



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ११, अंक ७९]

गुरूवार, डिसेंबर ११, २०२५/अग्रहायण २०, शके १९४७

[पृष्ठे ५, किंमत : रुपये ४.००]

असाधारण क्रमांक १८९

प्राधिकृत प्रकाशन

नगर विकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मादाम कामा मार्ग, हुतात्मा राजगुरु चौक, मुंबई ४०० ०३२.

दिनांक ११ डिसेंबर, २०२५

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

- राज्यातील महानगरपालिकांच्या (बृहन्मुंबई महानगरपालिका वगळता) मंजूर विकास योजनेतील आरक्षित क्षेत्र संबंधित जमिन मालकाने हस्तांतरित केले असल्यास अशा जमिनीवर त्रयस्थ व्यक्तीने / विकासकाने (Third Party / Developer) संबंधित आरक्षणाचे / विकास योजना रस्त्याखालील क्षेत्राचा विकास केल्यास त्याबद्दल्यात संबंधित विकासकास Construction Amenity TDR देण्याची नवीन तरतुद मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील (UDCPR) विनियम क्र.११.२.५ मध्ये समाविष्ट करण्यासंदर्भात म.प्रा.नि. व न.र. अधिनियम, १९६६ चे कलम ३७ (१कक) (क) अन्वये सूचना.
- उक्त अधिनियमाचे कलम १५४ (१) खालील निदेश

क्र. टिपीएस-१८२४/अनौसं-५२/प्र.क्र.१५७/२०२५/नवि-१३. — ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, व अन्य काही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस (“यापुढे जिचा उल्लेख “उक्त 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/वि.यो. व प्रायो./कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० अन्वये मंजुरी दिली आहे;

आणि ज्याअर्थी, आयुक्त, नागपूर महानगरपालिका यांनी, शासनास स्पर्धात्मक निविदा राबवून निवडण्यात आलेल्या खाजगी विकासकामार्फत, मौजा -नारी, खसरा क्रमांक १०९-११०/२, ३ (भाग) या जागेवर उक्त महानगरपालिकेत कार्यरत सफाई कर्मचाऱ्यांसाठी

गृहनिर्माण प्रकल्प राबविण्याकरिता उक्त विकासकास 'हस्तांतरीत विकास हक्क' हे टप्पेनिहाय मोबदला (Stage wise Construction TDR) स्वरूपात व उक्त नियमावलीमधील विनियम क्र.११.२.५ मधील नमूद तरतुदीचे मर्यादित Construction TDR देऊन उक्त प्रकल्प उक्त महानगरपालिकेच्या कार्यक्षेत्रामध्ये राबविण्यासाठी मान्यता प्रदान करण्याची विनंती दिनांक १९-०८-२०२५ रोजीच्या पत्रान्वये शासनास केलेली आहे;

आणि ज्याअर्थी, नागपूर महानगरपालिकेच्या उक्त विनंतीस अनुसरून तसेच संचालक, नगर रचना महाराष्ट्र राज्य, पुणे यांचेकडील प्राप्त अहवालानुसार व सार्वजनिक हिताच्या दृष्टीकोनातून उक्त नियमावलीमधील विनियम क्र.११.२.५ या विनियमामध्ये या सूचनेसोबतच्या "परिशिष्ट-अ" मध्ये नमूद केल्याप्रमाणे नवीन तरतूद समाविष्ट करणे आवश्यक आहे असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख "उक्त फेरबदल" असा करण्यात आलेला आहे) ;

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३७(१कक) (क) 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** प्रसिध्द 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 प्राधिकृत करण्यात येत आहे.

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

(१) आयुक्त, सर्व संबंधित महानगरपालिका. (बृहन्मुंबई महानगरपालिका वगळता)

तसेच, शासन याद्वारे उक्त अधिनियमाचे कलम १५४(१) अन्वये नव्याने निदेश देत आहे की, उक्त अधिनियमाचे कलम ३७(१कक) चे उपकलम (ग) अन्वये प्रस्तावित फेरबदलास शासनाची अंतिम मान्यता प्रलंबित असेपर्यंत प्रस्तावित फेरबदल व त्यामधील तरतुदी राज्यातील सर्व महानगरपालिकांच्या (बृहन्मुंबई महानगरपालिका वगळता) क्षेत्राकरिता लागू अंमलात येतील.

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

परिशिष्ट-अ

सूचना क्र.टिपीएस-१८२४/अनौसं-५२/प्र.क्र.१५७/२०२५/नवि-१३/ दिनांक : ११-१२-२०२५ सोबतचे सहपत्र

The following New Regulation No.11.2.5 (a) is proposed to be added after Regulation No.11.2.5 of the Unified Development Control and Promotion Regulations as follows :—

New Regulation No.11.2.5 (a) :- Construction Amenity TDR permissible to the third party or developer.

The Development Plan reservations / roads, in the sanctioned / proposed development plan which are acquired by Planning Authority from land owner & now it is in possession of the Planning Authority, then in such cases these Development Plan reservations / roads can be developed by the Planning Authority through the third party or developer by giving compensation in the form of Construction Amenity TDR, subject to the following conditions.

Conditions :—

(1) First priority should be given to the original land owner or the lessee for the development of the amenity of reservations / roads after the transfer of the land under said the reservations / roads to the Planning Authority / Competent Authority.

(2) If the concern land owner or the lessee is not interested to develop the land under the reservations / roads, then in such a case, it shall be obligatory on the Planning Authority to undertake the development of the such reservations / roads by selecting a competent and eligible developer through a duly prescribed tender process. Such developer shall be required to deposit prescribed premium amount with the Planning Authority, as per the construction parameters, norms and conditions stipulated by the Planning Authority, and thereby ensure due benefits and advantages to the Planning Authority.

(3) The development of the reservations / roads shall be carried out only through such developer selected by the Planning Authority through the transparent legal process of tendering.

(4) While granting Construction Amenity TDR for the constructed amenity, the concerned Planning Authority/Appropriate Authority shall ensure that there should not be any duplication of compensation while granting Transferable Development Rights (TDR) to the owner / Third party / Developer.

Note .—This new Regulation shall be applicable only in the area of Municipal Corporation.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

प्रणव कर्पे,

उप सचिव, महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Madam Cama Road, Hutatma Rajguru Chowk,
Mumbai 400 032, dated the 11th December 2025

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

- Notice u/s section 37(1AA) (a) of the MR & TP Act, 1966 to include a New Provision in the Regulation No. 11.2.5 of the Sanctioned Unified Development Control and Promotion Regulations (UDCPR) for granting Construction Amenity TDR (Transferable Development Rights) to the third party or developer in lieu of compensation, who developed the said reservation / Development Plan road in the sanctioned development plan, if the land owner has transferred such reserved land to the Planning Authority within the limits of Municipal Corporations in State (Except Brihan-Mumbai Municipal Corporation)
- Directives u/s section 154(1) of the said Act.

No. TPS-1824/UOR-52/CR.157/2025/UD-13.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations ‘(hereinafter referred to as ‘the said Regulations’) for the state except Municipal Corporation of Greater Mumbai and some other Planning Authorities, in the State of Maharashtra 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 02-12-2020;

And whereas, the Commissioner, Nagpur Municipal Corporation, *vide* letter dated 19-08-2025, has requested the State Government to accord sanction to implement a Housing Project for Sweeper Staff employed by the said Municipal Corporation on the land bearing Mouza-Nari, Khasara Nos. 109-110/2, 3 (part), through private developer selected by competitive tender process, by compensating the said developer with ‘Transferable Development Rights’ (TDR) in the form of stage-wise construction TDR, within the limits of the said corporation as specified under Regulation No. 11.2.5 of the said Regulations. ;

And whereas, as per the request of the Nagpur Municipal Corporation and after receiving the report from the Director of Town Planning Maharashtra State, Pune and for the Public Interest Purpose the State Government is of opinion that, it is necessary to include a new provision in the Regulation No.11.2.5 as mentioned in **Schedule ‘A’** as appended with this Notice (hereinafter referred to as ‘the said modification’);

Now therefore, in exercise of the powers conferred under section 37(1AA)(a) 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 all 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.

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 Commissioner, All concerned Municipal Corporations. (Except Brihanmumbai Municipal Corporation)

Further, the State Government hereby issues directives under Section 154(1) of the said Act that, till the final approval to the said proposed modification and proposed regulations under clause (c) of Section 37(1AA) of the said Act is pending by the Government, the proposed modification shall immediately come into force and applicable within the limits of Municipal Corporations in State (Except Brihan-Mumbai Municipal Corporation)

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

SCHEDULE-A

Accompaniment of Notice No.TPS-1824/UOR-52/CR.157/2025/UD-13, dated the 11th December, 2025

The following New Regulation No.11.2.5 (a) is proposed to be added after Regulation No.11.2.5 of the Unified Development Control and Promotion Regulations as follows :—

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(2) If the concern land owner or the lessee is not interested to develop the land under the reservations / roads, then in such a case, it shall be obligatory on the Planning Authority to undertake the development of the such reservations / roads by selecting a competent and eligible developer through a duly prescribed tender process. Such developer shall be required to deposit prescribed premium amount with the Planning Authority, as per the construction parameters, norms and conditions stipulated by the Planning Authority, and thereby ensure due benefits and advantages to the Planning Authority.

(3) The development of the reservations / roads shall be carried out only through such developer selected by the Planning Authority through the transparent legal process of tendering.

(4) While granting Construction Amenity TDR for the constructed amenity, the concerned Planning Authority/Appropriate Authority shall ensure that there should not be any duplication of compensation while granting Transferable Development Rights (TDR) to the owner / Third party / Developer.

Note .—This new Regulation shall be applicable only in the area of Municipal Corporation.

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

PRANAV KARPE,
Deputy Secretary to Government.