



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—मध्य उप-विभाग

वर्ष १२, अंक ५९]

गुरूवार, ऑगस्ट २७, २०२६/भाद्रपद ५, शके १९४८

[पृष्ठे ५, किंमत : रुपये ४.००

असाधारण क्रमांक १४०

प्राधिकृत प्रकाशन

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
मुंबई ४०० ०३२, दिनांक १७ ऑगस्ट २०२६.

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टिपीएस-१८२६/५८३/प्र.क्र.१४६/२०२६/कलम २०(३) व ३७(१कक)(क) सह कलम १५४ निदेश/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 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 उक्त नियमावली दिनांक ३ डिसेंबर २०२० पासून अमलात आली आहे;

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (महाराष्ट्र अधिनियम क्रमांक ३७ चा १९६६) च्या तरतुदीनुसार राज्यातील स्थानिक नियोजन प्राधिकरणांकरीता एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० (Unified Development Control and Promotion Regulations, 2020 – UDCPR-2020) अधिसूचित करण्यात आलेली असून, सदर नियमावलीमधील विनियम क्र.१.३(७) अंतर्गत "Amenity Space" बाबत तरतुद नमूद करण्यात आलेली आहे;

आणि ज्याअर्थी, जिल्हाधिकारी, सोलापूर यांनी मौजे कुंभारी, ता. दक्षिण सोलापूर, जि. सोलापूर येथे प्रधानमंत्री आवास योजना (शहरी) अंतर्गत रे नगर येथे उभारण्यात येत असलेल्या सुमारे ३०,००० सदनिकांच्या गृहप्रकल्पाच्या अनुषंगाने, मंजूर अभिन्यासातील सुविधा भूखंडावर UDCPR-२०२० मधील विनियम क्र. ४.२ व ४.४.२ अन्वये गारमेंट उद्योग, विडी उद्योग, पापड उद्योग व लोकउपयोगी

इतर लघु उद्योग सुरू करण्यास परवानगी देण्याकरिता म्हाडा प्राधिकरणास प्रस्ताव सादर केला आहे;

आणि ज्याअर्थी, सदर प्रस्तावाच्या अनुषंगाने म्हाडा प्राधिकरणाने जिल्हाधिकारी, सोलापूर यांनी सादर केलेल्या प्रस्तावानुसार, UDCPR-2020 मधील विनियम क्र. १.३(७) नुसार सुविधा भूखंडावर विविध नागरी सुविधा अनुज्ञेय आहेत; तथापि, सदर तरतुदीनुसार औद्योगिक वापर अनुज्ञेय नसल्याने, रे नगर, कुंभारी येथील सुविधा भूखंडावर गारमेट उद्योग, विडी उद्योग, पापड उद्योग व इतर लघु/सेवा उद्योग सुरू करण्यासाठी आवश्यक ती शिथिलता देण्याबाबतचा प्रस्ताव म्हाडा प्राधिकरणाने शासनास सादर केला आहे;

आणि ज्याअर्थी, विषयांकित प्रकरणी सुविधा भूखंडावरती लघु उद्योग सुरू करण्याकामी सदर प्रधानमंत्री आवास योजना व इतर गृहनिर्माण प्रकल्प योजनेतर्गत असलेले अत्यल्प उत्पन्न गटांकरिता (EWS/LIG) असलेल्या योजनेतर्गत भूमी अभिन्यांसाठील Amenity Space मध्ये मंजूर UDCPR-2020 मधील विनियम ४.४.२ तसेच विनियम ४.८(i) अन्वये असलेले सेवा उद्योग (Service Industries) अनुज्ञेय करण्याकामी सोबतच्या “परिशिष्ट-अ” मध्ये दर्शविल्याप्रमाणे मंजूर UDCPR-2020 विनियम क्र. १.३(७) Amenity Space मध्ये सुधारणा करणे सार्वजनिक हिताचे व आवश्यक असल्याचे शासनाचे मत झाले आहे.

आता, त्याअर्थी, उक्त अधिनियमाचे कलम २०(३) व कलम ३७(१कक) (क) अन्वये प्राप्त अधिकारात आणि तदनुषंगिक शक्तींचा वापर करून, सोबतच्या “परिशिष्ट-अ” मध्ये दर्शविल्याप्रमाणे 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).

“परिशिष्ट-अ”

Modification in Regulation No.1.3 (7) Amenity Space of the Unified Development Control and Promotion Regulations - (UDCPR) As Follows:-

शासन क्र. टिपीएस-१८२६/५८३/प्र.क्र.१४६/२०२६/कलम २०(३) व ३७(१कक)(क) सह कलम १५४ निदेश/नवि-१३, दि.१७.०८.२०२६

UDCPR विनियम क्र. 1.3 DEFINITIONS	विद्यमान तरतूद	सुधारित तरतूद
	विनियम क्र.1.3 - 7. Amenity Space - for the purpose of these regulations, amenity space means a statutory space kept in any layout to be used for the amenity such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional centre, water supply, electricity supply and utilities, services and conveniences.	विनियम क्र.1.3 - 7. Amenity Space - (I) for the purpose of these regulations, amenity space means a statutory space kept in any layout to be used for any of the amenity such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional centre, water supply, electricity supply and includes other utilities, services and conveniences. (II) Provided that, in case of the Amenity Space in the sanctioned layouts having minimum 1000 houses of the EWS/LIG category, situated at one location in any housing project under state or central government scheme or as notified by state government., then the Non-Polluting Service Industries as listed in Regulation No.4.4.2(iv) shall be permissible without Restrictions on power requirement, employment, floor area and other restrictions. Subject to following Conditions.
Note :- The above (II) provision shall be subject to the following conditions: It shall be mandatory for the land owner or developer to obtain the necessary permission from the concerned Competent Authority/ Department, as applicable to the proposed use, before permitting the use of the Amenity Space for Non-Polluting Service Industries.		

तसेच, शासन याद्वारे उक्त अधिनियमाचे कलम १५४(१) अन्वये नव्याने निदेश देत आहे की, उक्त अधिनियमाचे कलम २०(४) आणि कलम ३७(१कक) चे उपकलम (ग) अन्वये प्रस्तावित फेरबदलास शासनाची अंतिम मान्यता प्रलंबित असेपर्यंत, प्रस्तावित फेरबदल व त्यामधील तरतुदी राज्यातील सर्व नियोजन प्राधिकरणे क्षेत्राकरिता लागू लागू अंमलात येतील.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रणव कर्पे,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Madam Cama Road,
Hutatma Rajguru Chowk, Mumbai 400 032, Dated 17th August 2026.

NOTICE

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1826/37/CR.11/2026/Section 20(3)/Section 37(1CC)(C)/Section 154/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 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 2nd December 2020 and has been come into effect on date 3rd December 2020;

And whereas, in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966), the Unified Development Control and Promotion Regulations, 2020 (UDCPR-2020) has been notified for the Local Planning Authorities in the State, and provisions relating to “Inclusive Housing” under Regulation No.3.8 has been made in these Regulations;

And whereas, the District Collector, Solapur, in relation with the housing project of approximately 30,000 dwelling units being developed at Re Nagar, under the Pradhan Mantri Awas Yojana (Urban), at Mouje Kumbhari, Taluka South Solapur, District Solapur, has submitted a proposal to the Maharashtra Housing and Area Development Authority (MHADA) for permitting garment industry, bidi industry, papad industry and other small public utility industries on the amenity plots in the sanctioned layout, in accordance with Regulations 4.2 and 4.4.2 of UDCPR-2020;

And whereas, pursuant to the said proposal, the Maharashtra Housing and Area Development Authority (MHADA), with reference to the proposal submitted by the District Collector, Solapur, has stated that various civic amenities are permissible on amenity plots as per Regulation No. 1.3(7) of UDCPR-2020; however, industrial use is not permissible under the said provision, and accordingly, MHADA has submitted a proposal to the Government for granting the necessary relaxation for permitting garment industry, bidi industry, papad industry and other small/service industries on the amenity plots at Re Nagar, Kumbhari;

And whereas, in the matter under consideration, the Government is of the opinion that, in order to permit small-scale industries on the amenity plots, it is in the public interest and necessary to amend Regulation No. 1.3(7) relating to “Amenity Space” under the sanctioned UDCPR-2020, as shown in the accompanying “Annexure-A” so as to permit the Service Industries covered under Regulation 4.4.2 and Regulation 4.8(i) of UDCPR-2020 in the Amenity Spaces of the land layouts under the Pradhan Mantri Awas Yojana (PMAY) and other housing project schemes for the EWS/LIG.

Now, therefore, in exercise of the powers conferred under Sections 20(3) and 37(1AA)(a) of the said Act and of all other powers enabling it in that behalf, the Government hereby publishes this notice inviting suggestions and objections from the public to the proposed modifications as shown in the “Appendix-A” herewith. Any suggestions or objections to the said proposed modifications may be submitted to the concerned Divisional Joint Director of Town Planning within one month from the date of publication of this notice in the *Maharashtra Government Gazette*. The Divisional Joint Director of Town Planning is hereby authorised by the Government as the “Officer” to give an opportunity of hearing to the persons submitting such suggestions or objections and, wherever necessary, to obtain the views of the concerned Planning Authorities and to submit a report thereon to the Government (hereinafter referred to as the “said Officer”);

Modification in Regulation No.1.3 (7) Amenity Space of the Unified Development Control and Promotion Regulations - (UDCPR) As Follows:-
Notice No.TPS-1826/583/CR.146/2026/Section 20(3)/Section 37(1CC)(C)/Section 154/UD-13, Date. 17.08.2026.

UDCPR Regulation No.	Existing Regulation	Modification in Regulation
1.3 DEFINITIONS	Clause No. 1.3 - 7. Amenity Space - for the purpose of these regulations, amenity space means a statutory space kept in any layout to be used for any of the amenity such as open spaces, parks, recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional centre, water supply, electricity supply and includes other utilities, services and conveniences.	Clause No. 1.3 - 7. Amenity Space – (I) for the purpose of these regulations, amenity space means a statutory space kept in any layout to be used for any of the amenity such as open spaces, parks, recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional centre, water supply, electricity supply and includes other utilities, services and conveniences. (II) Provided that, in case of the Amenity Space in the sanctioned layouts having minimum 1000 houses of the EWS/LIG category, situated at one location in any housing project under state or central government scheme or as notified by state government., then the Non-Polluting Service Industries as listed in Regulation No.4.4.2(iv) shall be permissible without Restrictions on power requirement, employment, floor area and other restrictions. Subject to following Conditions.
Note :—The above (II) provision shall be subject to the following conditions: It shall be mandatory for the land owner or developer to obtain the necessary permission from the concerned Competent Authority/Department, as applicable to the proposed use, before permitting the use of the Amenity Space for Non-Polluting Service Industries. And further, the Government hereby issues new directions under Section 154(1) of the said Act that, pending final approval of the Government to the proposed modifications under Section 20(4) and clause (g) of sub-section (1AA) of Section 37 of the said Act, the proposed modifications and the provisions contained therein shall come into force with immediate effect and shall be applicable to all Planning Authority areas in the State. This Notice / Directives are 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,
Deputy Secretary to Government.