) and Area Development Authorities, Special Planning Authorities within these areas.	2	For remaining Municipal Corporations area (2) and Area Development Authorities, Special Planning Authorities within these areas.
3	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.	3	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.

Existing Provision			Proposed Provision		
Sr No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6.0 m. height	Sr.No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6.0 m. height
-	-----	----	4	For All Newly established Municipal Councils/Nagar Panchayats, (Previously situated in the Metropolitan Authorities area)	Permissible height as approval/NOC of the Fire Department of concerned Metropolitan Authority.

Note – (I) Provided that higher height may be allowed in case of Integrated Township Project where fire station and fire-fighting facilities are to be constructed / provided. Also, if such facilities are available in nearby area of the project, then buildings of higher heights may be allowed in such project. However, necessary certificate to that effect and NOC shall be produced from Director of Fire Services.

(II) For Sr.No.4, as mentioned above, a Memorandum of Understanding (along with proper terms and conditions) should be signed between concerned Municipal Councils/Nagar Panchayats, and Metropolitan Authority, declaring Metropolitan Authority to be responsible for fire fighting for such building. The required fire charges shall be deposited by the Owner / Applicant / Planning Authority to concerned Metropolitan Authority.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

डॉ. प्रतिभा भदोणे,
शासनाचे सह सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 25th September 2024

Notice

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No. TPS-1824/UOR-31/2024/CR.100/2024/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 (1AA) (c) & sec. 20(4)/UD-13, dated 2nd December 2020 ;

And whereas, the said Regulation, Regulation No.6.10.1, is regarding height of building (hereinafter referred to as “ the said provisions ”) and it has been observed by the Government that there are some difficulties to implement the said provisions to apply provisions Regulation No.6.10.1. for the Newly established planning authorities (Municipal Councils/ Nagar Panchayats):

And whereas, the State Government is of the opinion that the provision in respect of the said regulation No. 6.10.1 is to be modified as per the Annexure-A, attached herewith (hereinafter referred to as “ the said proposed modification ”).

Now therefore, in exercise of the powers conferred under section 37(1AA) and section 20(3) of the said Act and all other powers enabling in that behalf, the Government hereby publishes a notice for inviting suggestions/objections from general public in respect to the said modification. Any objections/suggestions upon the said modification shall be forwarded, before the expiry of one month from the date of publication of this notice in *Maharashtra Government Gazette*, to the concerned Divisional Joint Director of Town Planning who is hereby authorized as an Officer to hear objections/suggestions and say of concerned Planning Authorities, as applicable, and submit his report to the Government.

This Notice is kept for inspection to the general public in the following offices for the period of one month on all working days.

1. The Divisional Joint Director of Town Planning, Konkan / Pune / Nashik / Nagpur / Amravati / Chhatrapati Sambhajnagar Division.
2. The Commissioners All concerned Municipal Corporations. (Exp Mumbai Municipal Corporation of Greater Mumbai)
3. The Collectors, All Districts.
4. The Metropolitan Commissioners. All Metropolitan Regions Developments Authorities.
5. Office of the Managing Director, CIDCO, CIDCO Bhavan, Belapur, Navi Mumbai.
6. The Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur.
7. Vice-Chairman and Managing Director, Maharashtra State Road Development Corporation, Mumbai.
8. All Special Planning Authorities New Town Development Authorities.
9. The Chief Executive Officer. All Zilla Parishad.
10. The Chief Officers, All Municipal Councils/ Nagar Panchayat.

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

Schedule-A

Accompaniment of Notice No. TPS-1824/UOR-31/2024/CR. 100/2024/UD-13, dated 25th September 2024

The Regulation No. 6.10.1(i) is proposed to be revised as follows :-

Regulation 6.10.1(i) Height of building shall be allowed to the extent mentioned below subject to approval of Chief Fire Officer of the Authority or Director of Fire Services. if required, under these regulations.

Existing Provision			Proposed Provision		
Sr No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6.0 m. height	Sr.No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6.0 m. height
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area (2) and Area Development Authorities, Special Planning Authorities (3) CIDCO as Planning Authority by Virtue of NTDA within these areas.	Permissible height as per approval from Fire Department.	1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area (2) and Area Development Authorities, Special Planning Authorities (3) CIDCO as Planning Authority by Virtue of NTDA within these areas.	Permissible height as per approval from Fire Department.
2	For remaining Municipal Corporations area (2) and Area Development Authorities, Special Planning Authorities within these areas.	70	2	For remaining Municipal Corporations area (2) and Area Development Authorities, Special Planning Authorities within these areas.	70
3	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.	50	3	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.	50

Existing Provision		Proposed Provision	
Sr. No.	Authority / Area	Sr. No.	Authority / Area
	Permissible height (m.) excluding parking floor upto 6.0 m. height		Permissible height (m.) excluding parking floor upto 6.0 m. height
-	-----	4	For All Newly established Municipal Councils/Nagar Panchayats, (Previously situated in the Metropolitan Authorities area)
			Permissible height as per approval/NOC of the Fire Department of concerned Metropolitan Authority.

Note – (I) Provided that higher height may be allowed in case of Integrated Township Project where fire station and fire-fighting facilities are to be constructed / provided. Also, if such facilities are available in nearby area of the project, then buildings of higher heights may be allowed in such project. However, necessary certificate to that effect and NOC shall be produced from Director of Fire Services.

(II) For Sr.No.4, as mentioned above, a Memorandum of Understanding (along with proper terms and conditions) should be signed between concerned Municipal Councils/Nagar Panchayats, and Metropolitan Authority, declaring Metropolitan Authority to be responsible for fire fighting for such building. The required fire charges shall be deposited by the Owner / Applicant / Planning Authority to concerned Metropolitan Authority.

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

DR. PRATIBHA BHADANE,
Joint Secretary to Government.