



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ११, अंक ६४]

शुक्रवार, ऑक्टोबर १७, २०२५/आश्विन २५, शके १९४७

[पृष्ठ ६, किंमत : रुपये ४.००

असाधारण क्रमांक १५८

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १५ ऑक्टोबर २०२५.

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्र. टिपीएस-१८२५/३२३/प्र.क्र.९३/२०२५/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 क्षेत्रांकरिता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (युडीसीपीआर) (यापुढे ज्याचा उल्लेख "उक्त युडीसीपीआर 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 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 ती दिनांक ३ डिसेंबर २०२० पासून अमलात आली आहे ;

आणि ज्याअर्थी, बृहन्मुंबई महानगरपालिकेच्या मंजूर विकास नियंत्रण नियमावली (DCPR-२०३४) मधील विनियम क्र.५५ (Alignment of Metro/Mono/Coastal Road /Elevated Corridors/ Corridors of Mass and Rapid Transport System) अन्वये मेट्रो मार्गाच्या संरेखनास व त्यामधील आवश्यक बदलांचा समावेश बृहन्मुंबई महानगरपालिकेच्या विकास आराखड्यामध्ये करण्यात आला आहे ;

(१)

आणि ज्याअर्थी, बृहन्मुंबई महानगरपालिकेच्या मंजूर विकास नियंत्रण नियमावली (DCPR-२०३४) मधील विनियम क्र.५५ (Alignment of Metro/Mono/Coastal Road /Elevated Corridors/ Corridors of Mass and Rapid Transport System) अन्वयेची तरतूद उक्त युडीसीपीआर नियमावलीमध्ये समाविष्ट करावी, अशी विनंती मुंबई महानगर प्रदेश विकास प्राधिकरण यांनी दिनांक २८ डिसेंबर २०२३ रोजीच्या पत्रान्वये शासनास केली आहे ;

आणि ज्याअर्थी, मुंबई महानगर प्रदेश विकास प्राधिकरण यांचे उक्त विनंतीस अनुसरून तसेच सार्वजनिक हिताच्या दृष्टीकोनातून उक्त युडीसीपीआर नियमावलीमधील प्रकरण क्र.१५ मध्ये तरतूद क्र.१५.५ नव्याने समाविष्ट करण्याकरिता (सोबतच्या “परिशिष्ट अ” नुसार) उक्त युडीसीपीआर नियमावलीमध्ये सुधारणा करणे आवश्यक असल्याची शासनाची खात्री झाली आहे. (यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल” असा करणेत आलेला आहे.).

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, 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 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, नगररचना, 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 ४०० ६१४.
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).

परिशिष्ट-अ

शासन सूचना क्र.टिपीएस-१८२५/३२३/प्र.क्र.९३/२०२५/कलम ३७(१कक) (क) व कलम २०(३) नवि-१३

दिनांक १५ ऑक्टोबर २०२५ सोबतचे सहपत्र

The following New Provision No.15.5 in the Chapter No.15 of Unified Development Control and Promotion Regulations (UDCPR-2020), For Maharashtra State is proposed as follows—

15.5 Alignment of Metro/Mono/Coastal Road /Elevated Corridors/ Corridors of Mass and Rapid Transport System :

- I. Any alignment modifications introduced in Metro/Mono/Coastal Road /Elevated Corridors/Corridors of Mass Rapid Transport System, including Bus Rapid Transit System (BRTS), by the Appropriate Authority and sanctioned by Government shall stand automatically amended on the Development Plan as modified.
- II. Furthermore, any new "Transport Corridor" such as Metro/Mono/Coastal Road/ Elevated Corridors / Corridors of Mass Rapid Transit System, including BRTS, proposed by Appropriate Authority and sanctioned by Government, shall stand automatically added on to Development Plan.
- III. After finalization of site for Metro Car shed by the Competent Authority, the portion of land reserved/earmarked for the Metro Car Shed in DP, if not required by the Competent Authority subsequently, shall be deemed to be deleted from the said reservation and included in adjoining predominant zone. In such case, the **Metropolitan Commissioner / Municipal Commissioner / Chief Officer** shall issue a written, well-reasoned, speaking order modifying the Development Plan to that effect and copy of such order along with certified part plan, shall be forwarded to Government and Director of Town Planning, Maharashtra State, Pune for record.

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

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

प्रणव कर्पे,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 15th October 2025

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1825/323/CR.93/2025/UD-13.-Whereas, the Government of Maharashtra has sanctioned under the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as "the said Regulations"), applicable to all planning authorities and regional plan areas across the State, except for the Municipal Corporation of Greater Mumbai and some other specific planning authorities. The said Regulations were notified by Government Notification No. TPS-1818/CR.236/18/UDD and PRY/Section 37(1AA) (g) and Section 20(4)/UD-13 dated 2nd December 2020 and came into effect from 3rd December 2020;

And whereas, Alignment of routes / essential changes of Metro have been incorporated in the Development Plan-2034. of the Municipal Corporation of Greater Mumbai as per the Regulation No. 55 (Alignment of Metro/Mono/Coastal Road /Elevated Corridors/ Corridors of Mass and Rapid Transport System) of the sanctioned Development Control and Promotion Regulations (DCPR-2034) of the Municipal Corporation of Greater Mumbai;

And whereas, the Mumbai Metropolitan Region Development Authority *vide* letter dt.28.12.2023 has requested State Government to incorporate a new provision in the Unified Development Control and Promotion Regulations (UDCPR-2020), with respective of Regulation No.55 of the sanctioned Development Control and Promotion Regulations, (DCPR-2034) of the Municipal Corporation of Greater Mumbai;

And whereas, as per the above request of Mumbai Metropolitan Region Development Authority (MMRDA's) and in the larger public interest the Government is of the opinion that it necessary, to incorporate a New Provision No.15.5 in the Chapter No.15 of Unified Development Control and Promotion Regulations (UDCPR-2020), with respective of Regulation No.55 of the sanctioned Development Control and Promotion Regulations, (DCPR-2034) of the Municipal Corporation of Greater Mumbai. (As mentioned in "Annexure A") (Hereinafter referred to as "the proposed modification")

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.

*Schedule-A***Accompaniment of Notice No. TPS-1825/323/CR.93/2025/ /Sec.37(1AA) (a) and Sec.20(3)UD-13
dated 15th October 2025**

The following New Provision No.15.5 in the Chapter No.15 of Unified Development Control and Promotion Regulations (UDCPR-2020), For Maharashtra State is proposed as follows—

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- I. Any alignment modifications introduced in Metro/Mono/Coastal Road /Elevated Corridors/Corridors of Mass Rapid Transport System, including Bus Rapid Transit System (BRTS), by the Appropriate Authority and sanctioned by Government shall stand automatically amended on the Development Plan as modified.
- II. Furthermore, any new “Transport Corridor” such as Metro/Mono/Coastal Road/ Elevated Corridors / Corridors of Mass Rapid Transit System, including BRTS, proposed by Appropriate Authority and sanctioned by Government, shall stand automatically added on to Development Plan.
- III. After finalization of site for Metro Car shed by the Competent Authority, the portion of land reserved/earmarked for the Metro Car Shed in DP, if not required by the Competent Authority subsequently, shall be deemed to be deleted from the said reservation and included in adjoining predominant zone. In such case, the **Metropolitan Commissioner / Municipal Commissioner / Chief Officer** shall issue a written, well-reasoned, speaking order modifying the Development Plan to that effect and copy of such order along with certified part plan, shall be forwarded to Government and Director of Town Planning, Maharashtra State, Pune for record.

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

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

PRANAV KARPE,
Under Secretary to Government.