



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक-मध्य उप-विभाग

वर्ष १२, अंक ४३]

मंगळवार, जून ३०, २०२६/आषाढ ९, शके १९४८

[पृष्ठ ६, किंमत : रुपये ४.००

असाधारण क्रमांक १०२

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ३० जून २०२६

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस-१८२५/प्र.क्र.६१/२०२६/कलम३७(१कक)(क)/कलम १५४/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 (यापुढे जिचा 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, दि.०२/१२/२०२० अन्वये मंजुरी दिली असून उक्त युडीसीपीआर नियमावली दि.०३.१२.२०२० पासून अंमलात आली आहे ;

आणि ज्याअर्थी, झोपडपट्टी पुनर्वसन योजना व्यवहार्य होण्याच्या दृष्टीने तसेच उक्त युडीसीपीआर नियमावलीमध्ये स्लम व नॉन स्लम या एकत्रित भूखंडावर झोपडपट्टी पुनर्वसन योजना राबविण्याकरिता उक्त युडीसीपीआर नियमावलीमधील विनियम क्र.१४.७ मध्ये सुधारणा करणेकरिता मुख्य कार्यकारी अधिकारी, मुंबई महानगर प्रदेश झोपडपट्टी पुनर्वसन प्राधिकरण यांनी दि.२३.०७.२०२५ रोजीच्या पत्रान्वये शासनास विनंती केलेली आहे;

आणि ज्याअर्थी, उक्त युडीसीपीआर नियमावलीमधील विनियम क्र.१४.७ या विनियमामध्ये नवीन तरतूद क्र.१४.७.७ (X) समाविष्ट (सोबत जोडलेल्या परिशिष्ट-अ नुसार) करणे आवश्यक आहे, असे शासनाचे मत झाले असून त्यासाठी उक्त युडीसीपीआर नियमावलीमध्ये सुधारणा करणे आवश्यक 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 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 शासनातर्फे “अधिकारी” म्हणून प्राधिकृत करण्यात येत आहे. (यापुढे ज्याचा उल्लेख “उक्त अधिकारी” असा करण्यात येत 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) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
- (४) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४.
- (५) उपाध्यक्ष तथा व्यवस्थापकीय संचालक, महाराष्ट्र विमानतळ विकास कंपनी लि. मुंबई.
- (६) मुख्य कार्यकारी अधिकारी, मुंबई महानगर प्रदेश झोपडपट्टी पुनर्वसन प्राधिकरण.
- (७) सर्व विशेष नियोजन प्राधिकरणे / नवनगर विकास प्राधिकरणे.
- (८) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती).

तसेच, शासन याद्वारे उक्त अधिनियमाचे कलम १५४(१) अन्वये नव्याने निदेश देत आहे की, उक्त अधिनियमाचे कलम ३७(१कक) चे उप-कलम (ग) अन्वये प्रस्तावित फेरबदलास शासनाचे अंतिम मान्यता प्रलंबित असेपर्यंत प्रस्तावित फेरबदल व त्यामधील तरतुदी राज्यस्तरावर लागू लागू अंमलात येतील.

### परिशिष्ट-अ

शासन सूचना क्र.टिपीएस-१८२५/प्र.क्र.६१/२०२६/कलम ३७(१कक)(क)/ कलम १५४/नवि-१३,

दिनांक : ३०.०६.२०२६ सोबतचे सहपत्र

**The following New Regulation No. 14.7.7 x) at the end of the existing Regulation No. 14.7.7(ix) of the Unified Development Control and Promotion Regulations is proposed to be included as follows –**

| New Reg. No. | Modification Proposed by the CEO, MMR SRA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Proposed New Regulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14.7.7 x)    | i. Development of slum and contagious non- slum area under any other provisions may be allowed together, in order to promote flexibility of design as well as to raise more resources, provided the F.S.I. i.e. maximum Building potential as per UDCPR-2020 on non-slum quantum of area shall be that permissible in the surrounding zone. Such a scheme shall be deemed to be a Slum Rehabilitation Scheme. The power under UDCPR-2020 for shifting and / or interchanging the purpose of designations / reservations shall be exercised by the CEO, MMR SRA in respect of slum rehabilitation areas/ projects. | 14.7.7. x)<br>a) Development of slum and contagious non- slum area under any other provisions may be allowed together, in order to promote flexibility of design as well as to raise more resources, provided the F.S.I. i.e. maximum Building potential as per UDCPR-2020 on non-slum quantum of area shall be that permissible in the surrounding zone. The power under UDCPR-2020 for shifting and / or interchanging the purpose of designations / reservations shall be exercised by the CEO, MMR SRA in respect of slum rehabilitation areas/ projects.<br>b) In case of development / redevelopment of Slum area and contiguous Non-Slum area in a scheme, MMR SRA can approve the composite scheme, provided the slum area shall constitute more than 51% in each single plot.<br>c) In case of development / redevelopment of slum and contiguous non-slum area, where slum area constitute more than 51% in a plot, the developer can avail the provisions of UDCPR on non-slum portion only, subject to strict compliance of respective UDCPR provisions. |

| New Reg. No. | Modification Proposed by the CEO, MMR SRA                                                                                                                                                     | Proposed New Regulation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              | ii. Provisions of regulation No. 14.7.12 Slums and Development Plan Reservations shall be applicable <i>mutatis-mutandis</i> to the slum as well as non-slum area of such slum rehabilitation | <p>d) Planning norms and premium for built up area in lieu of non-slum plot area shall be considered as per corresponding provision in UDCPR and relaxations or concessions available for the purpose of slum rehabilitation in S.R.Scheme cannot be applied to any regular scheme being undertaken on non-slum part of any plot.</p> <p>e) In case of development/re-development of slum and contiguous non-slum area, where slum area constitute less than 51% in a plot, then the said plot may be allowed to develop combinely through MMR SRA, with prior NOC from Municipal Commissioner of concern Municipal Corporation / Chief Officer of Concern Municipal Council as per provisions as above (a) to (d)</p> |

ही सूचना / निदेश शासनाचे संकेतस्थळ [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे/नियम) वर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

प्रणव कर्पे,  
शासनाचे उप सचिव.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai 400 032, dated 30th June 2026.

**Notice**

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1825/CR.61/2026/Sec.37(1AA)(a) /Sec 154/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. & RP./Sec.37 (1AA) (c) and sec.20(4)/UD-13, dated 02/12/2020 and the said UDCPR regulations are come into force from dt. 03.12.2020 ;

And whereas, the Chief Executive Officer, Mumbai Metropolitan Region Slum Rehabilitation Authority *vide* a letter dated 23.07.2025 has requested State Government to modify Regulation No.14.7 of the said UDCPR Regulation to facilitate the implementation of Slum Rehabilitation Schemes on composite plots comprising both slum and non-slum areas, thereby making such schemes viable ;

And whereas, the State Government is of the opinion that it is necessary to incorporate a New Regulation No. 14.7.7 (X), into the Regulation No. 14.7 of the said UDCPR Regulation (as per Appendix-A attached herewith), and consequently, it has become necessary to amend the said UDCPR Regulation (hereinafter referred to as “the said Modification Proposal”);

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 State 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 Metropolitan Commissioners, All Metropolitan Regions Developments Authorities.
4. Office of the Managing Director, CIDCO, CIDCO Bhavan, Belapur, Navi Mumbai.
5. Office of the Vice Chairman and Managing Director, Maharashtra Airport Development Company Ltd., 8 Floor, World Trade Centre, Mumbai-5.
6. Chief Executive Officer, Mumbai Metropolitan Region Slum Rehabilitation Authority.
7. All Special Planning Authorities New Town Development Authorities.
8. The Chief Officers, All Municipal Councils/ Nagar Panchyats.

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.

*Schedule-A*

**Accompaniment of Notice No.TPS-1825/CR.61/2026/Section 37(1AA)  
(a)/Section 154 /UD-13, dated : 30.06.2026.**

**The following New Regulation No. 14.7.7 x) at the end of the existing Regulation No. 14.7.7(ix) of the Unified Development Control and Promotion Regulations is proposed to be included as follows –**

| <b>New Reg. No.</b> | <b>Modification Proposed by the CEO, MMR SRA</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Proposed New Regulation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14.7.7<br>x)        | <p>i. Development of slum and contagious non- slum area under any other provisions may be allowed together, in order to promote flexibility of design as well as to raise more resources, provided the F.S.I. <i>i.e.</i> maximum Building potential as per UDCPR-2020 on non-slum quantum of area shall be that permissible in the surrounding zone. Such a scheme shall be deemed to be a Slum Rehabilitation Scheme. The power under UDCPR-2020 for shifting and / or interchanging the purpose of designations / reservations shall be exercised by the CEO, MMRSRA in respect of slum rehabilitation areas/ projects.</p> <p>ii. Provisions of regulation No. 14.7.12 Slums and Development Plan Reservations shall be applicable <i>mutatis-mutandis</i> to the slum as well as non-slum area of such slum rehabilitation.</p> | <p>14.7.7. x)</p> <p>a) Development of slum and contagious non- slum area under any other provisions may be allowed together, in order to promote flexibility of design as well as to raise more resources, provided the F.S.I. <i>i.e.</i> maximum Building potential as per UDCPR-2020 on non-slum quantum of area shall be that permissible in the surrounding zone. The power under UDCPR-2020 for shifting and / or interchanging the purpose of designations / reservations shall be exercised by the CEO, MMRSRA in respect of slum rehabilitation areas/ projects.</p> <p>b) In case of development/ re-development of Slum area and contiguous Non-Slum area in a scheme, MMR SRA can approve the composite scheme, provided the slum area shall constitute more than 51% in each single plot.</p> <p>c) In case of development /re-development of slum and contiguous non-slum area, where slum area constitute more than 51% in a plot, the developer can avail the provisions of UDCPR on non-slum portion only, subject to strict compliance of respective UDCPR provisions.</p> <p>d) Planning norms and premium for built up area in lieu of non-slum plot area shall be considered as per corresponding provision in UDCPR and relaxations or concessions available for the purpose of slum rehabilitation in S.R.Scheme cannot be applied to any regular scheme being undertaken on non-slum part of any plot.</p> <p>e) In case of development/re-development of slum and contiguous non-slum area, where slum area constitute less than 51% in a plot, then the said plot may be allowed to develop combinely through MMR SRA, with prior NOC from Municipal Commissioner of concern Municipal Corporation / Chief Officer of Concern Municipal Council as per provisions as above (a) to (d) .</p> |

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

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

PRANAV KARPE,  
Deputy Secretary to Government.