



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ११, अंक ५८]

सोमवार, सप्टेंबर २९, २०२५/आश्विन ७, शके १९४७

[पृष्ठे ७, किंमत : रुपये ४.००

असाधारण क्रमांक १४१

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १८ सप्टेंबर २०२५

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्र. टिपीएस-१८२५/अनौसं-३८/प्र.क्र.११७/२०२५/कलम ३७(१कक) (क) व कलम २०(३)/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 (यापुढे जिचा उल्लेख "उक्त युडीसीपीआर 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, दिनांक २ डिसेंबर २०२० अन्वये मंजुरी दिली असून उक्त युडीसीपीआर नियमावली दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त युडीसीपीआर नियमावलीच्या विनियम क्र.६.२.२ मधील तक्ता क्र.६E मधील अनुक्रमांक ८ येथे स्टेडियम सह पॅव्हेलियन विकसित करण्याबाबत तरतूद समाविष्ट आहे;

आणि ज्याअर्थी, उक्त युडीसीपीआर नियमावलीमध्ये या सूचनेसोबतच्या परिशिष्ट-अ मध्ये नमूद केल्याप्रमाणे एकात्मिक क्रिडा संकुल (Integrated Sports Complex) अंतर्गत स्टेडियम, क्रिडांगण, बंदिस्त क्रिडासंकुल यासह सर्व प्रकारच्या राष्ट्रीय व आंतरराष्ट्रीय दर्जाच्या क्रिडा स्पर्धासाठी आवश्यक ती मोकळी मैदाने / बांधकाम, प्रेक्षक गॅलरी, खेळाडूंची निवासस्थाने, ट्रेनिंग व्यवस्था, अनुषंगीक कर्मचारी निवासस्थाने / कार्यालये या वापराव्यतिरिक्त काही क्षेत्रावर तारांकित हॉटेल, क्रिडा सुविधा इ. प्रयोजनाकरिता बांधकाम अनुज्ञेय करण्याचे दृष्टीकोनातून उक्त युडीसीपीआर नियमावलीच्या विनियम क्र.६.२.२ मधील तक्ता क्र.६E मध्ये नवीन तरतूद अनुक्रमांक ९ समाविष्ट करणे तसेच विनियम क्र.४.२७.५ सुधारित करणे आवश्यक आहे असे शासनाचे मत झाले आहे व त्यासाठी उक्त युडीसीपीआर नियमावलीमध्ये सुधारणा करणे आवश्यक झाले आहे (यापुढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आलेला आहे);

(१)

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१कक) (क) व कलम २०(३) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिध्द करित आहे. उक्त फेरबदलावरील कोणत्याही सूचना / हरकती, ही सूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्यापासून एक महिन्याच्या आत, संबंधित विभागीय सहसंचालक, नगर रचना यांचेकडे दाखल करता येतील. विभागीय सहसंचालक, नगर रचना यांना प्राप्त सूचना / हरकतींवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी शासनातर्फे “अधिकारी” म्हणून प्राधिकृत करण्यात येत आहे. (यापुढे ज्याचा उल्लेख "उक्त अधिकारी" असा करण्यात येत आहे) असे शासनाचे मत झाले आहे;

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

१. विभागीय सहसंचालक, नगर रचना, कोकण / पुणे / नागपूर / नाशिक / अमरावती / छत्रपती संभाजीनगर 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 ४००६१४.
६. उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि. मुंबई.
७. मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण.
८. सर्व विशेष नियोजन प्राधिकरणे / नवनगर विकास प्राधिकरणे.
९. मुख्य कार्यकारी अधिकारी सर्व जिल्हापरिषदा.
१०. मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)

ही सूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे/नियम) वर उपलब्ध राहील.

परिशिष्ट-अ

सूचना क्र.टिपीएस-१८२५/अनौसं-३८/प्र.क्र.११७/२०२५/कलम ३७(१कक) (क) व कलम २०(३)/नवि-१३

दिनांक १८ सप्टेंबर २०२५ सोबतचे सहपत्र

(I) The following New Provision at Sr. No.9 – **“Integrated Sports Complex”** is proposed to be added in Table No.6E in the Regulation No.6.2.2 of Unified Development Control and Promotion Regulations (UDCPR) For Maharashtra State As Follows :—

New Provision :-

Table No.6E

Sr. No.	Type of Building	Minimum road width required	Minimum marginal distances	Other stipulations
1	2	3	4	5
9	Integrated Sports Complex	12.0 mtr.	Front - 12.0 m. (only on one major road). 6.0 m. on all remaining sides	i. The minimum area for the Integrated Sports Complex shall be 10 Hect. and such 10 Hect. area shall be situated in one place ii. It shall be mandatory to utilize minimum 70% area of the total area of the Integrated Sports Complex for the purpose of Play Ground / Stadium / Open Grounds / allied constructions for the such uses, Audience Gallery / Residence for Sport Persons or Athlete residency / Training Management and other allied uses such as Workers Residence / Offices/ Toilets / Swimming Pool etc. iii. Remaining 30% area of the Integrated Sports Complex shall be utilized and permissible for the uses such as Star Category Hotels, Integrated Stores Facilities / Sports Shops / Mall / Stores / Rest Rooms etc. iv. The maximum permissible FSI allowed for Integrated Sports Complex shall be basic 1.1 & Ancillary FSI allowed. v. In the Development Plan, if any land is reserved or designated for the purpose of Play Ground, stadium and area of such reservation / designation is 10 hector or more, then development or re-development of the “Integrated Sports Complex shall be permissible on the said reservation / designated land. vi. Appropriate Authority for development/ redevelopment of the said reservation shall be concerned Municipal Corporation or State Sports Department.

				vii. Such reservation can also developed jointly by the State Sports Department, and concerned Planning authority. viii. Other provisions for development of Integrated Sports Complex shall be permissible as per the provisions of UDCPR.
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(II) The Regulation No. – 4.27.5 in of Unified Development Control and Promotion Regulations (UDCPR) is proposed to be revised as Follows –

Regulation No.	Sanctioned Provision	Proposed Modification
4.27.5	(b) Stadium / Sports Complex - In addition to the uses permissible in playground mentioned above, shops/ offices below the spectators 'tiered gallery may be permitted. Permissible FSI shall be as mentioned in Regulation No. 6.2.2 Table 6-E Sr. No. 8.	(b) (i) Stadium / Sports Complex - In addition to the uses permissible in playground mentioned above, shops/ offices below the spectators' tiered gallery may be permitted. Permissible FSI shall be as mentioned in Regulation No. 6.2.2 Table 6-E Sr.No.9. (b) (ii) In case of integrated sports complex reservation, permissible FSI and user shall be as per Reg. No. 6.2.2, Table 6E serial no. 9

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

प्रणव कर्पे,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 18th September 2025

Notice

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPS-1825/UOR-38/CR.117/2005/Sec.37(1AA)(a) & Sec.20(3)/UD-13.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR)(hereinafter referred to as “the said UDCPR Regulations”) for the state except Municipal Corporation of Greater Mumbai, and some Planning Authorities 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 and the said UDCPR regulations are come into force from date 3rd December2020;

And whereas, there is provision No.6.2.2, in the Table No.6E in Sr.No.8 to develop the Stadium with Pavilion in the said Regulation;

And whereas, the Government of Maharashtra is of the opinion that, it is necessary to include a New Provision No.9 in the Table No.6E of Regulation No.6.2.2 and to revised Regulation No.4.27.5 of the said UDCPR Regulation in respect of the Integrated Sports Complex for the purpose of Stadium, Play Grounds, Indoor Sports Complex, Open Grounds, Buildings required for the National and International Level Sports Competitions, Spectator Galleries, Accommodation for Players, Training Facilities, Residential Quarters/Offices on the specific area etc. and in addition to these uses, it is also necessary to permit construction on some part of the area for Star Category Hotels, Sports-related facilities, etc. and for that purpose it is necessary to modify the said UDCPR Regulation, as mentioned in Schedule -A appended with this notice (hereinafter referred to as “the said Modification Proposal”);

Now therefore, in exercise of the powers conferred under section 37(1AA)(a) and 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 authorised as “an Officer” to hear objections/suggestions and say of concerned Planning Authorities, as applicable, and submit his report to the Government (hereinafter referred to as “the said Officer”).

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/ Nagpur / Nashik / Amravati/ Chhatrapati Sambhaji Nagar Division .
2. The Commissioners All concerned Municipal Corporations. (Except.Brihinmumbai Municipal Corporation)
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. Office of the Vice Chairman and Managing Director, Maharashtra Airport Development Company Ltd., 8 Floor, World Trade Centre, Mumbai-5.
7. The Chief Executive Officer, Kolhapur Urban Area Development Authority, Kolhapur.
8. All Special Planning Authorities New Town Development Authorities.
9. The Chief Executive Officer, All Zilla Parishads.
10. The Chief Officers, All Municipal Councils/ Nagar Panchyats.

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

Schedule-A**Accompaniment of Notice No.TPS-1825/UOR-38/CR.117/2025/Sec.37(1AA) (a) & Sec.20(3)/****UD-13, dated 18th September 2025**

(II) The following New Provision at Sr. No.9 – **“Integrated Sports Complex”** is proposed to be added in Table No.6E in the Regulation No.6.2.2 of Unified Development Control and Promotion Regulations (UDCPR) For Maharashtra State As Follows :—

New Provision :-**Table No.6E**

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

PRANAV KARPE,
Under Secretary to Government.