



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ११, अंक ५४]

सोमवार, ऑक्टोबर ६, २०२५/आश्विन १४, शके १९४७

[पृष्ठे १४, किंमत : रुपये ११.००

असाधारण क्रमांक ७०

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक ३ ऑक्टोबर, २०२५.

सूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२५/४७७/प्र.क्र.४५/२५/नवि-१२.—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 वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (यूडीसीपीआर) (यापुढे जिचा उल्लेख “उक्त नियमावली” असा करण्यात आला आहे) शासनाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे जिचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे.) अधिनियमामधील 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 मंजूर केली असून, ती दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त नियमावलीच्या विनियम १४.८ मध्ये नागरी नगरोत्थान योजना अन्वये महानगरपालिका हद्दीमधील समूह किंवा इमारतींचा/संरचनांच्या समूहांचे पुनर्विकास करणेबाबतची तरतूद नमूद करण्यात आलेली आहे ;

आणि ज्याअर्थी, आयुक्त, ठाणे महानगरपालिका यांनी दिनांक १२ मार्च २०२५ रोजीचे पत्रान्वये उक्त नियमावलीतील विनियम १४.८ मध्ये सुधारणा करणेबाबत शासन नगरविकास विभागास विनंती केली आहे. तसेच सदर पत्रात नमूद आहे की, ठाणे शहरातील अनधिकृत, धोकादायक व मोडकळीस आलेल्या इमारतींकरिता अधिसूचित एकूण ४९ नागरी नगरोत्थान योजना (Urban Renewal Plan) शहराच्या संपूर्ण क्षेत्राकरिता सुनियोजित विकास साधण्यास अत्यंत महत्वाकांक्षी योजना म्हणून राबविण्याचे नियोजित असून सदर योजनेची अंमलबजावणी प्रगतीपथावर करणे आवश्यक असल्याने उक्त नियमावलीच्या विनियम क्र.१४.८ नागरी नगरोत्थान योजनांमध्ये आवश्यक ते फेरबदल सुचविण्यात आले आहेत ;

(१)

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर व आवश्यक ती चौकशी केल्यानंतर, उक्त नियमावलीच्या विनियम क्र.१४.८ मध्ये सोबतच्या परिशिष्टामध्ये प्रस्तावित केल्यानुसार सुधारणा करणे आवश्यक आहे, असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख “ उक्त प्रस्तावित फेरबदल ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, प्रस्तावित फेरबदल हा सार्वजनिक हिताचा असल्याने सदर फेरबदलासंदर्भात उक्त अधिनियमाच्या कलम ३७(१कक) मध्ये नमूद केल्यानुसारची कार्यवाही शासनाकडून होणे आवश्यक आहे, असेही शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१कक) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, उक्त प्रस्तावित फेरबदलावर जनतेकडून सूचना / हरकती मागविण्यासाठी शासन ही सूचना प्रसिद्ध करित 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/हरकतींवर सुनावणी देऊन आणि आवश्यकतेनुसार संबंधित नियोजन प्राधिकरणांचे म्हणणे घेऊन, त्यावरील अहवाल शासनास सादर करण्यासाठी शासनाचेवतीने प्राधिकृत करण्यात येत आहे.

२. शासन याद्वारे उक्त अधिनियमाचे कलम १५४(१) अन्वये असेही निदेश देत आहे कि, उक्त अधिनियमाचे कलम ३७(१कक) चे उप-कलम (ग) अन्वये प्रस्तावित फेरबदलास शासन मान्यता प्रलंबित असेपर्यंत प्रस्तावित फेरबदल लगोलग अंमलात येईल.

३. सदर सूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरिता जनतेच्या अवलोकनार्थ खालील कार्यालयात उपलब्ध राहील :—

(१) विभागीय सहसंचालक, नगररचना, कोकण / पुणे / नाशिक / नागपूर / अमरावती/ औरंगाबाद विभाग.

(२) आयुक्त, सर्व संबंधित महानगरपालिका.

४. सदरची सूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in वेबसाईटवर (कायदे/नियम) प्रसिद्ध करण्यात आली आहे.

परिशिष्ट
शासन सूचना क्रमांक टीपीएस-१२५/४७७/प्र.क्र. ४५/२५/नवि-१२, यासोबतची सहपत्रे,
दिनांक ३ ऑक्टोबर २०२५.

Sr. No.	Regulation	Existing Provision	Proposed Modification
१.	14.8.2	14.8.2 Eligibility for Urban Renewal Cluster (URC) – i) For Buildings outside Slums - Every occupant of every building falling under a URC on the date of sanction of this Regulation (hereinafter referred to as the cut-off date), shall be eligible for rehabilitation and relocation under the Scheme, in accordance with the provisions of Regulation No.14.8.4 and 14.8.5, subject to the ineligibility criteria mentioned herein below. a) No new Tenancy, occupancy or any other right created after the cut-off date shall be taken into account in any illegal or unauthorized construction. No unauthorized construction made after the cut-off date in the form of new building shall be considered while doing computation of existing	14.8.2 Eligibility for Urban Renewal Cluster (URC) – i) For Buildings outside Slums - Every occupant of every building falling under a URC on the date of sanction of this Regulation (hereinafter referred to as the cut-off date), shall be eligible for rehabilitation and relocation under the Scheme, in accordance with the provisions of Regulation No.14.8.4 and 14.8.5, subject to the ineligibility criteria mentioned herein below. ~~a) No new Tenancy, occupancy or any other right created after the cut-off date shall be taken into account in any illegal or unauthorized construction.~~—No unauthorized construction made after the cut-off date in any existing building or in the form of new building shall be considered while doing

	FSI or liability of rehabilitation on the URC.	computation of existing FSI or liability of rehabilitation on the URC.																																	
२.	14.8.5(i) Table No.14-X	<table> <tr> <th colspan="3">Table No.14-X</th></tr> <tr> <th>Minimum Carpet Area of Rehab Tenement (1)</th><th>Type of Rehab Tenement (2)</th><th>Consideration (i.e. Amount payable by the Allottee to Municipal Corporation) (3)</th></tr> <tr> <td>For Slum Area</td><td></td><td></td></tr> <tr> <td>27.88 sq. m.</td><td>Residential</td><td>Zero Payment if eligible under Slum Rehabilitation Scheme Or else Construction Cost as per ASR rates or as per any policy decided by the Government of Maharashtra under the Slum Act, 1971.</td></tr> <tr> <td>For Non-Slum Area</td><td></td><td></td></tr> <tr> <td>30 Sq.m.</td><td>Residential</td><td>Free of Cost</td></tr> <tr> <td>> 30 Sq.m. but less than 50 Sq.m.</td><td>Residential</td><td>Upto 30 Sq.m. as above. Beyond 30 Sq.m. at Construction Cost as per ASR rates.</td></tr> <tr> <td>> 50 Sq.m.</td><td>Residential</td><td>Upto 50 Sq.m. as above. Beyond 50 Sq.m. at Full Market Rate as per ASR.</td></tr> <tr> <td>Non-Residential / Commercial Area</td><td></td><td></td></tr> <tr> <td>16.75 Sq.m.</td><td>Non-Residential / commercial Area</td><td>Free if eligible under Slum Rehabilitation Scheme. Or else, Construction Cost as per ASR rates.</td></tr> <tr> <td>> 16.75 Sq.m. but less than or equal to 40</td><td>—do—</td><td>Free of cost Upto 16.75 Sq.m. as above and beyond 16.75 Sq.m. at</td></tr> </table>	Table No.14-X			Minimum Carpet Area of Rehab Tenement (1)	Type of Rehab Tenement (2)	Consideration (i.e. Amount payable by the Allottee to Municipal Corporation) (3)	For Slum Area			27.88 sq. m.	Residential	Zero Payment if eligible under Slum Rehabilitation Scheme Or else Construction Cost as per ASR rates or as per any policy decided by the Government of Maharashtra under the Slum Act, 1971.	For Non-Slum Area			30 Sq.m.	Residential	Free of Cost	> 30 Sq.m. but less than 50 Sq.m.	Residential	Upto 30 Sq.m. as above. Beyond 30 Sq.m. at Construction Cost as per ASR rates.	> 50 Sq.m.	Residential	Upto 50 Sq.m. as above. Beyond 50 Sq.m. at Full Market Rate as per ASR.	Non-Residential / Commercial Area			16.75 Sq.m.	Non-Residential / commercial Area	Free if eligible under Slum Rehabilitation Scheme. Or else, Construction Cost as per ASR rates.	> 16.75 Sq.m. but less than or equal to 40	—do—	Free of cost Upto 16.75 Sq.m. as above and beyond 16.75 Sq.m. at
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		16.75 Sq.m.	Non-Residential / Commercial Area	Free if eligible under Slum Rehabilitation Scheme. Or else, Construction Cost as per ASR rates.		Sq.m.	100% of Construction Cost as per ASR rates
		> 16.75 Sq.m. but less than 40 Sq.m.	—do—	Upto 16.75 Sq.m. as above and beyond 16.75 Sq.m. at 100% of Construction Cost as per ASR rates		> 40 Sq.m.	Upto 40 Sq.m. as above and Beyond 40 Sq.m. at 100% of market rate as per ASR.
		> 40 Sq.m.	—d—	Upto 40 Sq.m. as above and Beyond 40 Sq.m. at 100% of market rate as per ASR.		—d—	
		Note for Thane Corporation Area - The erstwhile structures within the gaothans which subsequently merged with the Municipal Corporation in 1982 will be considered as protected and legal structures.					
३.	14.8.5 (iv)(c)	14.8.5 (iv)(c) - Rehabilitation tenements allotted to beneficiaries shall not be transferable for first fifteen years, except with prior permission of Commissioner, who may grant such permission in case of hardship, on payment of premium as below : i) For the transfer of Rehabilitation tenements allotted to Occupants belonging to the authorised buildings, no premium shall be charged;					
४.	Newly inserted sub clause (i) in Clause (a)	14.8.2(i)(a1) - Existing Structures / units before cut-off date 02-12-2020 are entitled under this scheme subject to structure eligibility as defined / mentioned in Regulation 14.8.1(iii)(f). Whereas occupant of such unit may be					

	of Regulation 14.8.2(i) 14.8.5 (iv) b)	५.
<i>considered eligible post the said cut-off date subject to verification of document and thereafter satisfaction of the Competent Authority.</i> 14.8.5 (iv) Process of Allotment to Beneficiaries and Conditions thereof :- b) Allotment of land shall be on lease for the period of 30 years <i>from Appropriate Authority</i>, which shall be renewable for further period of 30 years at a time. However, Allotment of rehabilitation tenements for owners and beneficiaries shall be on ownership basis. This provision of lease shall not apply for the authorised building constructed on private land.	14.8.5 (iv) Process of Allotment to Beneficiaries and Conditions thereof :- b) Allotment of land shall be on lease for the period of 30 years, which shall be renewable for further period of 30 years at a time. However, Allotment of rehabilitation tenements for owners and beneficiaries shall be on ownership basis. This provision of lease shall not apply for the authorised building constructed on private land.	
14.8.11(iii) - ~~A Surcharge on Development undertaken by the promoter/Developer at the rate of 100% of Development charge shall be leviable, which may be paid in stages in proportionate with the progress of work. This surcharge shall not be applicable to the construction within basic FSI, the built up area to be handed over to Municipal Corporation or any Public Authority in lieu of any reservation and also to the amenity areas to be handed over to the Municipal Corporations per the requirement indicated by the Municipal Corporation or the High Power Committee.~~	14.8.11(iii) - A Surcharge on Development undertaken by the promoter/Developer at the rate of 100% of Development charge shall be leviable, which may be paid in stages in proportionate with the progress of work. This surcharge shall not be applicable to the construction within basic FSI, the built up area to be handed over to Municipal Corporation or any Public Authority in lieu of any reservation and also to the amenity areas to be handed over to the Municipal Corporations per the requirement indicated by the Municipal Corporation or the High Power Committee.	६.

७.	Newly inserted Clause (iv) in Regulation 14.8.9	---	14.8.9 (iv) - <i>Two notified URPs within distance of 400m. having different densities may be permitted to get clubbed for implementation purpose sharing the densities in order to ensure balanced development that on either plot under of clusters with condition that on either plot under clubbing FSI to be used shall not be less than 4.0 F.S. I.</i>
८.	14.8.14 (xv)	14.8.14 (xv)- Relaxation in Building and other requirements – The parking in the URS shall be provided as per the provisions of UDCPR.	14.8.14 (xv)- Relaxation in Building and other requirements – The parking in the URS shall be provided as per the provisions of UDCPR. <i>However, for buildings in the Rehabilitation Component of URS, parking more than 50% over and above stipulated in table 8-B and 8-C, shall be exempted from the payment of charges at the rate of 10% of land rate mentioned in the ASR.</i>
९.	Newly inserted Clause (xx) in Regulation 14.8.14	---	14.8.14 (xx)- <i>No development charge shall be levied on the rehabilitation component and amenities which are proposed to be handed over to Planning Authority. Additionally, the buildings in Rehabilitation Component, 100% exemption from payment of premium for ancillary FSI used on Rehabilitation Component.</i>

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 3rd October, 2025.

NOTICE

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1225/477/CR.45/25/UD-12.— Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as ‘the said Regulation’) for all the Regional Plans and Planning Authorities of the state except Municipal Corporation of Greater Mumbai, other Planning Authorities/Special Planning Authorities/ Development Authorities within the limit of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive / Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council under the provisions of Maharashtra Regional & Town Planning Act, 1966 (herein 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 which has come into force with effect from 3rd December 2020 ;

And whereas, Regulation 14.8 of the said Regulation stipulate about the Urban Renewal Scheme for redevelopment of a cluster or clusters of buildings and structures within the limits of the Municipal Corporation ;

And whereas, the Commissioner, Thane Municipal Corporation *vide* his letter dated 12th March 2025 has requested Government in Urban Development Department to modify regulation No 14.8 of the said regulations, & whereas it is stated in his letter that Thane Municipal Corporation has planned to implement total of 49 Urban Renewal Plans, notified from time to time which includes dangerous & dilapidated buildings in Thane city, it is very ambitious plan to achieve well-planned development for the entire area of the city, and since it is necessary to implement the said plan in a progressive manner, necessary changes have been suggested by corporation in Regulation No. 14.8 related to Urban Renewal Plan ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune Government is of the opinion that, in the public interest it is expedient to modify Regulation 14.8 of the said Regulations as described in the schedule attached herewith (hereinafter referred to as the “ the proposed modification ”) ;

And whereas, in the larger public interest and to initiate necessary action in that behalf the State Government found it expedient to take recourse to the provisions contained in the section 37(1AA) of the said Act.

Now therefore, in exercise of the powers conferred under section 37(1AA) 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 proposed modification. Any objections/ suggestions upon the proposed 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. Further, the Government hereby issues directives U/S 154 of the said Act that pending sanction to proposed modification under the clause (C) of section 37 (1AA) of the said Act by the Government, the proposed modification shall come into force Forthwith.

2. 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 / Aurangabad.

(2) The Commissioners All concerned Municipal Corporations.

3. This Notice is also available on the Government website www.maharashtra.gov.in.

Schedule

Accompaniment to the Notice No. TPS-1225/477/CR-45/25/UD-12, dated 3rd October 2025.

Sr. No.	Regulation	Existing Provision	Proposed Modification
1.	14.8.2	14.8.2 Eligibility for Urban Renewal Cluster (URC) – i) For Buildings outside Slums - Every occupant of every building falling under a URC on the date of sanction of this Regulation (hereinafter referred to as the cut-off date), shall be eligible for rehabilitation and relocation under the Scheme, in accordance with the provisions of Regulation No.14.8.4 and 14.8.5, subject to the ineligibility criteria mentioned herein below. a) No new Tenancy, occupancy or any other right created after the cut-off date shall be taken into account in any illegal or unauthorized construction. No unauthorized construction made after the cut-off date in any existing building or in the form of new building shall be considered while doing computation of existing	14.8.2 Eligibility for Urban Renewal Cluster (URC) – i) For Buildings outside Slums - Every occupant of every building falling under a URC on the date of sanction of this Regulation (hereinafter referred to as the cut-off date), shall be eligible for rehabilitation and relocation under the Scheme, in accordance with the provisions of Regulation No.14.8.4 and 14.8.5, subject to the ineligibility criteria mentioned herein below. ~~a) No new Tenancy, occupancy or any other right created after the cut-off date shall be taken into account in any illegal or unauthorized construction.~~ No unauthorized construction made after the cut-off date in any existing building or in the form of new building shall be considered while doing

		FSI or liability of rehabilitation on the URC.		computation of existing FSI or liability of rehabilitation on the URC.	
2.	14.8.5(i) Table No.14-X	Table No.14-X			
		Minimum Carpet Area of Rehab Tenement (1)	Type of Rehab Tenement (2)	Consideration (i.e. Amount payable by the Allottee to Municipal Corporation) (3)	
		For Slum Area			
		27.88 sq. m.	Residential	Zero Payment if eligible under Slum Rehabilitation Scheme Or else Construction Cost as per ASR rates or as per any policy decided by the Government of Maharashtra under the Slum Act, 1971.	
		For Non-Slum Area			
		30 Sq.m.	Residential	Free of Cost	
		> 30 Sq.m. but less than or equal to 50 Sq.m.	Residential	Upto 30 Sq.m. as above. Beyond 30 Sq.m. at Construction Cost as per ASR rates.	
		> 50 Sq.m.	Residential	Upto 50 Sq.m. as above. Beyond 50 Sq.m. at Full Market Rate as per ASR.	
		Non-Residential / Commercial Area			
		16.75 Sq.m.	Non-Residential / commercial Area	Free if eligible under Slum Rehabilitation Scheme. Or else, Construction Cost as per ASR rates.	
> 16.75 Sq.m. but less than or equal to 40	—do—	Free of cost			
		Upto 16.75 Sq.m. as above and beyond 16.75 Sq.m. at			

		16.75 Sq.m.	Non-Residential / Commercial Area	Free if eligible under Slum Rehabilitation Scheme. Or else, Construction Cost as per ASR rates.	Sq.m.	100% of Construction Cost as per ASR rates
		> 16.75 Sq.m. but less than 40 Sq.m.	—do—	Upto 16.75 Sq.m. as above and beyond 16.75 Sq.m. at 100% of Construction Cost as per ASR rates	> 40 Sq.m.	Upto 40 Sq.m. as above and Beyond 40 Sq.m. at 100% of market rate as per ASR.
		> 40 Sq.m.	—d—	Upto 40 Sq.m. as above and Beyond 40 Sq.m. at 100% of market rate as per ASR.	—d—	—d—
		Note for Thane Corporation Area - The erstwhile structures within the gaothans which subsequently merged with the Municipal Corporation in 1982 will be considered as protected and legal structures.				
3.	14.8.5 (iv)(c)	14.8.5 (iv)(c) - Rehabilitation tenements allotted to beneficiaries shall not be transferable for first fifteen years, except with prior permission of Commissioner, who may grant such permission in case of hardship, on payment of premium as below : i) For the transfer of Rehabilitation tenements allotted to Occupants belonging to the authorised buildings, no premium shall be charged;				
4.	Newly inserted sub clause (i) in Clause (a)	14.8.2(i)(a1) - Existing Structures / units before cut-off date 02-12-2020 are entitled under this scheme subject to structure eligibility as defined / mentioned in Regulation 14.8.1(iii)(f). Whereas occupant of such unit may be				

	of Regulation 14.8.2(i)		<i>considered eligible post the said cut-off date subject to verification of document and thereafter satisfaction of the Competent Authority.</i>
5.	14.8.5 (iv) b)	14.8.5 (iv) Process of Allotment to Beneficiaries and Conditions thereof :- b) Allotment of land shall be on lease for the period of 30 years, which shall be renewable for further period of 30 years at a time. However, Allotment of rehabilitation tenements for owners and beneficiaries shall be on ownership basis. This provision of lease shall not apply for the authorised building constructed on private land.	14.8.5 (iv) Process of Allotment to Beneficiaries and Conditions thereof :- b) Allotment of land shall be on lease for the period of 30 years <i>from Appropriate Authority</i>, which shall be renewable for further period of 30 years at a time. However, Allotment of rehabilitation tenements for owners and beneficiaries shall be on ownership basis. This provision of lease shall not apply for the authorised building constructed on private land.
6.	14.8.11(iii)	14.8.11(iii) - A Surcharge on Development undertaken by the promoter/Developer at the rate of 100% of Development charge shall be leviable, which may be paid in stages in proportionate with the progress of work. This surcharge shall not be applicable to the construction within basic FSI, the built up area to be handed over to Municipal Corporation or any Public Authority in lieu of any reservation and also to the amenity areas to be handed over to the Municipal Corporations per the requirement indicated by the Municipal Corporation or the High Power Committee.	~~14.8.11(iii) -~~ ~~A Surcharge on Development undertaken by the promoter/Developer at the rate of 100% of Development charge shall be leviable, which may be paid in stages in proportionate with the progress of work. This surcharge shall not be applicable to the construction within basic FSI, the built up area to be handed over to Municipal Corporation or any Public Authority in lieu of any reservation and also to the amenity areas to be handed over to the Municipal Corporations per the requirement indicated by the Municipal Corporation or the High Power Committee.~~

7.	Newly inserted Clause (iv) in Regulation 14.8.9	-----	14.8.9. (iv)- Two notified URPs within distance of 400m. having different densities may be permitted to get clubbed for implementation purpose sharing the densities in order to ensure balanced development increasing the viability of clusters with condition that on either plot under clubbing FSI to be used shall not be less than 4.0 F.S. I. 14.8.14 (xv)- Relaxation in Building and other requirements – The parking in the URS shall be provided as per the provisions of UDCPR. However, for buildings in the Rehabilitation Component of URS, parking more than 50% over and above stipulated in table 8-B and 8-C, shall be exempted from the payment of charges at the rate of 10% of land rate mentioned in the ASR. 14.8.14 (xx)- No development charge shall be levied on the rehabilitation component and amenities which are proposed to be handed over to Planning Authority. Additionally, the buildings in Rehabilitation Component, 100% exemption from payment of premium for ancillary FSI used on Rehabilitation Component.
8.	14.8.14 (xv)	14.8.14 (xv)- Relaxation in Building and other requirements – The parking in the URS shall be provided as per the provisions of UDCPR.	
9.	Newly inserted Clause (xx) in Regulation 14.8.14	---	

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.