

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियम, १९६६

मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीतील काही तरतुदींच्या प्रभावी
अंमलबजावणीमध्ये येणाऱ्या अडचणीबाबत
सुधारणा करणेसंदर्भात विनियम १.१० अन्वये
मंजूर नियमावलीस शुध्दीपत्रक / पूरकपत्र.

शुध्दीपत्रक / पूरकपत्र

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०३२

दिनांक : ०२/१२/२०२१

शासन निर्णय क्र.टिपीएस-१८२१/५७५/प्र.क्र.१२१/२१/नवि-१३, दिनांक : ०२/१२/२०२१

वाचा :- शासन निर्णय क्रमांक :

- १) टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३,
दिनांक ०२.१२.२०२०
- २) टिपीएस-१८१८/प्र.क्र.२३६/१८/वियो. व प्रायो./ कलम ३७(१कक)(ग) व कलम
२०(४)/शुध्दीपत्रक/नवि-१३, दि.०९.१२.२०२०
- ३) टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)(भाग-१)/
पूरकपत्र/नवि-१३, दि.१४.०१.२०२१
- ४) टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-१)/पूरकपत्र/नवि-१३, दि.२३.०६.२०२१
- ५) टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-१)/पूरकपत्र/नवि-१३, दि.०८.१०.२०२१
- ६) टिपीएस-१८२१/५७५/प्र.क्र.१२१/२१/पूरकपत्र/नवि-१३, दि.२७.१०.२०२१

शासन निर्णय :- सोबतचे शुध्दीपत्रक / पूरकपत्र महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये
राज्यस्तरावर प्रसिध्द करण्यात यावे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(Handwritten Signature)
(नरेश्वर र. शिन्डे)

सह सचिव, महाराष्ट्र शासन

प्रत :-

१. मा.मुख्यमंत्री महोदय यांचे प्रधान सचिव, मंत्रालय, मुंबई.
२. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
३. मा.मंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
४. मा.राज्यमंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई.
५. मा.विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६. मा.उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७. मा.उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
८. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
९. संचालक (नगर रचना) तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
१०. सह सचिव तथा सहसंचालक (नगर रचना), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
/- सदरचे शुध्दीपत्रक / पूरकपत्र नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी.
- २) सर्व विभागीय सहसंचालक, नगर रचना.
- ३) सर्व विभागीय आयुक्त.
- ४) सर्व जिल्हाधिकारी.
- ५) आयुक्त, सर्व संबंधित महानगरपालिका.
- ६) महानगर आयुक्त, सर्व महानगर प्रदेश विकास प्राधिकरणे.
- ७) सर्व विशेष नियोजन प्राधिकरणे.
- ८) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- ९) सर्व नवनगर विकास प्राधिकरणे.
- १०) सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.
- ११) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
- १२) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- १३) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
- १४) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.
/- त्यांना विनंती करण्यात येते की, सोबतचे शुध्दीपत्रक / पूरकपत्र महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती नगर विकास विभागास व सर्व कार्यालयांना पाठवाव्यात.
- १५) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
/- सोबतचे शुध्दीपत्रक / पूरकपत्र या विभागाच्या संकेतस्थळावर प्रसिध्द करावे.
- १६) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.
/- सदरचे शुध्दीपत्रक / पूरकपत्र शासनाच्या संकेतस्थळावर प्रसिध्द करावे.
- १७) निवडनस्ती, कार्यासन (नवि-१३).



अधिसूचना

(शुध्दीपत्रक / पूरकपत्र)

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२.

दिनांक ०२/१२/२०२१

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

क्र.टिपीएस-१८२१/५७५/प्र.क्र.१२१/२१/नवि-१३ :-

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 तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस ("युडीसीपीआर") (यापुढे ज्याचा 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/वियो.व प्रायो./कलम ३७(१कक) (ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० अन्वये मंजुरी दिली आहे (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आलेला आहे);

आणि ज्याअर्थी, शासनाने नियोजन प्राधिकरण म्हणून सिडकोचे क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण क्षेत्र, मल्टीमोडल इंटरनॅशनल हब एअरपोर्ट (मिहान) अधिसूचित क्षेत्र, विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र विमानतळ विकास कंपनी लि.चे (एमएडीसी) शिर्डी विमानतळ अधिसूचित क्षेत्र आणि विशेष नियोजन प्राधिकरण म्हणून महाराष्ट्र राज्य रस्ते विकास महामंडळाचे अधिसूचित क्षेत्र, या क्षेत्रांना उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली लागू करण्यासाठी उक्त अधिनियमाच्या कलम ३७(१कक) व कलम २०(३) अन्वये अनुक्रमे सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि सूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/नवि-१३, दि.०२/१२/२०२० प्रसिध्द केल्या असून कलम १५४ नुसार अनुक्रमे निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७(१कक) व कलम २०(३)/नवि-१३, दि.०२/१२/२०२० आणि निर्णय क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम २०(३)/ नवि-१३, दि.०२/१२/२०२० अन्वये निदेश दिलेले आहेत;

आणि ज्याअर्थी, उक्त नियमावलीस शासनाने विविध निर्णयांद्वारे वेळोवेळी शुध्दीपत्रक / पुरकपत्रे निर्गमित केली आहेत;



आणि ज्याअर्थी, उक्त नियमावलीतील काही तरतुदींची अंमलबजावणी करण्यासंदर्भात येणाऱ्या अडचणींच्या अनुषंगाने व्यवहार्यता तपासून अशा तरतुदींचे पुनरावलोकन करून त्यानुसार अडचणींचे निराकरण होण्याच्या दृष्टीने आवश्यक सुधारणा करण्याबाबत शासनाच्या अन्य विभागांकडून, नियोजन प्राधिकरणांकडून तसेच अन्य काही संस्थांकडून निवेदने प्राप्त झाली आहेत;

आणि ज्याअर्थी, उक्त विविध निवेदने विचारात घेता आणि जनहिताच्या दृष्टीने, उक्त नियमावलीची प्रभावी अंमलबजावणी होण्यासाठी उक्त नियमावलीतील काही तरतुदीबाबत स्पष्टीकरण अथवा सुधारणा करणे आवश्यक असल्याचे आणि या अनुषंगाने उक्त नियमावलीतील विनियम क्र.१.१० नुसार उक्त नियमावलीस शुध्दीपत्रक / पूरकपत्र निर्गमित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त नियमावलीतील विनियम क्र.१.१० नुसार प्राप्त अधिकारात शासन याद्वारे उक्त नियमावलीस, यासोबत जोडलेल्या परिशिष्ट-अ-१ मध्ये नमूद केल्यानुसार शुध्दीपत्रक / पूरकपत्र निर्गमित करून सुधारणा करित आहे.

०२. या शुध्दीपत्रकातील / पूरकपत्रातील तरतुदी सदर शुध्दीपत्रक / पूरकपत्र महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याचा दिनांकापासून अंमलात येतील.

०३. सदर शुध्दीपत्रक / पूरकपत्र, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ सर्व संबंधित नियोजन प्राधिकरणे आणि नगर रचना आणि मूल्यनिर्धारण विभागाची जिल्हा कार्यालये या कार्यालयांमध्ये उपलब्ध राहिल.

सदर शुध्दीपत्रक / पूरकपत्र शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे/नियम) वर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने



(Handwritten signature)

(किशोर गोखले)

अवर सचिव, महाराष्ट्र शासन.

परिशिष्ट अ-१

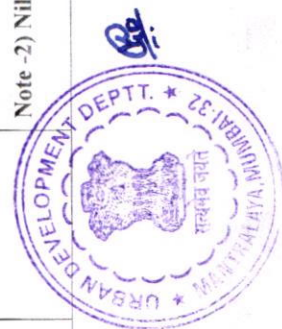
शासन नगर विकास विभाग अधिसूचना क्र.टीपीएस-१८२१/५७५/प्र.क्र.१२१/२१/नवि-१३, दिनांक : ०२/१२/२०२१ सोबतचे सहपत्र
एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.१.१० अन्वये शुध्दीपत्रक/पूरकपत्र

Sr. No.	Regulation No. in Sanctioned UDCPR	Instead of	Read As
1	2.7.1	3	4
2	2.14	3	4
3	Table No. 6G Note - ix)	3	4
4	6.8 (i)	3	4
5	8.2.1	3	4



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6	9.7.1	<p>Size of Mezzanine Floor</p> <p>The minimum size of the mezzanine floor shall be as per requirement and convenience of owner. The aggregate area of such mezzanine floor shall in no case exceed 50% of built-up area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed.</p> <p>Ramp to basements and upper storeys for vehicles.</p> <p>Note - Nil</p> <p>General Stipulation</p> <p>ii) In case of lands having tenure other than Class-I, Inam lands, tribal lands etc., N.O.C. from Competent Authority shall be produced by the land holder at the time of submission of application for grant of TDR.</p> <p>In table in Column (i)</p> <p>Permissible Built-up area on Basic FSI (e x g) (sq.m.)</p> <p>FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE.</p> <p>With reference to your application No. _____, dated _____, for the grant of sanction of Commencement Certificate under Section 18/44 -----subject to the following conditions:</p> <ol style="list-style-type: none"> 1. ----- 2. ----- 3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period. 4. ----- <p>-----</p> <p>Note -1) Nil</p> <p>Note -2) Nil</p>	<p><u>shall be calculated only for the newly proposed additional built-up area as per this regulation and existing parking area shall be retained as per approved plan. If the additional built-up area alongwith existing built-up area is proposed to be revised as per these regulations (UDCPR) then total parking requirement shall be calculated as per this regulation and existing parking units are to be deducted to arrive the new number of parking units required.</u></p> <p>Size of Mezzanine Floor</p> <p>The minimum size of the mezzanine floor shall be as per requirement and convenience of owner. The aggregate area of such mezzanine floor shall in no case exceed 50% of carpet area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed.</p> <p>Ramp to basements and upper storeys for vehicles.</p> <p>Note - <u>Sub Regulation No. 9.12.1 (g) shall also be applicable in this regulation.</u></p> <p>General Stipulation</p> <p>(ii) In case of lands having tenure other than Class-I, i.e. Inam lands, tribal lands etc., N.O.C. from Competent Authority shall be produced by the land holder at the time of submission of application for grant of TDR.</p> <p>In table in Column (i)</p> <p>Permissible Built-up area on Basic FSI (f x h) (sq.m.)</p> <p>FORM FOR SANCTION OF BUILDING PERMISSION / COMMENCEMENT CERTIFICATE.</p> <p>-----</p> <p>With reference to your application No. _____, dated _____, for the grant of sanction of Building Permission / Commencement Certificate under Section 18/44 -----subject to the following conditions:</p> <ol style="list-style-type: none"> 1. ----- 2. ----- 3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue if the work is not commenced within the valid period. 4. ----- <p>-----</p> <p>Note 1 - At the time of building permission the Planning Authority may add the necessary conditions regarding compliance of these regulations.</p> <p>Note 2 - At the time of Commencement Certificate, the Planning Authority may add the necessary one or two conditions regarding compliance of the conditions of sanctioned Building Permission and these regulations.</p>
7	9.12.2	<p>Size of Mezzanine Floor</p> <p>The minimum size of the mezzanine floor shall be as per requirement and convenience of owner. The aggregate area of such mezzanine floor shall in no case exceed 50% of built-up area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed.</p> <p>Ramp to basements and upper storeys for vehicles.</p> <p>Note - Nil</p> <p>General Stipulation</p> <p>ii) In case of lands having tenure other than Class-I, Inam lands, tribal lands etc., N.O.C. from Competent Authority shall be produced by the land holder at the time of submission of application for grant of TDR.</p> <p>In table in Column (i)</p> <p>Permissible Built-up area on Basic FSI (e x g) (sq.m.)</p> <p>FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE.</p> <p>With reference to your application No. _____, dated _____, for the grant of sanction of Commencement Certificate under Section 18/44 -----subject to the following conditions:</p> <ol style="list-style-type: none"> 1. ----- 2. ----- 3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period. 4. ----- <p>-----</p> <p>Note -1) Nil</p> <p>Note -2) Nil</p>	<p>Size of Mezzanine Floor</p> <p>The minimum size of the mezzanine floor shall be as per requirement and convenience of owner. The aggregate area of such mezzanine floor shall in no case exceed 50% of carpet area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed.</p> <p>Ramp to basements and upper storeys for vehicles.</p> <p>Note - <u>Sub Regulation No. 9.12.1 (g) shall also be applicable in this regulation.</u></p> <p>General Stipulation</p> <p>(ii) In case of lands having tenure other than Class-I, i.e. Inam lands, tribal lands etc., N.O.C. from Competent Authority shall be produced by the land holder at the time of submission of application for grant of TDR.</p> <p>In table in Column (i)</p> <p>Permissible Built-up area on Basic FSI (f x h) (sq.m.)</p> <p>FORM FOR SANCTION OF BUILDING PERMISSION / COMMENCEMENT CERTIFICATE.</p> <p>-----</p> <p>With reference to your application No. _____, dated _____, for the grant of sanction of Building Permission / Commencement Certificate under Section 18/44 -----subject to the following conditions:</p> <ol style="list-style-type: none"> 1. ----- 2. ----- 3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue if the work is not commenced within the valid period. 4. ----- <p>-----</p> <p>Note 1 - At the time of building permission the Planning Authority may add the necessary conditions regarding compliance of these regulations.</p> <p>Note 2 - At the time of Commencement Certificate, the Planning Authority may add the necessary one or two conditions regarding compliance of the conditions of sanctioned Building Permission and these regulations.</p>
8	11.2.9 General Stipulation (ii)	<p>General Stipulation</p> <p>ii) In case of lands having tenure other than Class-I, Inam lands, tribal lands etc., N.O.C. from Competent Authority shall be produced by the land holder at the time of submission of application for grant of TDR.</p>	<p>General Stipulation</p> <p>(ii) In case of lands having tenure other than Class-I, i.e. Inam lands, tribal lands etc., N.O.C. from Competent Authority shall be produced by the land holder at the time of submission of application for grant of TDR.</p>
9	Appendix A-2 Proforma-I	<p>In table in Column (i)</p> <p>Permissible Built-up area on Basic FSI (e x g) (sq.m.)</p> <p>FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE.</p>	<p>In table in Column (i)</p> <p>Permissible Built-up area on Basic FSI (f x h) (sq.m.)</p> <p>FORM FOR SANCTION OF BUILDING PERMISSION / COMMENCEMENT CERTIFICATE.</p>
10	Appendix D-1	<p>With reference to your application No. _____, dated _____, for the grant of sanction of Commencement Certificate under Section 18/44 -----subject to the following conditions:</p> <ol style="list-style-type: none"> 1. ----- 2. ----- 3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period. 4. ----- <p>-----</p> <p>Note -1) Nil</p> <p>Note -2) Nil</p>	<p>With reference to your application No. _____, dated _____, for the grant of sanction of Building Permission / Commencement Certificate under Section 18/44 -----subject to the following conditions:</p> <ol style="list-style-type: none"> 1. ----- 2. ----- 3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue if the work is not commenced within the valid period. 4. ----- <p>-----</p> <p>Note 1 - At the time of building permission the Planning Authority may add the necessary conditions regarding compliance of these regulations.</p> <p>Note 2 - At the time of Commencement Certificate, the Planning Authority may add the necessary one or two conditions regarding compliance of the conditions of sanctioned Building Permission and these regulations.</p>



11	Appendix -G	<p>Form for Completion Certificate</p> <p>I hereby certify that the erection / re-erection or part/ full development work in / on building / part-----, The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.**</p> <p>I have to request you to arrange for the inspection & grant permission for the occupation of the building.</p>	<p>Form for Completion Certificate</p> <p>I hereby certify that the erection / re-erection or part/ full development work in / on building / part-----, The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.**</p> <p>All premium charges which are permitted to be paid in instalments with interest as per Regulation No. 2.2.14 are fully paid.</p> <p>I have to request you to arrange for the inspection & grant permission for the occupation of the building.</p>
12	4.27 (2) & (4)	<p>2) Where the Authority or the Appropriate Authority ----- provision shall not be applicable for the purposes mentioned below in 4.24(5) (a), (b) and (c).</p> <p>4) Planning Authority, with the prior approval from Government, ----- for which mentioned at Regulation No.4.24(5) (a) (b) (c), parking may be -----</p>	<p>2) Where the Authority or the Appropriate Authority ----- provision shall not be applicable for the purposes mentioned below in 4.27 (5) (a), (b) and (c).</p> <p>4) Planning Authority, with the prior approval from Government, ----- for which mentioned at Regulation No.4.27(5) (a) (b) (c), parking may be -----</p>
13	6.8 (iii)	<p>Areas covered by Porches, ----- and Service Floor of height not exceeding 1.8 m. height below the beam, -----and like buildings, other buildings above 15 m. in height.</p>	<p>iii) Areas covered by Porches, ----- and Service Floor of height not exceeding 1.8 m. height or as permissible as per regulation 9.33 below the beam, -----and like buildings, other buildings above 15 m. in height.</p>
14	1.1 Extent and Jurisdiction. i)	<p>1.1 Extent and Jurisdiction</p> <p>i) These regulations shall apply to the building activities and development works -----, Hill Station Municipal Councils, Eco sensitive / Eco-fragile region notified by MoEF & CC, and Lonavala Municipal Council in Maharashtra.</p>	<p>1.1 Extent and Jurisdiction</p> <p>i) These regulations shall apply to the building activities and development works -----, Hill Station Municipal Councils, Chikhaldara notified area (consisting Chikhaldara Hill Station M.C. & four villages), Eco sensitive / Eco-fragile region notified by MoEF & CC, and Lonavala Municipal Council in Maharashtra.</p>
15	1.3.93 (xiv)	<p>1.3.93 (xiv)</p> <p>Special Building means- i) any multi-storied building which is more than 24 m. in height measured from ground level, or</p> <p>ii) buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or</p> <p>iii) any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m.or more on any floor irrespective of height of such building.</p>	<p>1.3.93 (xiv)</p> <p>Special Building means- i) any multi-storied building which is more than 24 m. in height measured from ground level, or</p> <p>ii) buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or</p> <p>iii) any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m.or more on any floor irrespective of height of such building.</p> <p>Note : Any building for residential or mix occupancy with height upto 24 mtr. but built up area upto 750 sq. mtr. on any floor and sprinkler system is provided and travel distance is maintained as per these regulations, shall not be considered as special building, subject to fire NOC.</p>
16	2.2.3 Ownership title and area	<p>2.2.3 Ownership title and area</p> <p>Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land -</p>	<p>2.2.3 Ownership title and area</p> <p>Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land</p>



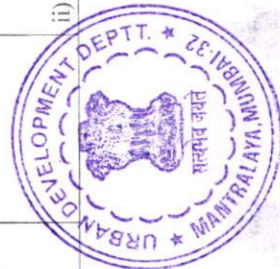
		i) ----- ii) Original measurement plan/city survey sheet of the land or lands under development proposal issued by Land Record Department. ----- ----- provided that, where City Survey of the whole gaathan area is not done by the City Survey Department, in that case the measurement plan authenticated by the Architect having signatures of adjacent plot / land holders may be acceptable. -----	
17	3.1.2	3.1.2 Distance of Site from Electric Lines Table No. 3 - Distance of site from Electric Lines	3.1.2 Distance of Site from Electric Lines Table No. 3 - Distance of site from Electric Lines
18	3.1.6	3.1.6 Development along Highways / Classified Roads - The development along the highways -----, from time to time. The highways passing through the cities shall be treated as city roads.	3.1.6 Development along Highways / Classified Roads - The development along the highways -----, from time to time. All the classified roads passing through the ULBs i.e. Municipal Corporations / Municipal Councils/Nagar Panchayats shall be treated as city roads.
19	3.3.8	3.3.8 Access from the Highways/ Classified Roads (a) ----- (b) ----- Notes - -----	3.3.8 Access from the Highways/ Classified Roads (a) ----- (b) ----- Notes - ----- This provision shall applicable to Area Development Authorities / Metropolitan Region Development Authorities / Special Planning Authorities/New Town Development Authorities and Regional Plan Areas
20	3.3.9	3.3.9 Access Provisions for Special buildings in Regulation No.1.3 (93)(xiv) For special buildings ----- of means of access shall be ensured; (b) The width of the main street on which the plot abuts shall not be less than 12m. in no congested area and shall not be less than 9m. in congested area, and one end of this street shall join another street of width not less than at least 9 m.	3.3.9 Access Provisions for Special buildings in Regulation No.1.3 (93)(xiv) For special buildings ----- of means of access shall be ensured; The width of the main street on which the plot abuts shall not be less than 12m. in no congested area and shall not be less than 9m. in congested area, and one end of this street shall join another street of width not less than 9 m. in congested area and 12m. in non-congested area.
21	3.4.1 (ii)	3.4.1 Recreational Open Space (ii) For the plots having area upto 0.4 ha. regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission.	3.4.1 Recreational Open Space (ii) For the plots having area upto 0.4 ha. regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission. However, for plots having area 0.4 ha. or more regularised under this Act, all the provisions of UDPCR including Recreational Open Space, Amenity space, shall be applicable.
22	3.5	3.5 PROVISION FOR AMENITY SPACE 3.5.1 In the areas of Local Authorities, Special Planning Authorities and Metropolitan Region Development, ----- proposal for development. These amenity spaces ----- if it is required for the following five purposes only. If it is not required ----- with the consent of the owner.	3.5 PROVISION FOR AMENITY SPACE 3.5.1 In the areas of Local Authorities, Special Planning Authorities and Metropolitan Region Development, ----- proposal for development. These amenity spaces -----, if it is required for the following six purposes only. If it is not required -----with the consent of the owner.



23	4.2	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES VII) Public Semi-public Zone - following zone shall be treated ad equivalent to Public Semi-public Zone.	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES VII) Public Semi-public Zone - following zone shall be treated as equivalent to Public Semi-public Zone.
24	4.2	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES. XI) Regional Park Zone.	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES. XI) Regional Park Zone. <i>iv) Recreation Centres,</i> <i>v) Recreational Zone</i>
25	4.4.2	4.4.2 (iv)(a) Service Industries XH) Nil	4.4.2 (iv)(a) Service Industries XII) <i>Manufacture of structural stone goods, stone dressing, stone crushing and polishing, Manufacture of earthen & plaster states and images, toys and art wares and Manufacture of cement concrete building components, concrete jallies, septic tank, plaster of paris work lime mortar etc.</i>
26	4.11	4.11 Agricultural Zone ix) Farm houses shall be permitted subject to following conditions:- d) The FSI shall not ----- not exceeding 9m. shall be permissible.	4.11 Agricultural Zone ix) Farm houses shall be permitted subject to following conditions:- b) The FSI shall not ----- not exceeding 9m. shall be permissible.
27	4.11	4.11- Agricultural Zone ----- xxxxiii) Nil	4.11- Agricultural Zone <u>The following uses shall be permissible :-</u> ----- xxxxiii) <u>Development of Housing for EWS / LIG as per Regulation No. 7.7.</u>
28	4.11	4.11- Agricultural Zone xvi) Integrated highway/ Wayside amenities such as ----- therein, shall be allowed subject to following conditions: - Integrated Highway/ Wayside Amenities may be permitted ----- less than 18 m. width. Provided that, No subdivision -----shall be separately earmarked.	4.11- Agricultural Zone xvi) Integrated highway/ Wayside amenities such as ----- therein, shall be allowed subject to following conditions: - Integrated Highway/ Wayside Amenities may be permitted ----- less than 18 m. width. Provided that, No subdivision -----shall be separately earmarked. <u>Notwithstanding anything contained in this regulation, an individual use as mentioned in this regulation may be permissible, on road having minimum width of 12 m. The minimum plot size for this regulation shall be entire holding mention in the single 7/12 extract or minimum of 4000 sq.m. In any case Sub-division / layout shall not be permitted.</u>
29	4.12	4.12 GREEN BELTZONE / RIVER PROTECTION BELT 4.12.1 vii) Recreational open space of any layout /-----after leaving marginal distances of minimum 15 m. and 9 m. from rivers and nallahs, respectively, or subject to distances mentioned in regulation No. 3.1.3.	4.12 GREEN BELTZONE / RIVER PROTECTION BELT 4.12.1 vii) Recreational open space of any layout /-----after leaving marginal distances of minimum 15 m. and 9 m. from rivers and nallahs, respectively, or subject to restrictions mentioned in regulation No. 3.1.3.
30	6.5	6.5 FSI OF GREEN BELT FSI of the green belt zone shown on the Development Plan / Regional Plan may be allowed ----- that should have survived for at least one year prior to issuance of occupation certificate.	6.5 FSI OF GREEN BELT Basic FSI alongwith full potential of premium FSI and TDR of the green belt zone shown on the Development Plan / Regional Plan may be allowed ----- that should have survived for at least one year prior to issuance of occupation certificate.



31	4.16	4.16 - Afforestation Zone – Uses permissible iv) Uses mentioned in Regulation No. 4.11 (xvi, xxxiii, xxxiv) permissible in Agriculture Zone with FSI of 0.2, 0.1, 0.15 respectively.	4.16 - Afforestation Zone – Uses permissible iv) Uses mentioned in Regulation No. 4.11 (xv, xxxiii, xxxiv) permissible in Agriculture Zone with FSI of 0.2, 0.2, 0.1, 0.15 respectively.
32	4.16	4.16 AFFORESTATION ZONE The following uses shall be permissible :- ii) Forest houses, farm houses meant for forest tourist / servants / technicians / owner and for storing of fertilizes etc., may be permitted subject to the following: - It shall have -----and shall maintain it properly. Provided that, layout of the forest houses / farm houses may be permitted for areas more than 0.4 hectare.	4.16 AFFORESTATION ZONE The following uses shall be permissible :- ii) Forest houses, meant for forest tourist / servants / technicians / owner and for storing of fertilizes etc., may be permitted subject to the following: - It shall have -----and shall maintain it properly. Provided that, layout of the forest houses may be permitted for areas more than 0.4 hectare.
33	4.27	4.27 USES PERMISSIBLE IN DEVELOPMENT PLAN RESERVATIONS 5) Combination of uses ----- a specific purpose. d) Civic Centre/ Community and Cultural Centre – Community Hall, welfare center, gymnasium, badminton hall, art gallery, museum, club house, public conveniences, cafeteria, gardens, exhibition center, and like combination of uses.	4.27 USES PERMISSIBLE IN DEVELOPMENT PLAN RESERVATIONS 5) Combination of uses ----- a specific purpose. d) Civic Centre/ Community and Cultural Centre – Community Hall, welfare center, gymnasium, badminton hall, art gallery, museum, club house, public conveniences, cafeteria, gardens, exhibition center, and like combination of uses. <u>Convenience Shops may be permitted within 15% of basic FSI.</u>
34	4.11	(xxxxiv) - Nil	4.11 (xxxxiv) Development permissible adjacent to Gaothan as specified in Regulation No.5.1.1.
35	4.16	(v) The above uses shall not be permitted on hill slope steeper than 1:5 and such area shall not be considered for FSI. (vi) Nil	(v) Development permissible adjacent to Gaothan as specified in Regulation No.5.1.1 subject to maximum 200 m. periphery from gaothan limit. (vi) The above uses shall not be permitted on hill slope steeper than 1:5 and such area shall not be considered for FSI.
36	5.1.8	5.1.8 – Provision of Amenity Space - v) Provisions of Regulation No. 3.5.1, except (ii) shall be applicable to this regulation.	5.1.8 – Provision of Amenity Space - v) Provisio n of Regulation No. 3.5.1, shall be applicable to this regulation.
37	5.1.1	5.1 – FOR ALL REGIONAL PLAN AREAS. No. 5.1.1- Development Permissible adjacent to Gaothan – For the villages ----- --- in residential zone, may be permitted – i) within a belt of 2.00 km. from the boundaries of Municipal Corporation, 1.00 km. from the boundaries of Municipal Council and 0.50 km. from the boundaries of Nagar Panchayat, where zone plans are not prepared in the Regional Plan for such area;	5.1 – FOR ALL REGIONAL PLAN AREAS. No. 5.1.1- Development Permissible adjacent to Gaothan – For the villages ----- in residential zone, may be permitted – i) within a belt of 2.00 km. from the boundaries of Municipal Corporation, 1.00 km. from the boundaries of Municipal Council and 0.50 km. from the boundaries of Nagar Panchayat, where zone plans are <u>prepared or</u> not prepared in the Regional Plan for such area; However the proposed development within such belt shall be guided by the road network of published / sanctioned zone plans or elsewhere proper road network plan prepared and approved by the Director of Town Planning within 6 months or within such time limit as extended by Government. ii) -----



	iii) ----- iv) in the case of settlements of categories mentioned in <u>(ii) and (iii)</u> above, falling in the planning areas / Zone Plans of Regional Plans , such distance from the goathan limits shall be 500 meters only; v) in the case of village settlements in the Western Ghat hilly area (eco sensitive zone) in Regional Plan of Satara, and Pune, <u>Ahmednagar, Dhule, Kolhapur, Nashik, Nandurbar, Sangli, Sindhudurg, Thane, Palghar and Raigad District or as notified by Govt. from time to time</u> such distance shall be 200 m. only;
38	5.1 FOR ALL REGIONAL PLAN AREAS 5.1.6 Station Area Development. The development around the Sub-urban railway station upto a distance of 500 m. shall be -----development, subject to following. ----- 5.1.8 Provision of Amenity Space. 5.1.8(iv) If owner agrees to handover and the Authority agrees ----- and floor space index (FSI) in lieu thereof subject to maximum receiving potential prescribed in these regulations may be made available in-situ ----- in Regulation of TDR. 6.2.1 - Table 6-D, Note : 20 - Nil
39	5.1.8 Provision of Amenity Space. 5.1.8(iv) If owner agrees to handover and the Authority agrees ----- and floor space index (FSI) in lieu thereof may be made available in-situ ----- ----- in Regulation of TDR. 6.2.1 - Table 6-D, Note : 20 - Nil
40	6.2.1 - Table 6-D, Note : 20 - Nil
41	6.3 Table No.6G Note - xiv) Entire area of plot may be considered ----- after deducting area under D.P. road and amenity space . This shall be applicable in cases where reservation area or amenity space is handed over to the authority. 6.8 Exclusion of structures / projections for FSI calculation ii) Stilt/ Multi-storied floors/ podium/ basement, if used for parking including passages therein.
42	6.8 Exclusion of structures / projections for FSI calculation ii) Stilt/ Multi-storied floors/ podium/ basement, if used for parking including passages therein.
43	6.10.1 (i) 6.10 HEIGHT OF BUILDING This regulation shall be -----, unless and otherwise specified in the respective regulation.



6.10.1 (i) Height of building ---- of Chief Fire Officer of the ----- under these regulations.

Sr. No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6m. height
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area.	Permissible height as per approval from Fire Department
2	For remaining Municipal Corporations area	70
3	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.	50

7.1
Table No. 7.1 – Higher F.S.I.
Table No. 7-A (Sr.No.E) (Column No.5)
The Authority may allow exceeding the limit of higher FSI mentioned in column 3.
Nil

7.7
7.7.1 In Residential Zone-
If the owner constructs -----of Regulation No.6.1 or 6.3, subject to following conditions.
i) -----
ii) -----
iii) -----
iv) -----
v) -----
Note -Nil
7.7.2 In Agricultural Zone - The housing scheme mentioned in Regulation No.7.7 shall be permissible in ----- lie with the owner / developer.
Note -Nil

6.10.1 (i) Height of building ---- of Chief Fire Officer of the ----- under these regulations.

Sr. No.	Authority / Area	Permissible ht (m.) excluding parking floor upto 6m. height
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR, Metropolitan Authorities area, <u>and Area Development Authorities, Special Planning Authorities within these areas</u>	Permissible height as per approval from Fire Department
2	For remaining Municipal Corporations area, <u>and Area Development Authorities, Special Planning Authorities within these areas</u>	70
3	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.	50

7.1
Table No. 7.1 – Higher F.S.I.
Table No. 7-A (Sr.No.E) (Column No.5)
ii) The Authority may allow exceeding the limit of higher FSI mentioned in column 3.
iii) For the land in possession of MSRTC, maximum 2/3 FSI out of maximum building potential shall be permitted to be utilized for commercial use. Provided that, Minimum 50% contiguous land shall be used for principal purpose of MSRTC.

7.7 DEVELOPMENT OF HOUSING FOR EWS/ LIG
7.7.1 In Residential Zone-
If the owner constructs -----of Regulation No.6.1 or 6.3, subject to following conditions.
i) -----
ii) -----
iii) -----
iv) -----
v) -----
Note - Out of the permissible FSI, 10% of the basic FSI mentioned in Regulation No. 6.1 or 6.3, shall be allowed for commercial use.-
7.7.2 In Agricultural Zone - The housing scheme mentioned in Regulation No.7.7.1 shall be permissible in ----- lie with the owner / developer.
Note - Out of the permissible FSI, 10% of the FSI shall be allowed for commercial use.



46	<p>8.2.1 Off-street parking requirement Table No. 8B - Parking Requirements Note - v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR ----- such charges shall not be leviable.</p>	<p>8.2.1 Off-street parking requirement Table No. 8B - Parking Requirements Note - v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR ----- such charges shall not be leviable. <u>Parking requirement as stipulated in Table-8 B and Table- 8 C, may be permitted for full permissible potential of the plot even though Building permission is sought for and sanctioned for only part of the full potential. In such cases the difference between number of parking required for such part potential and full permissible potential shall be liable for payment of charges as above, at the time of final occupancy certificate for such sanctioned permission,</u> <u>or</u> <u>If the building permission proposal for the balance potential is not submitted before such final occupancy certificate, then such excess parking shall deemed to be treated as public parking and shall be handed over for the same purpose to the Authority free of cost.</u></p>
47	<p>9.31 - ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES Following amenities shall be provided in any housing scheme and shall be counted in FSI. v) The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided.</p>	<p>9.31 - ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES Following amenities shall be provided in any housing scheme and shall be counted in FSI. v) The requirements at (i) to (iii) above shall firstly be provided for the building having 30 to 100 tenements and thereafter the quantum mentioned in the said provisions shall be provided.</p>
48	<p>4.2 - LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES (I) Residential Zone -Following other zones shall be Treated as equivalent to Residential zone. (iv) Residential Zone – R-2, R-3 (v) Residential Zone – R-4, with payment of premium</p>	<p>4.2 - LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES (I) Residential Zone -Following other zones shall be treated as equivalent to Residential zone. (iv) Residential Zone – R-2 (v) Residential Zone – R-3 and R-4, with payment of <u>infrastructure cost as decided by the Authority.</u></p>
49	<p>10.15 CERTAIN REGULATIONS CEASE TO OPERATE IN FUTURE. The Regulation No. 10.1.1, 10.3.1, 10.3.2, 10.3.4, 10.4.1 and 10.14.1 shall cease to operate on 1st Jan, 2022 or as decided by the Government from time to time and thereafter provisions of these regulations shall apply.</p>	<p>10.15 CERTAIN REGULATIONS CEASE TO OPERATE IN FUTURE. The Regulation No. 10.1.1, 10.3.1, 10.3.2, 10.3.4, and 10.14.1 shall cease to operate on 1st Jan, 2022 or as decided by the Government from time to time and thereafter provisions of these regulations shall apply.</p>
50	<p>10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 ----- Table No. 10 B – Note – 4 Height of building ii) For Sr.No. 1, 2 & 3 – upto 21 m. height with marginal distances as per column No. 4, 5 & 6 of table above.</p>	<p>10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 ----- Table No. 10 B – Note – 4 Height of building ii) For Sr.No. 1, 2 & 3 – upto 21 m. height with marginal distances as per column No. 4, 5 & 6 of table above.</p>



		<p>Above 21 m. height - it shall be as per regulation No.6.10.</p> <p>iii) For Sr. No. 4 to 42 upto 15 m. as per column No 4, 5 & 6 of table above. For height above 15 m., 1.0 m. ----- Continued upto 21 m. height. Above 21 m. height - it shall be as per regulation No. 6.10.</p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions/notes to allow development under above regulations:- vi) If owner desires to construct area of amenity more than what is mentioned above table with the consent of the authority, then he shall be entitled for amenity TDR to that extent.</p>	<p>Above 21 m. height - it shall be as per regulation No.6.2.3.3. as <u>the case may be.</u></p> <p>iii) For Sr. No. 4 to 42 upto 15 m. as per column No 4, 5 & 6 of table above. For height above 15 m., 1.0 m. ----- Continued upto 21 m. height. Above 21 m. height - it shall be as per regulation No.6.1.1(iii)(vi) or <u>Regulation No.6.2.3.3. as the case may be.</u></p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions/notes to allow development under above regulations:- vi) If owner desires to construct area of amenity more than what is mentioned in above table <u>upto maximum building potential as per regulation no.6.1, Table 6-A or regulation no.6.3. Table 6-G, as the case may be,</u> with the consent of the authority, then he shall be entitled for amenity TDR to that extent.</p>												
51	11.1	<p>Above 21 m. height - it shall be as per regulation No.6.10.</p> <p>iii) For Sr. No. 4 to 42 upto 15 m. as per column No 4, 5 & 6 of table above. For height above 15 m., 1.0 m. ----- Continued upto 21 m. height. Above 21 m. height - it shall be as per regulation No. 6.10.</p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions/notes to allow development under above regulations:- vi) If owner desires to construct area of amenity more than what is mentioned above table with the consent of the authority, then he shall be entitled for amenity TDR to that extent.</p>	<p>Above 21 m. height - it shall be as per regulation No.6.2.3.3. as <u>the case may be.</u></p> <p>iii) For Sr. No. 4 to 42 upto 15 m. as per column No 4, 5 & 6 of table above. For height above 15 m., 1.0 m. ----- Continued upto 21 m. height. Above 21 m. height - it shall be as per regulation No.6.1.1(iii)(vi) or <u>Regulation No.6.2.3.3. as the case may be.</u></p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions/notes to allow development under above regulations:- vi) If owner desires to construct area of amenity more than what is mentioned in above table <u>upto maximum building potential as per regulation no.6.1, Table 6-A or regulation no.6.3. Table 6-G, as the case may be,</u> with the consent of the authority, then he shall be entitled for amenity TDR to that extent.</p>												
52	11.2.4	<p>11.2.4 Generation of the Transferable Development Rights (TDR) (Explanation: - ----- Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, Heritage TDR and deemed reservations.</p> <p>12.5 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS 2) Requirement of Water Supply in Building. The total requirements of water supply shall be calculated based on the population as given below:-</p> <table border="1" data-bbox="911 1021 1042 1895"> <tr> <td>Occupancy</td> <td>Basis</td> </tr> <tr> <td>Residential Building</td> <td>5 persons per tenement</td> </tr> <tr> <td>Other Buildings</td> <td>No. of persons on occupant load and area of floors given in Table No.10.</td> </tr> </table>	Occupancy	Basis	Residential Building	5 persons per tenement	Other Buildings	No. of persons on occupant load and area of floors given in Table No.10.	<p>11.2.4 Generation of the Transferable Development Rights (TDR) (Explanation: - ----- Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation / deemed reservations/ roads, Slum TDR, Heritage TDR.</p> <p>12.5 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS 2) Requirement of Water Supply in Building. The total requirements of water supply shall be calculated based on the population as given below:-</p> <table border="1" data-bbox="911 51 1042 1021"> <tr> <td>Occupancy</td> <td>Basis</td> </tr> <tr> <td>Residential Building</td> <td>5 persons per tenement</td> </tr> <tr> <td>Other Buildings</td> <td>No. of persons on occupant load and area of floors given in Table No.9-E</td> </tr> </table>	Occupancy	Basis	Residential Building	5 persons per tenement	Other Buildings	No. of persons on occupant load and area of floors given in Table No.9-E
Occupancy	Basis														
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Occupancy	Basis														
Residential Building	5 persons per tenement														
Other Buildings	No. of persons on occupant load and area of floors given in Table No.9-E														
54	APPENDIX 'B'	<p>APPENDIX 'B': FORM FOR SUPERVISION</p> <p>To, The Authority (Name of the Authority)</p> <p>Sir,</p> <p>I hereby certify ----- for the execution of the work in all respects.</p>	<p>APPENDIX 'B': FORM FOR SUPERVISION</p> <p>To, The Authority (Name of the Authority)</p> <p>Sir,</p> <p>I hereby certify ----- for the execution of the work in all respects.</p>												



55	Appendix -C Clause No. C-4.3 (viii) Certificate of Structural design adequacy at the time of completion	<p>Date : _____ Signature and name of the Architect or Licensed Engineer/ Site Engineer/Supervisor. * Registration/ License No.</p> <p>* Strike out whichever is not applicable.</p> <p style="text-align: center;">CERTIFICATE</p> <p>** I hereby certify that the structural drawings for the above mentioned work are prepared by me / us and work, as far as structural drawings are concerned, shall be carried under my supervision. I shall be responsible for the execution of the work as far as structural drawings are concerned.</p> <p>Signature and name of the Structural Engineer / Architect / Licensed Engineer. *** Registration/ License No. Date : _____</p> <p>** Wherever applicable. *** Strikeout whichever is not applicable.</p> <p style="text-align: center;"><u>CERTIFICATE</u></p> <p>** I hereby certify that the work of structural elements for the above mentioned work shall be carried under my supervision as per the above mentioned structural drawings after due verification by concerned Structural Engineer. I shall be responsible for the execution of the work, quality of material used and quality of workmanship as per the above mentioned Structural Design and structural drawings.</p> <p>Date : _____ Signature and name of the Architect or Licensed Engineer/ Site Engineer /Supervisor. * Registration/ License No. _____</p> <p>** Wherever applicable. * Strikeout whichever is not applicable.</p> <p>Appendix -C Clause No. C-4.3 (viii) Certificate of Structural design adequacy at the time of completion shall be in the following format:-</p>
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PRAPTRA - I

CERTIFICATE AS PER APPENDIX C-4.3(viii)

Structural Design Adequacy

(to be submitted at the time of completion)

To,
The Authority
(Name of the Authority)

Sir,

I/we have been appointed as Structural Engineer by m/s-----
-----for preparing the structural design and drawings for the New structure consisting
of -----floors, construction of ----- additional floors over existing structure with -----
floors, as described in my enclosed Design base report, based on the Architectural
drawings and other utilities and services requirements given by the Owner/ Developer
of the development work of building in Plot No. _____ in Block No. _____ situated at
Road / street _____ Revenue S.No. / Gat No. / Khasara No. / City Survey
No. / Final Plot No., tal., District-----,
The following listed firms /persons are associated with the work as appointed by M/s-----

Architect :-

Owner /Developer:-----

Licensing Engineer:-----

Site Engineer:-----

I/we hereby certify and confirm adequacy of the structural design for intended use
represented through my structural drawing issued from time to time.

I/we further confirm that the structural design structural drawings and details of the
building which has been done by me/us, satisfy the structural safety requirements for
all situations including natural disasters, as applicable, as stipulated in National
Building Code of India and its Part 6- Structural Design and other relevant Codes,
considering the report of Subsurface investigations, where applicable.

I/we enclosing herewith undertaking of Site Engineer/ licensed Engineer, Owner
regarding compliance with structural drawings and adherence to standard construction
practices while executing the construction work.

On the basis of this I/we hereby certify that to the best of my Knowledge and belief the
said structure is structurally fit for the intended purpose.

As a Structural Engineer for design my responsibilities are limited to providing
structural design structural drawings and details in accordance with the provisions of
relevant prevailing Indian Standard codes, and visits to site at specified stages called for



		<p>by the <i>Supervising Structural Engineer/ Supervising Engineer/ site Engineer for verification of reinforcement laid. All issues related to Supervision, Materials, Workmanship and execution are the sole responsibility of the Supervising Structural Engineer/Supervising Engineer/ site Engineer. Visit made by me as Structural Engineer are not for Supervision since, i/we are not responsible for supervision and quality of work. This certificate is issued on the clear understanding that my overall design responsibility for safe and proper performance of structural design ceases, the moment any addition and/or alteration or any damage to the structural frame is caused by accident or by tampering with the geometrical sections of structural members for any purpose whatsoever or due to overloading of the structure or lack of maintenance or any act that is detrimental to the structure as a whole.</i></p> <p><i>This certificate is issued in conjunction with the certificate of the licensed Engineer and owner certifying the quality of work.</i></p> <p>Enclosure-</p> <p>1) 2) 3)</p> <p>Date : _____ Signature and name of the Licensed Structural Engineer Registration/ License No. _____</p>	
56	Appendix C	<p>C-7- LICENSING -</p> <p>C- 7.1 Technical Personnel to be licensed :- The Qualified technical personnel or group as given in regulations; No. C-2, C-3, C-4, C-5, C-6 shall be licensed with the Authority or District Offices of Town Planning Department and the license shall be valid for three calendar years ending 31stDecember after which it shall be renewed every three years. The technical person registered with the Authority shall be entitled to work within Authority's jurisdiction and those registered with district offices shall be entitled to work within jurisdiction of all Authorities as well as regional plan area of the respective district.</p>	<p>C-7- LICENSING -</p> <p>C- 7.1 Technical Personnel to be licensed :- The Qualified technical personnel or group as given in regulations; No. C-3, C-4, C-5, C-6 shall be licensed with the Authority or Directorate Office of Town Planning Department and the license shall be valid for three calendar years ending 31stDecember after which it shall be renewed every three years. The technical person registered with the Authority shall be entitled to work within Authority's jurisdiction and those registered with Directorate Office shall be entitled to work within jurisdiction of all Authorities as well as regional plan area.</p>
57	4.8.1	<p>4.8.1 Allowing Residential / Commercial Uses in Industrial Zone – (b)----- viii) At least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc. by the Authority.</p>	<p>4.8.1 Allowing Residential / Commercial Uses in Industrial Zone – (b)----- viii) At least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc. by the Authority. <u>Provided that if such amenity space is less than 1000 sq.m. then it shall be reserved only for unbuildable purposes such as garden, recreational ground and may be allowed on internal road / Layout road / existing road/access road having width less than 12 m.</u></p>



58	3.8.2	<p>3.8.2 Inclusive Housing – (b) For Group Housing Scheme: For a plot of land, admeasuring 4000 sq.m. or more ----- EWS/ LIG Housing in the form of tenements of size ranging between 30 and 50 sq.m. built-up area (hereinafter ----- following conditions:-</p> <p>iii) The Owner / Developer, after getting commencement certificate of Affordable Housing component -----Owner/Developer. If the allottees fails to deposit the amount ----- plus 25% additional cost. This shall also be applicable for plots mentioned in (a) above.</p> <p>If MHADA fails to send the list within the period of six months as specified above, any other Authority as decided by the Government shall send the list of allottees within six months. -----mentioned in the para above.</p> <p>7.7 DEVELOPMENT OF HOUSING FOR EWS/ LIG</p> <p>7.7.1 In Residential Zone-</p> <p>If the owner constructs the housing for EWS/ LIG in the form of tenements of size up to 50 sq.m. built-up area on his plot, then ----- subject to following conditions.</p> <p>ii) Out of the total tenements, at least 40% tenements shall be of built-up area not more than 30sq.m.</p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions / notes to allow development under above regulations xi) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot. xvii) The norms mentioned above in note (ii) for B and C class Municipal Councils, shall be applicable to non-Municipal Town Development Plan also.</p>	<p>3.8.2 Inclusive Housing – (b) For Group Housing Scheme: For a plot of land, admeasuring 4000 sq.m. or more ----- EWS/ LIG Housing in the form of tenements of size ranging between 30 and 50 sq.m. carpet area (hereinafter ----- following conditions:-</p> <p>iii) The Owner / Developer, after getting commencement certificate of Affordable Housing component ----- Owner/Developer. If the allottees fails to deposit the amount ----- plus 25% additional cost <u>to the persons belonging to the EWS/LIG category as determined by Government in Housing Department.</u> This shall also be applicable for plots mentioned in (a) above.</p> <p>If MHADA fails to send the list within the period of six months as specified above, concerned Planning Authority, after following procedure as that of MHADA, shall send the list of allottees within six months. -----mentioned in the para above.</p> <p>7.7 DEVELOPMENT OF HOUSING FOR EWS/ LIG</p> <p>7.7.1 In Residential Zone-</p> <p>If the owner constructs the housing for EWS/ LIG in the form of tenements of size up to 50 sq.m. carpet area on his plot, then ----- subject to following conditions.</p> <p>ii) Out of the total tenements, at least 40% tenements shall be of carpet area not more than 30 sq.m.</p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions / notes to allow development under above regulations (xi) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI / and Premium FSI and TDR potential of the entire plot on the remaining plot. xvii) The norms mentioned above in note (ii) for B and C class Municipal Councils, shall be applicable to non-Municipal Town Development Plan also.</p>
59	7.7.1	<p>7.7.1 In Residential Zone-</p> <p>If the owner constructs the housing for EWS/ LIG in the form of tenements of size up to 50 sq.m. built-up area on his plot, then ----- subject to following conditions.</p> <p>ii) Out of the total tenements, at least 40% tenements shall be of built-up area not more than 30sq.m.</p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions / notes to allow development under above regulations xi) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot. xvii) The norms mentioned above in note (ii) for B and C class Municipal Councils, shall be applicable to non-Municipal Town Development Plan also.</p>	<p>7.7.1 In Residential Zone-</p> <p>If the owner constructs the housing for EWS/ LIG in the form of tenements of size up to 50 sq.m. carpet area on his plot, then ----- subject to following conditions.</p> <p>ii) Out of the total tenements, at least 40% tenements shall be of carpet area not more than 30 sq.m.</p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions / notes to allow development under above regulations (xi) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI / and Premium FSI and TDR potential of the entire plot on the remaining plot. xvii) The norms mentioned above in note (ii) for B and C class Municipal Councils, shall be applicable to non-Municipal Town Development Plan also.</p>
60	11.1	<p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions / notes to allow development under above regulations xi) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot. xvii) The norms mentioned above in note (ii) for B and C class Municipal Councils, shall be applicable to non-Municipal Town Development Plan also.</p>	<p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions / notes to allow development under above regulations (xi) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI / and Premium FSI and TDR potential of the entire plot on the remaining plot. xvii) The norms mentioned above in note (ii) for B and C class Municipal Councils, shall be applicable to non-Municipal Town Development Plan also.</p>



61	11.2.7	Utilisation of Transferable Development Rights (TDR) and Road Width Relation (iii) The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any.	11.2.7 Utilisation of Transferable Development Rights (TDR) and Road Width Relation (iii) The utilisation of Transferable Development Rights (TDR) shall be permissible by considering the provision mentioned in Note (xiv) below Table No. 6G of regulation 6.3.
62	11.1	Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) Table-11A, 1-Recreational (1.1) Planning Authority may acquire ----- general Public. OR The Authority, after handing over of 70% of the land of the reservation to the planning authority by the owner in lieu of FSI/TDR , may allow him to develop remaining 30% of land as per adjoining use, subject to following terms/conditions:- Form giving Particulars of Development (Item iv of Appendix A-1) Sr.No.6 (d) Is it within permissible limit of height specified in Regulation No.6.8 ? Sr.No.6 (e) Is height approved by Chief Fire Officer/ Director of Fire Services, M.S.? (In case of height more than 15 m.)	11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) Table-11A, 1-Recreational (1.1) Planning Authority may acquire ----- general Public. OR The Authority, after handing over of 70% of the land of the reservation to the planning authority by the owner free of cost and free from all encumbrances , may allow him to develop remaining 30% of land as per adjoining use, subject to following terms/conditions:- Form giving Particulars of Development (Item iv of Appendix A-1) Sr.No.6 (d) Is it within permissible limit of height specified in Regulation No.6.10 ? Sr.No.6 (e) Is height approved by Chief Fire Officer/ Director of Fire Services, M.S.? (In case of Special Buildings mentioned in regulation number 1.3.93(xiv))
63	Appendix A-1	Form giving Particulars of Development (Item iv of Appendix A-1) Sr.No.6 (d) Is it within permissible limit of height specified in Regulation No.6.8 ? Sr.No.6 (e) Is height approved by Chief Fire Officer/ Director of Fire Services, M.S.? (In case of height more than 15 m.)	Form giving Particulars of Development (Item iv of Appendix A-1) Sr.No.6 (d) Is it within permissible limit of height specified in Regulation No.6.10 ? Sr.No.6 (e) Is height approved by Chief Fire Officer/ Director of Fire Services, M.S.? (In case of Special Buildings mentioned in regulation number 1.3.93(xiv))
64	1.7	POWER TO PRESCRIBE THE PROFORMAS The Authority, with the approval of Government, ----- these regulations.	1.7 POWER TO PRESCRIBE THE PROFORMAS Notwithstanding anything contained in any Appendices / Proformas provision in respective regulations shall prevail. The Authority, with the approval of Government, ----- these regulations.
65	14.3	14.3 AFFORDABLE HOUSING SCHEME (i)(g) An Affordable Housing Unit shall be a self-contained dwelling unit of 27.88 sq.m. carpet area. However the carpet area of a Housing Unit shall be 160 Sq.mts., where the construction under the Rental Housing Scheme has already commenced.	14.3 AFFORDABLE HOUSING SCHEME (i)(g) An Affordable Housing Unit shall be a self-contained dwelling unit of 27.88 sq.m. carpet area. However the carpet area of a Housing Unit shall be 160 sq.mtr., / 25 sq.mtr. where the construction under the Rental Housing Scheme / Affordable Housing Scheme, as the case may be , has already commenced.
66	2.2.14	Premium Charges and Fire Infrastructure Charges. Notes: (v) The aforesaid option 1 & option 2 shall be applicable for the period of 2 years.	2.2.14 Premium Charges and Fire Infrastructure Charges. Notes: (v) The aforesaid option 1 & option 2 shall be applicable for the period of 2 years. In addition to this extension of further 2 years (i.e upto 2.12.2024) shall be applicable, considering the lock-down measures and guidelines issued by the Government w.r.t. Pandemic situation.
67	6.8	EXCLUSION OF STRUCTURES/ PROJECTIONS FOR FSI CALCULATION 6.8(iv) - Area of structures for water, grey water, wet-waste or an effluent treatment plant, rain water harvesting Pump rooms (maximum 10sqm.), electric cabin of -----collection chambers.	6.8 - EXCLUSION OF STRUCTURES/ PROJECTIONS FOR FSI CALCULATION 6.8(iv) - Area of structures for water, grey water, wet-waste or an effluent treatment plant, rain water harvesting Pump rooms, electric cabin of -----collection chambers.



68	9.29.3	9.28.8. Width of stair case The minimum width of staircases / corridors for various buildings shall be as below. Table No.9 G - Minimum width of staircases Note- Nil	9.28.8. Width of stair case The minimum width of staircases / corridors for various buildings shall be as below. Table No.9 G - Minimum width of staircases Note- Internal staircase for duplex tenements shall be of minimum width 0.75 m. and for mezzanine floor shall be of minimum width 0.90 m.
69	2.2.13	2.2.13 Development Charges Development charges as required under Section 124 A of the Maharashtra Regional and Town Planning Act, 1966 ----- ASR and provisions mentioned in the said Act Provided that, ----- (x) Nil	2.2.13 Development Charges Development charges as required under Section 124 A to 124 L of the Maharashtra Regional and Town Planning Act, 1966 ----- ASR and provisions mentioned in the said Act Provided that, ----- x) Where development permission is granted and development charges are already collected by any Authority in their jurisdiction and thereafter such area is included in the jurisdiction of other Authority in such cases, the provisions mentioned in Sr.No.(i) to (ix) above shall be applicable mutatis and mutandis, as the case may be.
70	5.11	5.11 -Nil	5.11) Aurangabad Regional Plan - Tourism Development Strip shown in Tourist Complex of Mhaismal Girishthan, Tourist Complex Sulbhanjan, Tourist Complex Verul, Tourist Complex Doulatabad- Notwithstanding anything contained in these rules, the following Building users will be permissible in this Zone - Conventional Hotels, Including cottages for tourist. iv) Canteens/Restaurants & Tea stalls including pan shops. v) Baths & Toilets for camping sites providing for tents/carabank vi) Public utilities and services like information centre, tourist reception centre, telephone booths, first aid centre, health farm, gymnasium , indoor game hall and lawn tennis court, structures for recreation purposes such as Amusement Park, water sports facilities, marine jitties & pontoons for docking of boats, swimming pools, boat house, and like. with following restrictions- h) Minimum plot size should be 100x 50mts irrespective of holdings. i) 12 mt. service road should be provided j) Minimum 6 mt. side margin from all side should be provided. Similarly ribbon development Control Rules should be observed. k) The permissible FSI shall be 0.2 on gross plot area without payment of premium and upto 1.00 with payment of premium at the rate of 20% of land rate in ASR of said land, without considering the guidelines therein. l) Sculpture tree plantation along service road to be carried out with the help of social forest Department.



			<p>m) <i>Plantation at the rate of 300 plants per Hectors to be carried out before commencement of work.</i></p> <p>n) <i>In this strip user of tourist interest is only be permitted. On the plots, for which regular N.A &/or layouts are sanctioned and which area affected by this strip, the above said users shall only be permitted, keeping the area & the shape of the plot intact as per sanction.</i></p>
71	6.3	<p>6.3 - Table 6 G</p> <p>Note - v) Out of quantum of TDR mentioned in Column No. 5 or 8 minimum 30% and subject to maximum 50% of TDR shall be utilised out of the TDR generated from Slum Rehabilitation Scheme (Slum TDR) / Urban Renewal TDR / Amenity construction TDR (till generation of URT). If such TDR is not available then other TDR may be used.</p>	<p>6.3 - Table 6 G</p> <p>Note - v) Out of quantum of TDR mentioned in Column No. 5 or 8 minimum 30% and subject to maximum 50% of TDR shall be utilised out of the TDR generated from Slum Rehabilitation Scheme (Slum TDR) / <u>Urban Renewal TDR / TDR generated from the area of notified URP as per regulation no. 14.8.8 (iv) (c) (i)</u> / Amenity construction TDR (till generation of URT). If such TDR is not available then other TDR may be used.</p>
72	7.10	<p>7.10 INCENTIVE FOR GREEN BUILDINGS</p> <p>The Authority shall ----- following incentives shall be provided for green rated buildings.</p> <p>i) Green buildings shall be entitled for incentive FSI as below.</p> <p>GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating - 3% incentive FSI on basic FSI.</p> <p>GRIHA Four star/IGBC Gold/LEED Gold or equivalent rating - 5% incentive FSI on basic FSI.</p> <p>GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating - 7% incentive FSI on basic FSI.</p> <p>Provided, achieving minimum GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating for construction projects -----public sector undertakings.</p>	<p>7.10 INCENTIVE FOR GREEN BUILDINGS</p> <p>The Authority shall ----- following incentives shall be provided for green rated buildings.</p> <p>i) Green buildings shall be entitled for incentive FSI as below.</p> <p>GRIHA Three star/ IGBC Silver / LEED silver <u>The ASSOCHAM GEM</u> or equivalent rating - 3% incentive FSI on basic FSI.</p> <p>GRIHA Four star/IGBC Gold/LEED Gold <u>The ASSOCHAM GEM</u> or equivalent rating - 5% incentive FSI on basic FSI</p> <p>.GRIHA Five star/ IGBC Platinum/ LEED Platinum <u>The ASSOCHAM GEM</u> or equivalent rating - 7% incentive FSI on basic FSI.</p> <p>Provided, achieving minimum GRIHA Three star/ IGBC Silver / LEED silver <u>The ASSOCHAM GEM</u> or equivalent rating for construction projects -----public sector undertakings.</p>
73	14.1	<p>14.1.1.10 Liability of Project Proponent/s:-</p> <p>iv) Project Proponent/s shall mandatorily provide facilities for making the Township SMART</p> <p>n) Ensure that the buildings have at least 3 star ratings from GRIHA</p>	<p>14.1.1.10 Liability of Project Proponent/s:-</p> <p>iv) Project Proponent/s shall mandatorily provide facilities for making the Township SMART</p> <p>n) Ensure that the buildings have at least 3 star ratings from GRIHA / <u>Silver from IGBC / Silver from LEED / equivalent rating from The ASSOCHAM GEM.</u></p>
74	10.5.1	<p>10.5 NASHIK MUNICIPAL CORPORATION</p> <p>10.5.1 Applicability of Regulations for some areas.</p> <p>ii) For the area earlier under the jurisdiction of CIDCO which is handed over to Nasik Municipal Corporation, the Development Control Regulations of CIDCO prevailing on the date of taking over the area shall remain in force for the said area.</p>	<p>10.5 NASHIK MUNICIPAL CORPORATION</p> <p>10.5.1 Applicability of Regulations for some areas.</p> <p>ii) <u>Deleted.</u></p>
75	11.1	<p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle)</p>	<p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle)</p>



Table No. 11A Manner of Development	Table No. 11A Manner of Development	Table No. 11A Manner of Development
5) Transportation – 5.3) Parking – (column no. 3) The Planning Authority/----- OR ----- OR ----- OR The Owner may be allowed to develop area of the reservation, subject to following :- ----- vi) <u>Reservation may be allowed to be developed in parts, if the area under such part reservation is 50% or more, out of total area of reservation.</u>	5) Transportation – 5.3) Parking – (column no. 3) The Planning Authority/----- OR ----- OR ----- OR The Owner may be allowed to develop remaining area of the reservation, subject to following :- ----- vi) Nil 14.2.3 For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority. ii) Maximum Permissible FSI Explanation:- b) Premium to be Paid ----- i) The additional FSI as prescribed in the Table under provision 1.2 above, in case of development / redevelopment ----- density per hectare of the gross plot area as given below. Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hector. ii) However, subject to the provisions of regulation A.3 herein below, if the tenement density proposed is less than that stipulated in the table under provision A.2.1(a), the premium to be paid in that event shall be the additional premium as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the basic permissible FSI. 14.3 AFFORDABLE HOUSING SCHEME ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (iii) above or fails to do so, -----, is handed over to the Authority.	5) Transportation – 5.3) Parking – (column no. 3) The Planning Authority/----- OR ----- OR ----- OR The Owner may be allowed to develop area of the reservation, subject to following :- ----- vi) <u>Reservation may be allowed to be developed in parts, if the area under such part reservation is 50% or more, out of total area of reservation.</u>
14.2.3 For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority. ii) Maximum Permissible FSI Explanation:- b) Premium to be Paid ----- i) The additional FSI as prescribed in the Table under provision (ii) above, in case of development / redevelopment proposed in the NMRC with minimum tenement density per hectare of the gross plot area as given below. Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hector. ii) However, subject to the provisions of regulation 14.2.3(iii) herein below, if the tenement density proposed is less than that stipulated under provision (ii)(a)(i), the premium to be paid in that event shall be the additional premium as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the basic permissible FSI. 14.3 AFFORDABLE HOUSING SCHEME ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (ii) above or fails to do so, -----, is handed over to the Authority.	14.2.3 For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority. ii) Maximum Permissible FSI Explanation:- b) Premium to be Paid ----- i) The additional FSI as prescribed in the Table under provision 1.2 above, in case of development / redevelopment ----- density per hectare of the gross plot area as given below. Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hector. ii) However, subject to the provisions of regulation A.3 herein below, if the tenement density proposed is less than that stipulated in the table under provision A.2.1(a), the premium to be paid in that event shall be the additional premium as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the basic permissible FSI. 14.3 AFFORDABLE HOUSING SCHEME ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (iii) above or fails to do so, -----, is handed over to the Authority.	14.2.3 For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority. ii) Maximum Permissible FSI Explanation:- b) Premium to be Paid ----- i) The additional FSI as prescribed in the Table under provision (ii) above, in case of development / redevelopment proposed in the NMRC with minimum tenement density per hectare of the gross plot area as given below. Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hector. ii) However, subject to the provisions of regulation 14.2.3(iii) herein below, if the tenement density proposed is less than that stipulated under provision (ii)(a)(i), the premium to be paid in that event shall be the additional premium as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the basic permissible FSI. 14.3 AFFORDABLE HOUSING SCHEME ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (ii) above or fails to do so, -----, is handed over to the Authority.
14.3 AFFORDABLE HOUSING SCHEME ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (ii) above or fails to do so, -----, is handed over to the Authority.	14.3 AFFORDABLE HOUSING SCHEME ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (iii) above or fails to do so, -----, is handed over to the Authority.	14.3 AFFORDABLE HOUSING SCHEME ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (ii) above or fails to do so, -----, is handed over to the Authority.
14.3 AFFORDABLE HOUSING SCHEME iv) Release of FSI under the Scheme ----- following Table No. 145.	14.3 AFFORDABLE HOUSING SCHEME iv) Release of FSI under the Scheme ----- following Table No. 14R.	14.3 AFFORDABLE HOUSING SCHEME iv) Release of FSI under the Scheme ----- following Table No. 145.



79	14.8.1	<p>14.8.1-Urban Renewal Scheme (URS) for Municipal Corporation Area.</p> <p>iii) Building Age Criteria for URC shall be as under:</p> <p>b) Authorized dilapidated buildings, as determined by the Committee specified in Regulation of Redevelopment of Dilapidated Buildings;</p> <p>f) Any other buildings which may be -----, as certified by the Committee specified in Regulation of Redevelopment of Dilapidated Buildings;</p> <p>Explanation-2.—Whenever any authorized building, -----, such building is found and certified by the Committee specified in Regulation of Redevelopment of Dilapidated Buildings as dilapidated and unsafe for habitation, such building shall be included in the URC without the requirement of consents.</p>	<p>14.8.1-Urban Renewal Scheme (URS) for Municipal Corporation Area.</p> <p>iii) Building Age Criteria for URC shall be as under:</p> <p>b) Authorized dilapidated buildings, as determined by the Designated Officer appointed by Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings;</p> <p>f) Any other buildings which may be -----, as certified by the Designated Officer appointed by Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings;</p> <p>Explanation-2.—Whenever any authorized building, -----, such building is found and certified by the Designated Officer appointed by Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings as dilapidated and unsafe for habitation, such building shall be included in the URC without the requirement of consents.</p>
80	14.8.2	<p>14.8.2 Eligibility for Urban Renewal Cluster (URC)–</p> <p>i) For Buildings outside Slums -----</p> <p>b) Any occupant, who has been allotted any subsidized housing in the Mumbai Metropolitan Region by any public or semi-public authority in the past, shall not be eligible ----- for eviction and prosecution as per law.</p>	<p>14.8.2 Eligibility for Urban Renewal Cluster (URC)–</p> <p>i) For Buildings outside Slums -----</p> <p>b) Any occupant, who has been allotted any subsidized housing in the respective Metropolitan Region, or in the Corporation area as the case may be, by any public or semi-public authority in the past shall not be eligible ----- for eviction and prosecution as per law.</p>
81	14.8.8	<p>14.8.8 Preparation and Approval of URS</p> <p>iv) Consideration for Land falling under URS.</p> <p>c) Consideration for Acquisition of land under URP</p> <p>i) Consideration for any land ----- with 12% annual compounded interest from date of possession to date of payment, or in terms of TDR equivalent to the entitled area or in terms of equivalent area constructed in URS, -----</p> <p>The option once chosen shall be registered and shall be irrevocable.</p> <p>iii) Wherever any person having demonstrable legal rights over any area ----- the proposal for Land Acquisition under "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013". In-----.</p> <p>(iv) In any proposed URC, any open plot -----shall be as per Land Acquisition, Rehabilitation and Resettlement Act.</p> <p>v) In case of buildings or lands belonging to the Central Govt., -----, offer equivalent TDR as per TDR regulations or may offer an exchange ----- with the Municipal Corporation and shall form the part of URS.</p>	<p>14.8.8 Preparation and Approval of URS</p> <p>iv) Consideration for Land falling under URS.</p> <p>c) Consideration for Acquisition of land under URP</p> <p>i) Consideration for any land ----- with 12% annual simple interest from date of possession to date of payment, or in terms of TDR equivalent to the entitled area as per TDR regulation No. 11.2 or in terms of equivalent area constructed in URS, -----</p> <p>The option once chosen shall be registered and shall be irrevocable.</p> <p>iii) Wherever any person having demonstrable legal rights over any area ----- the proposal for Land Acquisition under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 read with section 126(D)(c) of Maharashtra Regional and Town Planning Act, 1966. In-----.</p> <p>(iv) In any proposed URC, any open plot -----shall be as per Land Acquisition, Rehabilitation and Resettlement Act, 2013 read with section 126(D)(c) of Maharashtra Regional and Town Planning Act, 1966.</p> <p>v) In case of buildings or lands belonging to the Central Govt., -----, offer equivalent TDR as per TDR regulation No. 11.2 or may offer an exchange ----- with the Municipal Corporation and shall form the part of URS.</p>



82	14.8.10	14.8.10 Selection of Implementation Agency If an owner or group of owners or -----, either directly or through a Power of Attorney Holder, collectively owning more than 70% of the area of URC ----- In case owners/ stakeholders owning more than 70% 51% of whole or part area of URS as mentioned above fail to ----- bid process.	14.8.10 Selection of Implementation Agency If an owner or group of owners or -----, either directly or through a Power of Attorney Holder, collectively owning more than 51% of the area of URC ----- In case owners/ stakeholders owning more than 51% of whole or part area of URS as mentioned above fail to ----- bid process.
83	14.8.8	14.8.8 (iv) Consideration for Land falling under URS. a) Person(s) having legal rights in any land required for URS under this Regulation shall be offered monetary compensation for constructed area or TDR for the entitled area as provided hereinafter.	14.8.8 (iv) Consideration for Land falling under URS. a) Person(s) having legal rights in any land required for URS under this Regulation shall be offered consideration for the entitled area of land as provided hereinafter.
84	14.8.8	14.8.8 (iv) Consideration for Land falling under URS. (b) (iv) Person(s) having right over unauthorisedly encumbered land:- ----- shall be equal to FSI/TDR available on the vacated land area	14.8.8 (iv) Consideration for Land falling under URS. (b) (iv) Person(s) having right over unauthorisedly encumbered land:- ----- shall be equal to FSI available on the vacated land area
85	14.8.2	14.8.2 Eligibility for Urban Renewal Cluster (URC)– (i)(c) Subject to the forgoing provisions, only the actual occupants fulfilling the eligibility criteria mentioned under this Regulation shall be held eligible for rehabilitation, ----- against such building/structure	14.8.2 Eligibility for Urban Renewal Cluster (URC)– (i)(c) Subject to the forgoing provisions, only the actual owners of residential unit of authorized building and the occupants of unauthorized buildings fulfilling the eligibility criteria mentioned under this Regulation shall be held eligible for rehabilitation, ----- against such building/structure.
86	14.8.9	14.8.9 Planning for Rehabilitation and Free Sale Plots in URS iii) Two or more contiguous URCs having different densities may be permitted to get clubbed ----- clusters.	14.8.9 Planning for Rehabilitation and Free Sale Plots in URS iii) Two or more URCs within a notified URP having different densities may be permitted to get clubbed ----- clusters.
87	14.8.11	14.8.11 URS by Private Promoters/ MHADA/ Co-operative Housing Societies i) Whenever there is no URP made by Commissioner or ----- such applicant as implementation agency at the Base Premium.	14.8.11 URS by Private Promoters/ MHADA/ Co-operative Housing Societies i) Whenever there is no URP made by Commissioner or ----- such applicant as implementation agency at the Base Premium. The Authority shall decide base premium with the approval of High Power Committee (HPC)
88	2.8.3	2.8.3 Display Board As soon as ----- following details:- vi) Nil	2.8.3 Display Board As soon as ----- following details:- vi) Software OR Code for the Project generated in online building permission.
89	11.1 conditions/notes (iv)	11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions/notes to allow development under above regulations:- iv) If the area of reservation is not ----- and subject to payment of premium at the rate of 40% ----- as the case may be.	11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions/notes to allow development under above regulations:- iv) If the area of reservation is not ----- and subject to payment of premium for the land required to be handed over to Authority at the rate of 40% ----- as the case may be.
90	14.1.1.7	14.1.1.7 Planning Considerations iii) Mandatory Town-Level Amenities - Area and FSI Allocations:- c) Spaces for Recreation Note - These spaces shall be ----- contained RP-DCPR . 10% open space shall ----- Activities.)	14.1.1.7 Planning Considerations iii) Mandatory Town-Level Amenities - Area and FSI Allocations:- d) Spaces for Recreation Note - These spaces shall be ----- contained UDCPR . 10% open space shall ----- Activities.)



91	14.1.1.8	14.1.1.8 Development Control Regulations:- For those aspects ----- as prescribed in the Standardised Development Control ----- shall also be applicable.	14.1.1.8 Development Control Regulations:- For those aspects ----- as prescribed in the Unified Development Control ----- shall also be applicable.
92	14.1.1.12	14.1.1.12 General Stipulations:- iv) All the powers ----- as prescribed in Regulation No. 14.1.1.6 (vi) and Regulation No. 14.1.1.11, if the Planning Officer posted. 15.4 GUIDELINES FOR STREET DESIGN IN CITY / TOWN. The authority shall ensure complete design of street i.e. streets ----- etc. The street shall generally be designed to ----- I and up to 60. mt. are ----- as per these specimens.	14.1.1.12 General Stipulations:- iv) All the powers ----- as prescribed in Regulation No. 14.1.1.6 (vi) and Regulation No. 14.1.1.11, if the Planning Officer posted. 15.4 GUIDELINES FOR STREET DESIGN IN CITY / TOWN. The authority shall ensure complete design of street i.e. streets ----- etc. The street shall generally be designed to ----- The specimen plans for development of a street having road width 18 m. and up to 60. mt. are ----- as per these specimens.
94	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.6 Development around Defence Establishment The following provisions/ restrictions shall be applicable in and around the land in the vicinity of the Naval Station at village Kolshet, Thane - i) Minimum clearance are to be maintained from the perimeter wall of the Defence establishments as under :- a) No construction is to be undertaken within 100 m. of perimeter wall of Defence establishment. b) For multi - storey building more than four storeys clearance of 500 m. from the perimeter wall of Defence establishment is to be maintained. ii) Further, in accordance with Government of Maharashtra Gazette notification TPS-1203/1254/CR-193/05/UD-12, dated 30 Dec, 2006, the under mentioned clearances are to be maintained from the boundary wall of Naval Station, Sandoz Baugh (Post), Kolshet Road, Thane West Unit :- (1) Upto 50 mtrs - No Development zone (2) 50 mtrs to 290 mtrs - Structures upto height of 18 mtrs (3) 290 mtrs up to 445 mtrs - Structures upto height of 27 mtrs (4) 445 mtrs up to 595 mtrs - Structures upto height of 32 mtrs (5) 595 mtrs up to 745 mtrs - Structures upto height of 46 mtrs (6) 745 mtrs up to 915 mtrs - Structures upto height of 64 mtrs (7) 915 mtrs up to 1110 mtrs - Structures upto height of 84 mtrs iii) Permission to undertake development work/ construct multi-story building be accorded considering the clearances mentioned at clause (i) and (ii) above and subject to concurrence of Naval Station, Sandoz Baugh (Post), Kolshet Road, Thane West Unit.	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.6 Development around Defence Establishment Following restrictions are imposed in and around the land in the vicinity of the said unit as per the plan enclosed with Notification No.TPS-1203/1254/C.R.193/05/UD-12, Dt.30/12/2006. Village : Kolshet/Kavesar/Waghbil (within the limit of Thane Corporation) Circle / Taluka : Thane, District : Thane, State: Maharashtra Height Restrictions:- (a) The height restrictions to any of the future constructions on North, North-West, West and South-West sides will be as follows:-

Sr. No.	Height Limiting zones from unit boundary (Zones indicated by colours)	Permissible height in meters	Remarks.
A	Red	Nil	Unit Area
B	Brown	Nil	Buffer Zone (No Dev.Zone)
C	Orange	18	--
D	Pink	27	--
E	Navy Blue	32	--
F	Yellow	46	--
G	Violet	64	--
H	Green	84	--



(b) The height restrictions to any of the future constructions on North East, East and South-East sides will be as follows:-

Sr. No.	Height Limiting zones from unit boundary (Zones indicated by colours)	Permissible height in meters	Remarks.
A	Red	Nil	Unit Area
B	Brown	Nil	Buffer Zone (No Dev. Zone)
C	Orange	15	--
D	Pink	20	--
E	Yellow	35	--
F	Violet	40	--
G	Sky Blue	45	--

Other Restrictions:- In addition to the above restrictions, following general restrictions are also enforced :-

- No high tension power line up to 22KV are to be setup within 1500 meters from unit boundary.
- Open wires, overhead lines, including telephone cables are to be outside 500 meters from unit boundary. However, UG cables, (below 5 meters) are permissible.
- No rail line with electric traction is permitted within two kilometers from the unit.
- Area within one kilometer radius from unit boundary is to be clear of all metallic structures including bridges.
- Ground water level is to remain constant. No efforts are to be made to change the electrical conductivity of the designated zone.
- No industry/equipment, which generate any kind of RG noise, are permitted to operate within 1 km. Radius from unit boundary.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने



Rohak
(किशोर गोखले)

अवर सचिव, महाराष्ट्र शासन.

NOTIFICATION
(CORRIGENDUM/ADDENDUM)
Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai - 400 032
Dated : 02/12/2021

The Maharashtra Regional & Town Planning Act, 1966

No.TPS-1821/575/C.R.121/21/UD-13 :-

Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations ('UDCPR') (hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai, other Planning Authorities / Special Planning Authorities / Development Authorities within the limits 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 and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC, in 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 (hereinafter referred to as "the said Notification");

And whereas, to make applicable the said sanctioned Unified Development Control and Promotion Regulations for the area of CIDCO as Planning Authority, for the area of Pimpri-Chinchwad New Town Development Authority, for the area of Multi-Model International Hub Airport Notified area (MIHAN), for Shirdi Airport Notified area of Maharashtra Airport Development Company Ltd. (MADC) as Special Planning Authority and for notified area of Maharashtra State Road Development Corporation as Special Planning Authority, the Government has published Notices under section 37(1AA) & section 20(3) of the said Act, bearing No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 02/12/2020 and No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, dated 02/12/2020 respectively alongwith directives under section 154 of the said Act, 1966 vide resolutions No.TPS-1818/CR-236/18/Sec.37(1AA) & Sec.20(3)/UD-13, dated 02/12/2020 and No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, dated 02/12/2020 respectively;

And whereas, Government has issued Corrigendum / Addendums to the said Regulations vide various resolutions;

And whereas, various representations from other Governments Departments, Planning Authorities and some other Organizations are received on the said Regulations requesting to check feasibility with respect to difficulties in implementation and to review some of the provisions to remove difficulties and amend such provisions;

And whereas after considering the various representations as above and in larger public interest, the Government is of opinion that, some of the provisions of the said Regulations shall be clarified or amended for smooth implementation of the said Regulations and Corrigendum / Addendums in this regard to the said Regulations shall be issued taking recourse of the regulation no.1.10 of the said Regulation;



Now therefore, in exercise of the powers conferred by regulation no.1.10 of the said Regulation, the Government hereby amends the said Regulations by issuing Corrigendum / Addendum to the said Regulations as mentioned in **Annexure-A-1** attached herewith;

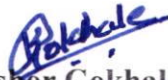
02. The provisions of this Corrigendum / Addendum shall come into force from the date of publication of this Corrigendum / Addendum in the Maharashtra Government Gazette.

03. This Corrigendum / Addendum shall be kept open for inspection to the general public in the offices of all concerned Planning Authorities and District Offices of Town Planning and Valuation Department for the period of one month, on all working days.

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

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




(Kishor Gokhale)
Under Secretary to Government

Annexure-A-1
 Accompaniment to the Government in Urban Development Department Notification bearing No.TPS-1821/575/C.R.121/21/UD-13,
 Dated : 02/12/2021

Corrigendum/Addendum under regulation no.1.10 of the UDCPR

Sr. No.	Regulation No. in Sanctioned UDCPR	Instead of	Read As
1	2.7.1	3	4
2	2.14	<p>Commencement</p> <p>The commencement certificate/ development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be ----- which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by charging fees at the rate of 1/3 of amount as per regulation no. 2.2.12 per year, but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/development permission.</p> <p>OFFENCES AND PENALTIES</p> <p>i) Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of the Act or these regulations, shall :-</p> <p>(c) where such person is a Licensed Engineer/ Structural Engineer/Town Planner/Supervisor, be subject to suitable action against him which may include cancellation of license and debarment of license and debarment him from further practice/business for a period as may be decided by the Authority;</p>	<p>Commencement</p> <p>The commencement certificate/ development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be ----- which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by charging fees at the rate of 1/3 of amount as per regulation no. 2.2.12 per year, but in any case, commencement certificate shall not be renewed beyond 4 years from the date of commencement certificate/development permission</p> <p>OFFENCES AND PENALTIES</p> <p>i) Any person who contravenes any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of the Act or these regulations, shall :-</p> <p>(c) where such person is a Licensed Engineer/ Structural Engineer/Town Planner/Supervisor, be subject to suitable action against him which may include cancellation of license and debarment him from further practice/business for a period as may be decided by the Authority.</p> <p><u>There upon such Licensed Engineer / Structural Engineer / Town Planner / Supervisor shall be considered debarred for respective district.</u></p>
3	Table No. 6G Note - ix)	<p>Table No. 6G Note ix) Basic FSI for unauthorisedly subdivided plots having area up to 0.4 ha shall be 0.75 and the values of Column No. 3 to 9 shall vary proportionately.</p> <p>This provision shall be subject to provisions in Regulation No.3.4.1 (i) (a) and (c) wherein plot shall be entitled for full potential.</p>	<p>Table No. 6G Note ix) Basic FSI and premium FSI for unauthorisedly subdivided plots having area up to 0.4 ha. shall be 75% of the quantum mentioned in column number 3, 4 & 7 and the TDR shall be to the extent of 50% of the quantum mentioned in column no.5 & 8</p> <p>This provision shall be subject to provisions in Regulation No.3.4.1 (i) (a) and (c) wherein plot shall be entitled for full potential.</p>
4	6.8 (i)	<p>Exclusion of Structures / Projections for FSI Calculation - Structures/Projections/features/ornamental projection of glass facade permitted in marginal open spaces as mentioned in Regulation No.6.7 (a), (c), (d), (e), (f) (iii), (g), (j), (k).</p>	<p>(i) Exclusion of Structures / Projections for FSI Calculation Structures/ Projections/features/ ornamental projection of glass facade permitted in marginal open spaces as mentioned in Regulation No.6.7 (a), (c), (d), (e), (f) (iii), (g), (j), (k).</p>
5	8.2.1	<p>Off-street Parking Requirement</p> <p>Table No. 8B - Parking Requirements</p> <p>Note -</p> <p>vi) Nil</p>	<p>Off-street Parking Requirement</p> <p>Table No. 8B - Parking Requirements</p> <p>Note -</p> <p>vi) In case of plan for additional built-up area on existing building and where existing built-up is to be retained as per earlier sanction - off-street parking requirement (number of units)</p>



		<i>shall be calculated only for the newly proposed additional built-up area as per this regulation and existing parking area shall be retained as per approved plan. If the additional built-up area alongwith existing built-up area is proposed to be revised as per these regulations (UDCPR) then total parking requirement shall be calculated as per this regulation and existing parking units are to be deducted to arrive the new number of parking units required.</i>
6	9.7.1	Size of Mezzanine Floor The minimum size of the mezzanine floor shall be as per requirement and convenience of owner. The aggregate area of such mezzanine floor shall in no case exceed 50% of <u>carpet</u> area of that room, shops, etc. Where loft is provided in the room, the mezzanine floor shall not be allowed.
7	9.12.2	Ramp to basements and upper storeys for vehicles. Note - Nil
8	11.2.9 General Stipulation (ii)	General Stipulation (ii) In case of lands having tenure other than Class-I, Inam lands, tribal lands etc., N.O.C. from Competent Authority shall be produced by the land holder at the time of submission of application for grant of TDR.
9	Appendix A-2 Proforma-I	In table in Column (i) Permissible Built-up area on Basic FSI (e x g) (sq.m.)
10	Appendix D-1	FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE. ----- With reference to your application No. _____, dated _____, for the grant of sanction of Building Permission / Commencement Certificate under Section 18/44 -----subject to the following conditions: 1. ----- 2. ----- 3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period. 4. ----- ----- Note -1) Nil Note -2) Nil
		Permissible Built-up area on Basic FSI (f x h) (sq.m.) FORM FOR SANCTION OF BUILDING PERMISSION / COMMENCEMENT CERTIFICATE. ----- With reference to your application No. _____, dated _____, for the grant of sanction of Building Permission / Commencement Certificate under Section 18/44 -----subject to the following conditions: 1. ----- 2. ----- 3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue if the work is not commenced within the valid period. 4. ----- ----- Note 1 - At the time of building permission the Planning Authority may add the necessary conditions regarding compliance of these regulations. Note 2 - At the time of Commencement Certificate, the Planning Authority may add the necessary one or two conditions regarding compliance of the conditions of sanctioned Building Permission and these regulations.



11	Appendix -G	Form for Completion Certificate	Form for Completion Certificate
		<p>I hereby certify that the erection / re-erection or part/ full development work in / on building / part----- . The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.**</p> <p>I have to request you to arrange for the inspection & grant permission for the occupation of the building.</p>	<p>I hereby certify that the erection / re-erection or part/ full development work in / on building / part----- . The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.**</p> <p>All premium charges which are permitted to be paid in instalments with interest as per Regulation No. 2.2.14 are fully paid.</p> <p>I have to request you to arrange for the inspection & grant permission for the occupation of the building.</p>
12	4.27 (2) & (4)	<p>2) Where the Authority or the Appropriate Authority ----- provision shall not be applicable for the purposes mentioned below in 4.24(5) (a), (b) and (c).</p> <p>4) Planning Authority, with the prior approval from Government, ----- for which mentioned at Regulation No. 4.24(5) (a) (b) (c), parking may be -----</p>	<p>2) Where the Authority or the Appropriate Authority ----- provision shall not be applicable for the purposes mentioned below in 4.27(5) (a), (b) and (c).</p> <p>4) Planning Authority, with the prior approval from Government, ----- for which mentioned at Regulation No. 4.27(5) (a) (b) (c), parking may be -----</p>
13	6.8 (iii)	<p>Areas covered by Porches, ----- and Service Floor of height not exceeding 1.8 m. height below the beam, -----and like buildings, other buildings above 15 m. in height.</p>	<p>iii) Areas covered by Porches, ----- and Service Floor of height not exceeding 1.8 m. height or as permissible as per regulation 9.33 below the beam, -----and like buildings, other buildings above 15 m. in height.</p>
14	1.1 Extent and Jurisdiction, i)	<p>1.1 Extent and Jurisdiction</p> <p>i) These regulations shall apply to the building activities and development works ----- -----, Hill Station Municipal Councils, Eco sensitive / Eco-fragile region notified by MoEF & CC, and Lonavala Municipal Council in Maharashtra.</p>	<p>1.1 Extent and Jurisdiction</p> <p>i) These regulations shall apply to the building activities and development works ----- -----, Hill Station Municipal Councils, Chikhaldara notified area (consisting Chikhaldara Hill Station M.C. & four villages), Eco sensitive / Eco-fragile region notified by MoEF & CC, and Lonavala Municipal Council in Maharashtra.</p>
15	1.3.93 (xiv)	<p>1.3.93 (xiv)</p> <p>Special Building means- i) any multi-storied building which is more than 24 m. in height measured from ground level, or</p> <p>ii) buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or</p> <p>iii) any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m. or more on any floor irrespective of height of such building.</p>	<p>1.3.93 (xiv)</p> <p>Special Building means- i) any multi-storied building which is more than 24 m. in height measured from ground level, or</p> <p>ii) buildings for educational, assembly, mercantile, institutional, industrial, storage and hazardous occupancies having built-up area 500 sq.m. or more on any floor irrespective of height of such building, or</p> <p>iii) any building with mixed occupancies with any of the aforesaid occupancies in (ii) above with built-up area 500sq.m. or more on any floor irrespective of height of such building.</p> <p>Note : Any building for residential or mix occupancy with height upto 24 mtr. but built up area upto 750 sq. mtr. on any floor and sprinkler system is provided and travel distance is maintained as per these regulations, shall not be considered as special building, subject to fire NOC.</p>
16	2.2.3 Ownership title and area	<p>2.2.3 Ownership title and area</p> <p>Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land -</p>	<p>2.2.3 Ownership title and area</p> <p>Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land</p>



	<p>i) -----</p> <p>ii) Original measurement plan/city survey sheet of the land or lands under development proposal issued by Land Record Department.</p> <p><u>provided that, where City Survey of the whole gaathan area is not done by the City Survey Department, in that case the measurement plan authenticated by the Architect having signatures of adjacent plot / land holders may be acceptable.</u></p>	<p>i) -----</p> <p>ii) Original measurement plan/city survey sheet of the land or lands under development proposal issued by Land Record Department.</p>
17	<p>3.1.2 Distance of Site from Electric Lines</p> <p>Table No. 3 - Distance of site from Electric Lines</p>	<p>3.1.2 Distance of Site from Electric Lines</p> <p>Table No. 3 - Distance of site from Electric Lines</p>
18	<p>3.1.6 Development along Highways / Classified Roads - The development along the highways -----, from time to time. The highways passing through the cities shall be treated as city roads.</p>	<p>3.1.6 Development along Highways / Classified Roads - The development along the highways -----, from time to time. <u>All the classified roads</u> passing through the <u>ULBs</u> i.e. <u>Municipal Corporations / Municipal Councils/Nagar Panchayats</u> shall be treated as city roads.</p>
19	<p>3.3.8 Access from the Highways/ Classified Roads</p> <p>(a) -----</p> <p>(b) -----</p> <p>Notes -----</p>	<p>3.3.8 Access from the Highways/ Classified Roads</p> <p>(a) -----</p> <p>(b) -----</p> <p>Notes -----</p> <p><u>This provision shall applicable to Area Development Authorities / Metropolitan Region Development Authorities / Special Planning Authorities/New Town Development Authorities and Regional Plan Areas</u></p>
20	<p>3.3.9 Access Provisions for Special buildings in Regulation No.1.3 (93)(xiv)</p> <p>For special buildings ----- of means of access shall be ensured;</p> <p>(a) The width of the main street on which the plot abuts shall not be less than 12m. in no congested area and shall not be less than 9m. in congested area, and one end of this street shall join another street of width not less than at least 9 m.</p>	<p>3.3.9 Access Provisions for Special buildings in Regulation No.1.3 (93)(xiv)</p> <p>For special buildings ----- of means of access shall be ensured;</p> <p>The width of the main street on which the plot abuts shall not be less than 12m. in no congested area and shall not be less than 9m. in congested area, and one end of this street shall join another street of width not less than 9 m. <u>in congested area and 12m. in non-congested area.</u></p>
21	<p>3.4.1 Recreational Open Space</p> <p>(ii) For the plots having area upto 0.4 ha, regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission.</p>	<p>3.4.1 Recreational Open Space</p> <p>(ii) For the plots having area upto 0.4 ha, regularised under the Maharashtra Gunthewari Development (Regularisation, Upgradation and Control) Act, 2001, no such open space shall be required for the development permission. <u>However, for plots having area 0.4 ha. or more regularised under this Act, all the provisions of UDCPR including Recreational Open Space, Amenity space, shall be applicable.</u></p>
22	<p>3.5 PROVISION FOR AMENITY SPACE</p> <p>3.5.1 In the areas of Local Authorities, Special Planning Authorities and Metropolitan Region Development, ----- proposal for development.</p> <p>These amenity spaces ----- if it is required for the following five purposes only. If it is not required ----- with the consent of the owner.</p>	<p>3.5 PROVISION FOR AMENITY SPACE</p> <p>3.5.1 In the areas of Local Authorities, Special Planning Authorities and Metropolitan Region Development, ----- proposal for development.</p> <p>These amenity spaces -----, if it is required for the following <u>six</u> purposes only. If it is not required ----- with the consent of the owner.</p>



23	4.2	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES VII) Public Semi-public Zone - following zone shall be treated ad equivalent to Public Semi-public Zone.	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES VII) Public Semi-public Zone - following zone shall be treated as equivalent to Public Semi-public Zone.
24	4.2	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES. XI) Regional Park Zone.	4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES. XI) Regional Park Zone.
25	4.4.2	4.4.2 (iv)(a) Service Industries XII) Nil	4.4.2 (iv)(a) Service Industries XII) <i>Manufacture of structural stone goods, stone dressing, stone crushing and polishing, Manufacture of earthen & plaster states and images, toys and art wares and Manufacture of cement concrete building components, concrete jallies, septic tank, plaster of paris work lime mortar etc.</i>
26	4.11	4.11 Agricultural Zone ix) Farm houses shall be permitted subject to following conditions:- d) The FSI shall not ----- not exceeding 9m. shall be permissible.	4.11 Agricultural Zone ix) Farm houses shall be permitted subject to following conditions:- b) The FSI shall not ----- not exceeding 9m. shall be permissible.
27	4.11	4.11- Agricultural Zone ----- xxxxiii) Nil	4.11- Agricultural Zone <u>The following uses shall be permissible :-</u> ----- xxxxiii) <u>Development of Housing for EWS / LIG as per Regulation No. 7.7.</u>
28	4.11	4.11- Agricultural Zone xvi) Integrated highway/ Wayside amenities such as ----- therein, shall be allowed subject to following conditions: - Integrated Highway/ Wayside Amenities may be permitted ----- less than 18 m. width. Provided that, No subdivision -----shall be separately earmarked.	4.11- Agricultural Zone xvi) Integrated highway/ Wayside amenities such as ----- therein, shall be allowed subject to following conditions: - Integrated Highway/ Wayside Amenities may be permitted ----- less than 18 m. width. Provided that, No subdivision -----shall be separately earmarked. <u>Notwithstanding anything contained in this regulation, an individual use as mentioned in this regulation may be permissible, on road having minimum width of 12 m. The minimum plot size for this regulation shall be entire holding mention in the single 7/12 extract or minimum of 4000 sq.m. In any case Sub-division / layout shall not be permitted.</u>
29	4.12	4.12 GREEN BELTZONE / RIVER PROTECTION BELT 4.12.1 vii) Recreational open space of any layout /-----after leaving marginal distances of minimum 15 m. and 9 m. from rivers and nullahs, respectively, or subject to distances mentioned in regulation No. 3.1.3.	4.12 GREEN BELTZONE / RIVER PROTECTION BELT 4.12.1 vii) Recreational open space of any layout /-----after leaving marginal distances of minimum 15 m. and 9 m. from rivers and nullahs, respectively, or subject to restrictions mentioned in regulation No. 3.1.3.
30	6.5	6.5 FSI OF GREEN BELT FSI of the green belt zone shown on the Development Plan / Regional Plan may be allowed ----- that should have survived for at least one year prior to issuance of occupation certificate.	6.5 FSI OF GREEN BELT <u>Basic FSI alongwith full potential of premium FSI and TDR</u> of the green belt zone shown on the Development Plan / Regional Plan may be allowed ----- that should have survived for at least one year prior to issuance of occupation certificate.



31	4.16	<p>4.16 - Afforestation Zone – Uses permissible iv) Uses mentioned in Regulation No. 4.11 (xvi, xxxiii, xxxiv) permissible in Agriculture Zone with FSI of 0.2, 0.1, 0.15 respectively.</p> <p>4.16 AFFORESTATION ZONE The following uses shall be permissible :- ii) Forest houses, farm houses meant for forest tourist / servants / technicians / owner and for storing of fertilizers etc., may be permitted subject to the following: - It shall have -----and shall maintain it properly.</p> <p>Provided that, layout of the forest houses / farm houses may be permitted for areas more than 0.4 hectare.</p>	<p>4.16 - Afforestation Zone – Uses permissible iv) Uses mentioned in Regulation No. 4.11 (xv, xxxiii, xxxiv) permissible in Agriculture Zone with FSI of 0.2, 0.2, 0.1, 0.15 respectively.</p> <p>4.16 AFFORESTATION ZONE The following uses shall be permissible :- ii) Forest houses, meant for forest tourist / servants / technicians / owner and for storing of fertilizers etc., may be permitted subject to the following: - It shall have -----and shall maintain it properly.</p> <p>Provided that, layout of the forest houses may be permitted for areas more than 0.4 hectare.</p>
32	4.16	<p>4.16 - Afforestation Zone – Uses permissible iv) Uses mentioned in Regulation No. 4.11 (xvi, xxxiii, xxxiv) permissible in Agriculture Zone with FSI of 0.2, 0.1, 0.15 respectively.</p> <p>4.16 AFFORESTATION ZONE The following uses shall be permissible :- ii) Forest houses, farm houses meant for forest tourist / servants / technicians / owner and for storing of fertilizers etc., may be permitted subject to the following: - It shall have -----and shall maintain it properly.</p> <p>Provided that, layout of the forest houses / farm houses may be permitted for areas more than 0.4 hectare.</p>	<p>4.16 AFFORESTATION ZONE The following uses shall be permissible :- ii) Forest houses, meant for forest tourist / servants / technicians / owner and for storing of fertilizers etc., may be permitted subject to the following: - It shall have -----and shall maintain it properly.</p> <p>Provided that, layout of the forest houses may be permitted for areas more than 0.4 hectare.</p>
33	4.27	<p>4.27 USES PERMISSIBLE IN DEVELOPMENT PLAN RESERVATIONS 5) Combination of uses ----- a specific purpose. d) Civic Centre/ Community and Cultural Centre – Community Hall, welfare center, gymnasium, badminton hall, art gallery, museum, club house, public conveniences, cafeteria, gardens, exhibition center, and like combination of uses.</p>	<p>4.27 USES PERMISSIBLE IN DEVELOPMENT PLAN RESERVATIONS 5) Combination of uses ----- a specific purpose. d) Civic Centre/ Community and Cultural Centre – Community Hall, welfare center, gymnasium, badminton hall, art gallery, museum, club house, public conveniences, cafeteria, gardens, exhibition center, and like combination of uses. <u>Convenience Shops may be permitted within 15% of basic FSI.</u></p>
34	4.11	(xxxxiv) - Nil	<u>4.11 (xxxxiv) Development permissible adjacent to Gaothan as specified in Regulation No.5.1.1.</u>
35	4.16	<p>(v) The above uses shall not be permitted on hill slope steeper than 1:5 and such area shall not be considered for FSI. (vi) Nil</p>	<p>(v) <u>Development permissible adjacent to Gaothan as specified in Regulation No.5.1.1 subject to maximum 200 m. periphery from gaothan limit.</u> (vi) The above uses shall not be permitted on hill slope steeper than 1:5 and such area shall not be considered for FSI.</p>
36	5.1.8	<p>5.1.8 – Provision of Amenity Space - v) Provisions of Regulation No. 3.5.1, except (ii) shall be applicable to this regulation.</p>	<p>5.1.8 – Provision of Amenity Space - v) <u>Proviso</u> of Regulation No. 3.5.1, shall be applicable to this regulation.</p>
37	5.1.1	<p>5.1 – FOR ALL REGIONAL PLAN AREAS. No. 5.1.1- Development Permissible adjacent to Gaothan – For the villages ----- --- in residential zone, may be permitted – i) within a belt of 2.00 km. from the boundaries of Municipal Corporation, 1.00 km. from the boundaries of Municipal Council and 0.50 km. from the boundaries of Nagar Panchayat, where zone plans are not prepared in the Regional Plan for such area;</p>	<p>5.1 – FOR ALL REGIONAL PLAN AREAS. No. 5.1.1- Development Permissible adjacent to Gaothan – For the villages ----- in residential zone, may be permitted – i) within a belt of 2.00 km. from the boundaries of Municipal Corporation, 1.00 km. from the boundaries of Municipal Council and 0.50 km. from the boundaries of Nagar Panchayat, where zone plans are <u>prepared or</u> not prepared in the Regional Plan for such area; <u>However the proposed development within such belt shall be guided by the road network of published / sanctioned zone plans or elsewhere proper road network plan prepared and approved by the Director of Town Planning within 6 months or within such time limit as extended by Government.</u> ii) -----</p>



	iii) ----- iv) in the case of settlements of categories mentioned in <u>(ii) and (iii)</u> above, falling in the planning areas / Zone Plans of Regional Plans , such distance from the gaothan limits shall be 500 meters only; v) in the case of village settlements in the Western Ghat hilly area (eco sensitive zone) in Regional Plan of Satara, and Pune. Ahmednagar, Dhule, Kolhapur, Nashik, Nandurbar, Sangli, Sindhudurg, Thane, Palghar and Raigad District or as notified by Govt. from time to time such distance shall be 200 m. only;	
38	5.1.6 5.1 FOR ALL REGIONAL PLAN AREAS 5.1.6 Station Area Development. The development around the Sub-urban railway station upto a distance of 500 m. shall be -----development, subject to following. -----	iv) in the case of settlements of categories mentioned in <u>(ii) and (iii)</u> above, falling in the planning areas / Zone Plans of Regional Plans , such distance from the gaothan limits shall be 500 meters only; v) in the case of village settlements in the Western Ghat hilly area (eco sensitive zone) in Regional Plan of Satara, and Pune. Ahmednagar, Dhule, Kolhapur, Nashik, Nandurbar, Sangli, Sindhudurg, Thane, Palghar and Raigad District or as notified by Govt. from time to time such distance shall be 200 m. only;
39	5.1.8 5.1.8 Provision of Amenity Space. 5.1.8(iv) If owner agrees to handover and the Authority agrees ----- and floor space index (FSI) in lieu thereof may be made available in-situ ----- ----- in Regulation of TDR.	5.1.8 Provision of Amenity Space. 5.1.8(iv) If owner agrees to handover and the Authority agrees ----- and floor space index (FSI) in lieu thereof subject to maximum receiving potential prescribed in these regulations may be made available in-situ ----- in Regulation of TDR.
40	6.2.1 6.2.1 - Table 6-D, Note : 20 - Nil	6.2.1 - Table 6-D, Note : 20 - Building Line along classified roads as mentioned in regulation no.3.1.6 shall be applicable for residential buildings defined in regulation no.1.3.93 (i) and Control Line along classified roads shall be applicable for other uses or for commercial uses as mentioned in regulation no.3.1.6 or for mixed use buildings where non-residential uses are proposed at least 50 % or more of total proposed built-up area.
41	6.3 6.3 Table No.6G Note - xiv) Entire area of plot may be considered ----- after deducting area under D.P. road and amenity space . This shall be applicable in cases where reservation area or amenity space is handed over to the authority.	6.3 Table No.6G Note - xiv) Entire area of plot may be considered -----after deducting area under D.P. road/ road widening/reservations and amenity space. This shall be applicable in cases where reservation area or amenity space is handed over to the authority.
42	6.8 6.8 Exclusion of structures / projections for FSI calculation ii) Stilt/ Multi-storied floors/ podium/ basement, if used for parking including passages therein.	6.8 Exclusion of structures / projections for FSI calculation ii) Stilt/ Multi-storied floors / podium / basement, If used exclusively for parking including passages and staircase, Lift Duct / Lobby therein and basement used for users mentioned in regulation 9.11.1 (i) to (iii)
43	6.10.1 (i) 6.10 HEIGHT OF BUILDING This regulation shall be -----, unless and otherwise specified in the respective regulation.	6.10 HEIGHT OF BUILDING This regulation shall be -----, unless and otherwise specified in the respective regulation.



6.10.1 (i) Height of building ---- of Chief Fire Officer of the ----- under these regulations.

Sr. No.	Authority / Area	Permissible height (m.) excluding parking floor upto 6m. height
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR and Metropolitan Authorities area.	Permissible height as per approval from Fire Department
2	For remaining Municipal Corporations area	70
3	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.	50

7.1
Table No. 7.1 – Higher F.S.I.
Table No. 7-A (Sr.No.E) (Column No.5)
The Authority may allow exceeding the limit of higher FSI mentioned in column 3.
Nil

6.10.1 (i) Height of building ---- of Chief Fire Officer of the ----- under these regulations.

Sr. No.	Authority / Area	Permissible ht (m.) excluding parking floor upto 6m. height
1	For Pune, Pimpri-Chinchwad, Nagpur, Nashik, Municipal Corporations in MMR, Metropolitan Authorities area, <u>and Area Development Authorities, Special Planning Authorities within these areas</u>	Permissible height as per approval from Fire Department
2	For remaining Municipal Corporations area, <u>and Area Development Authorities, Special Planning Authorities within these areas</u>	70
3	For All Municipal Councils, Nagar Panchayats, Non Municipal Council D.P. and Regional Plan areas.	50

7.1
Table No. 7.1 – Higher F.S.I.
Table No. 7-A (Sr.No.E) (Column No.5)
ii) The Authority may allow exceeding the limit of higher FSI mentioned in column 3.
iii) For the land in possession of MSRTC, maximum 2/3 FSI out of maximum building potential shall be permitted to be utilized for commercial use. Provided that, Minimum 50% contiguous land shall be used for principal purpose of MSRTC.

7.7 DEVELOPMENT OF HOUSING FOR EWS/ LIG
7.7.1 In Residential Zone-
If the owner constructs -----of Regulation No.6.1 or 6.3, subject to following conditions.
i) -----
ii) -----
iii) -----
iv) -----
v) -----
Note -Nil
- 7.7.2 In Agricultural Zone - The housing scheme mentioned in Regulation No.7.7 shall be permissible in ----- lie with the owner / developer.
Note -Nil

7.7 DEVELOPMENT OF HOUSING FOR EWS/ LIG
7.7.1 In Residential Zone-
If the owner constructs -----of Regulation No.6.1 or 6.3, subject to following conditions.
i) -----
ii) -----
iii) -----
iv) -----
v) -----
Note - Out of the permissible FSI, 10% of the basic FSI mentioned in Regulation No. 6.1 or 6.3, shall be allowed for commercial use.-
7.7.2 In Agricultural Zone - The housing scheme mentioned in Regulation No.7.7.I shall be permissible in ----- lie with the owner / developer.
Note - Out of the permissible FSI, 10% of the FSI shall be allowed for commercial use.



46	8.2.1 Off-street parking requirement Table No. 8B - Parking Requirements Note - v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR ----- such charges shall not be leviable.	8.2.1 Off-street parking requirement Table No. 8B - Parking Requirements Note - v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR ----- such charges shall not be leviable.	8.2.1 Off-street parking requirement Table No. 8B - Parking Requirements Note - v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR ----- such charges shall not be leviable.
47	9.31 - ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES Following amenities shall be provided in any housing scheme and shall be counted in FSI. v) The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided.	9.31 - ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES Following amenities shall be provided in any housing scheme and shall be counted in FSI. v) The requirements at (i) to (iii) above shall firstly be provided for the building having 30 or more tenements and thereafter the quantum mentioned in the said provisions shall be provided.	9.31 - ADDITIONAL REQUIREMENTS IN CASE OF HOUSING SCHEMES Following amenities shall be provided in any housing scheme and shall be counted in FSI. v) The requirements at (i) to (iii) above shall firstly be provided for the building having 30 to 100 tenements and thereafter the quantum mentioned in the said provisions shall be provided.
48	4.2 - LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES Treated as equivalent to Residential zone. (i) Residential Zone - R-2, R-3 (iv) Residential Zone - R-2, R-3 (v) Residential Zone - R-4, with payment of premium	4.2 - LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES (i) Residential Zone - Following other zones shall be treated as equivalent to Residential zone. (iv) Residential Zone - R-2 (v) Residential Zone - R-3 and R-4, with payment of infrastructure cost as decided by the Authority.	4.2 - LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES (i) Residential Zone - Following other zones shall be treated as equivalent to Residential zone. (iv) Residential Zone - R-2 (v) Residential Zone - R-3 and R-4, with payment of infrastructure cost as decided by the Authority.
49	10.15 CERTAIN REGULATIONS CEASE TO OPERATE IN FUTURE. The Regulation No. 10.1.1, 10.3.1, 10.3.2, 10.3.4, 10.4.1 and 10.14.1 shall cease to operate on 1 st Jan, 2022 or as decided by the Government from time to time and thereafter provisions of these regulations shall apply.	10.15 CERTAIN REGULATIONS CEASE TO OPERATE IN FUTURE. The Regulation No. 10.1.1, 10.3.1, 10.3.2, 10.3.4, and 10.14.1 shall cease to operate on 1 st Jan, 2022 or as decided by the Government from time to time and thereafter provisions of these regulations shall apply.	10.15 CERTAIN REGULATIONS CEASE TO OPERATE IN FUTURE. The Regulation No. 10.1.1, 10.3.1, 10.3.2, 10.3.4, and 10.14.1 shall cease to operate on 1 st Jan, 2022 or as decided by the Government from time to time and thereafter provisions of these regulations shall apply.
50	10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 ----- Table No. 10 B - Note - 4 Height of building ii) For Sr.No. 1, 2 & 3 - upto 21 m. height with marginal distances as per column No. 4, 5 & 6 of table above.	10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 ----- Table No. 10 B - Note - 4 Height of building ii) For Sr.No. 1, 2 & 3 - upto 21 m. height with marginal distances as per column No. 4, 5 & 6 of table above.	10.9 KOLHAPUR MUNICIPAL CORPORATION 10.9.1 ----- Table No. 10 B - Note - 4 Height of building ii) For Sr.No. 1, 2 & 3 - upto 21 m. height with marginal distances as per column No. 4, 5 & 6 of table above.



	Above 21 m. height - it shall be as per regulation No.6.10.	Above 21 m. height - it shall be as per regulation No.6.2.3, as <u>the case may be.</u>												
51	<p>iii) For Sr. No. 4 to 42 upto 15 m. as per column No 4, 5 & 6 of table above. For height above 15 m., 1.0 m. ----- Continued upto 21 m. height.</p> <p>Above 21 m. height - it shall be as per regulation No. 6.10.</p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle)</p> <p>General conditions/notes to allow development under above regulations:-</p> <p>vi) If owner desires to construct area of amenity more than what is mentioned above table with the consent of the authority, then he shall be entitled for amenity TDR to that extent.</p>	<p>iii) For Sr. No. 4 to 42 upto 15 m. as per column No 4, 5 & 6 of table above. For height above 15 m., 1.0 m. ----- Continued upto 21 m. height.</p> <p>Above 21 m. height - it shall be as per regulation No.6.1(iii)(vi) or Regulation No.6.2.3, as <u>the case may be.</u></p> <p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle)</p> <p>General conditions/notes to allow development under above regulations:-</p> <p>vi) If owner desires to construct area of amenity more than what is mentioned in above table <u>upto maximum building potential as per regulation no.6.1, Table 6-A or regulation no.6.3, Table 6-G, as the case may be,</u> with the consent of the authority, then he shall be entitled for amenity TDR to that extent.</p>												
52	<p>11.2.4 Generation of the Transferable Development Rights (TDR)</p> <p>(Explanation: - -----)</p> <p>Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation/roads, Slum TDR, Heritage TDR and deemed reservations.</p>	<p>11.2.4 Generation of the Transferable Development Rights (TDR)</p> <p>(Explanation: - -----)</p> <p>Provided that the quantum of generation of TDR as prescribed above, shall not be applicable for TDR generated from construction of amenity or construction of reservation / deemed reservations/roads, Slum TDR, Heritage TDR.</p>												
53	<p>12.5 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS</p> <p>2) Requirement of Water Supply in Building.</p> <p>The total requirements of water supply shall be calculated based on the population as given below:-</p> <table border="1" data-bbox="566 1019 726 1265"> <thead> <tr> <th>Occupancy</th> <th>Basis</th> </tr> </thead> <tbody> <tr> <td>Residential Building</td> <td>5 persons per tenement</td> </tr> <tr> <td>Other Buildings</td> <td>No. of persons on occupant load and area of floors given in Table No.10.</td> </tr> </tbody> </table>	Occupancy	Basis	Residential Building	5 persons per tenement	Other Buildings	No. of persons on occupant load and area of floors given in Table No.10.	<p>12.5 WATER SUPPLY, DRAINAGE AND SANITARY REQUIREMENTS</p> <p>2) Requirement of Water Supply in Building.</p> <p>The total requirements of water supply shall be calculated based on the population as given below:-</p> <table border="1" data-bbox="566 1265 726 1467"> <thead> <tr> <th>Occupancy</th> <th>Basis</th> </tr> </thead> <tbody> <tr> <td>Residential Building</td> <td>5 persons per tenement</td> </tr> <tr> <td>Other Buildings</td> <td>No. of persons on occupant load and area of floors given in Table No.10.</td> </tr> </tbody> </table>	Occupancy	Basis	Residential Building	5 persons per tenement	Other Buildings	No. of persons on occupant load and area of floors given in Table No.10.
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54	<p>APPENDIX 'B'</p> <p>APPENDIX 'B': FORM FOR SUPERVISION</p> <p>To, The Authority (Name of the Authority)</p> <p>Sir,</p> <p>I hereby certify ----- for the execution of the work in all respects.</p>	<p>APPENDIX 'B'</p> <p>APPENDIX 'B': FORM FOR SUPERVISION</p> <p>To, The Authority (Name of the Authority)</p> <p>Sir,</p> <p>I hereby certify ----- for the execution of the work in all respects.</p>												



	<p>Date : Signature and name of the Architect or Licensed Engineer/ Site Engineer/Supervisor. * Registration/ License No.</p> <p>* Strike out whichever is not applicable.</p> <p>CERTIFICATE</p> <p>** I hereby certify that the structural drawings for the above mentioned work are prepared by me / us and the work, as far as structural drawings are concerned, shall be carried out as specified in Appendix 'C'. I shall be responsible for the adequacy of the Structural Design as far as structural drawings are concerned.</p> <p>Signature and name of the Structural Engineer / Architect / Licensed Engineer. *** Registration/ License No. Date : ** Wherever applicable. *** Strikeout whichever is not applicable.</p>	<p>Date : Signature and name of the Architect or Licensed Engineer/ Site Engineer/Supervisor. * Registration/ License No.</p> <p>* Strike out whichever is not applicable.</p> <p>CERTIFICATE</p> <p>** I hereby certify that the structural drawings for the above mentioned work are prepared by me / us and work, as far as structural drawings are concerned, shall be carried under my supervision. I shall be responsible for the execution of the work as far as structural drawings are concerned.</p> <p>Signature and name of the Structural Engineer / Architect / Licensed Engineer. *** Registration/ License No. Date : ** Wherever applicable. *** Strikeout whichever is not applicable.</p>
55	Appendix -C Clause No. C-4.3 (viii) Certificate of Structural design adequacy at the time of completion.	Appendix -C Clause No. C-4.3 (viii) Certificate of Structural design adequacy at the time of completion.



PRAPTRA - I

CERTIFICATE AS PER APPENDIX C-4.3(viii)
Structural Design Adequacy
(to be submitted at the time of completion)

To,
The Authority
(Name of the Authority)

Sir,

I/we have been appointed as Structural Engineer by m/s-----
-----for preparing the structural design and drawings for the New structure consisting
of -----floors, construction of ----- additional floors over existing structure with -----
floors, as described in my enclosed Design base report, based on the Architectural
drawings and other utilities and services requirements given by the Owner/ Developer
of the development work of building in Plot No. _____ in Block No. _____ situated at
Road / street _____ Revenue S.No. / Gat No. / Khasara No. / City Survey
No. / Final Plot No., tal., District-----.

The following listed firms /persons are associated with the work as appointed by M/s-----

Architect :- -----

Owner /Developer:-----

Licensing Engineer:-----

Site Engineer:-----

I/we hereby certify and confirm adequacy of the structural design for intended use
represented through my structural drawing issued from time to time.


I/we further confirm that the structural design structural drawings and details of the
building which has been done by me/us, satisfy the structural safety requirements for
all situations including natural disasters, as applicable, as stipulated in National
Building Code of India and its Part 6- Structural Design and other relevant Codes,
considering the report of Subsurface investigations, where applicable.

I/we enclosing herewith undertaking of Site Engineer/ licensed Engineer, Owner
regarding compliance with structural drawings and adherence to standard construction
practices while executing the construction work.

On the basis of this I/we hereby certify that to the best of my Knowledge and belief the
said structure is structurally fit for the intended purpose.

As a Structural Engineer for design my responsibilities are limited to providing
structural design structural drawings and details in accordance with the provisions of
relevant prevailing Indian Standard codes, and visits to site at specified stages called for



	<p>by the Supervising Structural Engineer/ Supervising Engineer/ site Engineer for verification of reinforcement laid. All issues related to Supervision, Materials, Workmanship and execution are the sole responsibility of the Supervising Structural Engineer/Supervising Engineer/ site Engineer. Visit made by me as Structural Engineer are not for Supervision since, i/we are not responsible for supervision and quality of work. This certificate is issued on the clear understanding that my overall design responsibility for safe and proper performance of structural design ceases, the moment any addition and/or alteration or any damage to the structural frame is caused by accident or by tampering with the geometrical sections of structural members for any purpose whatsoever or due to overloading of the structure or lack of maintenance or any act that is detrimental to the structure as a whole.</p> <p>This certificate is issued in conjunction with the certificate of the licensed Engineer and owner certifying the quality of work.</p> <p>Enclosure-</p> <p>1) 2) 3)</p> <p>Date : _____ Signature and name of the Licensed Structural Engineer Registration/ License No. _____</p>	
56	<p>Appendix C</p> <p>C-7- LICENSING - C- 7.1 Technical Personnel to be licensed :- The Qualified technical personnel or group as given in regulations; No. C-2, C-3, C-4, C-5, C-6 shall be licensed with the Authority or District Offices of Town Planning Department and the license shall be valid for three calendar years ending 31stDecember after which it shall be renewed every three years. The technical person registered with the Authority shall be entitled to work within Authority's jurisdiction and those registered with district offices shall be entitled to work within jurisdiction of all Authorities as well as regional plan area of the respective district.</p> <p>4.8.1 Allowing Residential / Commercial Uses in Industrial Zone –</p> <p>(b)----- viii) At least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc. by the Authority.</p>	
57	<p>4.8.1 Allowing Residential / Commercial Uses in Industrial Zone –</p> <p>(b)----- viii) At least 50% of total land provided for public amenity/ utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc. by the Authority. Provided that if such amenity space is less than 1000 sq.m. then it shall be reserved only for unbuildable purposes such as garden, recreational ground and may be allowed on internal road / Layout road / existing road/access road having width less than 12 m.</p>	

58	<p>3.8.2 Inclusive Housing – (b) For Group Housing Scheme: For a plot of land, admeasuring 4000 sq.m. or more ----- EWS/ LIG Housing in the form of tenements of size ranging between 30 and 50 sq.m. built-up area (hereinafter ----- following conditions:-</p> <p>iii) The Owner / Developer, after getting commencement certificate of Affordable Housing component -----Owner/Developer. If the allottees fails to deposit the amount ----- plus 25% additional cost. This shall also be applicable for plots mentioned in (a) above.</p> <p>If MHADA fails to send the list within the period of six months as specified above, any other Authority as decided by the Government shall send the list of allottees within six months. -----mentioned in the para above.</p> <p>7.7 DEVELOPMENT OF HOUSING FOR EWS/ LIG</p>	<p>3.8.2 Inclusive Housing – (b) For Group Housing Scheme: For a plot of land, admeasuring 4000 sq.m. or more ----- EWS/ LIG Housing in the form of tenements of size ranging between 30 and 50 sq.m. <u>carpet</u> area (hereinafter ----- following conditions:-</p> <p>iii) The Owner / Developer, after getting commencement certificate of Affordable Housing component ----- Owner/Developer. If the allottees fails to deposit the amount ----- plus 25% additional cost <u>to the persons belonging to the EWS/LIG category as determined by Government in Housing Department.</u> This shall also be applicable for plots mentioned in (a) above.</p> <p>If MHADA fails to send the list within the period of six months as specified above, concerned Planning Authority, after following procedure as that of MHADA. shall send the list of allottees within six months. -----mentioned in the para above.</p> <p>7.7 DEVELOPMENT OF HOUSING FOR EWS/ LIG</p>
59	<p>7.7.1 In Residential Zone-</p> <p>If the owner constructs the housing for EWS/ LIG in the form of tenements of size up to 50 sq.m. built-up area on his plot, then ----- subject to following conditions.</p> <p>ii) Out of the total tenements, at least 40% tenements shall be of built-up area not more than 30sq.m.</p>	<p>7.7.1 In Residential Zone-</p> <p>If the owner constructs the housing for EWS/ LIG in the form of tenements of size up to 50 sq.m. <u>carpet</u> area on his plot, then ----- subject to following conditions.</p> <p>ii) Out of the total tenements, at least 40% tenements shall be of <u>carpet</u> area not more than 30 sq.m.</p>
60	<p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions / notes to allow development under above regulations xi) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI/and TDR potential of the entire plot on the remaining plot. xvii) The norms mentioned above in note (ii) for B and C class Municipal Councils, shall be applicable to non-Municipal Town Development Plan also.</p>	<p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions / notes to allow development under above regulations (xi) Notwithstanding anything contained in these regulations, there shall be no cap for utilization of available in-situ FSI / and <u>Premium FSI and TDR</u> potential of the entire plot on the remaining plot. xvii) The norms mentioned above in note (i) for B and C class Municipal Councils, shall be applicable to non-Municipal Town Development Plan also.</p>



61	11.2.7	11.2.7 Utilisation of Transferable Development Rights (TDR) and Road Width Relation (iii) The utilisation of Transferable Development Rights (TDR) shall be permissible by considering Gross Plot Area excluding area affected by reservations or deemed reservation, if any.	11.2.7 Utilisation of Transferable Development Rights (TDR) and Road Width Relation (iii) The utilisation of Transferable Development Rights (TDR) shall be permissible by considering the provision mentioned in Note (xiv) below Table No. 6G of regulation 6.3.
62	11.1	11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) Table-11A, 1-Recreational (1.1) Planning Authority may acquire ----- general Public. OR The Authority, after handing over of 70% of the land of the reservation to the planning authority by the owner in lieu of FSI/TDR , may allow him to develop remaining 30% of land as per adjoining use, subject to following terms/conditions:- Form giving Particulars of Development (Item iv of Appendix A-1) Sr.No.6 (d) Is it within permissible limit of height specified in Regulation No.6.8 ? Sr.No.6 (e) Is height approved by Chief Fire Officer/ Director of Fire Services, M.S.? (In case of height more than 15 m.)	11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) Table-11A, 1-Recreational (1.1) Planning Authority may acquire ----- general Public. OR The Authority, after handing over of 70% of the land of the reservation to the planning authority by the owner free of cost and free from all encumbrances , may allow him to develop remaining 30% of land as per adjoining use, subject to following terms/conditions:- Form giving Particulars of Development (Item iv of Appendix A-1) Sr.No.6 (d) Is it within permissible limit of height specified in Regulation No.6.10 ? Sr.No.6 (e) Is height approved by Chief Fire Officer/ Director of Fire Services, M.S.? (In case of Special Buildings mentioned in regulation number 1.3.93(xiv))
63	Appendix A-1	1.7 POWER TO PRESCRIBE THE PROFORMAS The Authority, with the approval of Government, ----- these regulations.	1.7 POWER TO PRESCRIBE THE PROFORMAS Notwithstanding anything contained in any Appendices / Proformas provision in respective regulations shall prevail. The Authority, with the approval of Government, ----- these regulations.
64	14.3	14.3 AFFORDABLE HOUSING SCHEME (i)(g) An Affordable Housing Unit shall be a self-contained dwelling unit of 27.88 sq.m. carpet area. However the carpet area of a Housing Unit shall be 160 Sq.mts., where the construction under the Rental Housing Scheme has already commenced.	14.3 AFFORDABLE HOUSING SCHEME (i)(g) An Affordable Housing Unit shall be a self-contained dwelling unit of 27.88 sq.m. carpet area. However the carpet area of a Housing Unit shall be 160 sq.mtr. / 25 sq.mt. where the construction under the Rental Housing Scheme / Affordable Housing Scheme, as the case may be , has already commenced.
65	2.2.14	2.2.14 Premium Charges and Fire Infrastructure Charges. Notes: (v) The aforesaid option 1 & option 2 shall be applicable for the period of 2 years.	2.2.14 Premium Charges and Fire Infrastructure Charges. Notes: (v) The aforesaid option 1 & option 2 shall be applicable for the period of 2 years. In addition to this extension of further 2 years (i.e upto 2.12.2024) shall be applicable, considering the lock-down measures and guidelines issued by the Government w.r.t. Pandemic situation.
66	6.8	6.8 - EXCLUSION OF STRUCTURES/ PROJECTIONS FOR FSI CALCULATION 6.8(iv) - Area of structures for water, grey water, wet-waste or an effluent treatment plant, rain water harvesting Pump rooms (maximum 10sqm.), electric cabin of -----collection chambers.	6.8 - EXCLUSION OF STRUCTURES/ PROJECTIONS FOR FSI CALCULATION 6.8(iv) - Area of structures for water, grey water, wet-waste or an effluent treatment plant, rain water harvesting Pump rooms, electric cabin of -----collection chambers.



68	<p>9.28.8. Width of stair case</p> <p>The minimum width of staircases / corridors for various buildings shall be as below.</p> <p>Table No.9 G - Minimum width of staircases</p> <p>Note- Nil</p>	<p>9.28.8. Width of stair case</p> <p>The minimum width of staircases / corridors for various buildings shall be as below.</p> <p>Table No.9 G - Minimum width of staircases</p> <p>Note- Internal staircase for duplex tenements shall be of minimum width 0.75 m. and for mezzanine floor shall be of minimum width 0.90 m.</p>
69	<p>2.2.13 Development Charges</p> <p>Development charges as required under Section 124 A of the Maharashtra Regional and Town Planning Act, 1966 ----- ASR and provisions mentioned in the said Act</p> <p>Provided that,</p> <p>-----</p> <p>(x) Nil</p>	<p>2.2.13 Development Charges</p> <p>Development charges as required under Section 124 A to 124 L of the Maharashtra Regional and Town Planning Act, 1966 ----- ASR and provisions mentioned in the said Act</p> <p>Provided that,</p> <p>-----</p> <p>x) Where development permission is granted and development charges are already collected by any Authority in their jurisdiction and thereafter such area is included in the jurisdiction of other Authority in such cases, the provisions mentioned in Sr.No.(i) to (ix) above shall be applicable mutatis and mutandis, as the case may be.</p>
70	<p>5.11 - Nil</p>	<p>5.11) Aurangabad Regional Plan -</p> <p>Tourism Development Strip shown in Tourist Complex of Mhaismal Giristhan, Tourist Complex Sulibhanjan, Tourist Complex Verul, Tourist Complex Doulatabad-</p> <p>Notwithstanding anything contained in these rules, the following Building users will be permissible in this Zone -</p> <p>Conventional Hotels, Including cottages for tourist.</p> <p>i) Canteens/Restaurants & Tea stalls including pan shops.</p> <p>ii) Baths & Toilets for camping sites providing for tents/carabank</p> <p>iii) Public utilities and services like information centre, tourist reception centre, telephone booths, first aid centre, health farm, gymnasium , indoor game hall and lawn tennis court, structures for recreation purposes such as Amusement Park, water sports facilities, marine jitties & pontoons for docking of boats, swimming pools, boat house, and like.</p> <p>with following restrictions-</p> <p>a) Minimum plot size should be 100x 50mts irrespective of holdings.</p> <p>b) 12 mt. service road should be provided</p> <p>c) Minimum 6 mt. side margin from all side should be provided. Similarly ribbon development Control Rules should be observed.</p> <p>d) The permissible FSI shall be 0.2 on gross plot area without payment of premium and upto 1.00 with payment of premium at the rate of 20% of land rate in ASR of said land, without considering the guidelines therein.</p> <p>e) Sculpture tree plantation along service road to be carried out with the help of social forest Department.</p>



	<p><i>d) Plantation at the rate of 300 plants per Hectors to be carried out before commencement of work.</i></p> <p><i>g) In this strip user of tourist interest is only be permitted.</i></p> <p><i>On the plots, for which regular N.A &/or layouts are sanctioned and which area affected by this strip, the above said users shall only be permitted, keeping the area & the shape of the plot intact as per sanction.</i></p>		<p><i>g) In this strip user of tourist interest is only be permitted.</i></p> <p><i>On the plots, for which regular N.A &/or layouts are sanctioned and which area affected by this strip, the above said users shall only be permitted, keeping the area & the shape of the plot intact as per sanction.</i></p>
71	6.3 - Table 6 G	<p>Note - v) Out of quantum of TDR mentioned in Column No. 5 or 8 minimum 30% and subject to maximum 50% of TDR shall be utilised out of the TDR generated from Slum Rehabilitation Scheme (Slum TDR) / Urban Renewal TDR / Amenity construction TDR (till generation of URT). If such TDR is not available then other TDR may be used.</p> <p>7.10 INCENTIVE FOR GREEN BUILDINGS</p> <p>The Authority shall ----- following incentives shall be provided for green rated buildings.</p> <p>i) Green buildings shall be entitled for incentive FSI as below.</p> <p>GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating - 3% incentive FSI on basic FSI.</p> <p>GRIHA Four star/IGBC Gold/LEED Gold or equivalent rating - 5% incentive FSI on basic FSI.</p> <p>GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating - 7% incentive FSI on basic FSI.</p> <p>Provided, achieving minimum GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating for construction projects -----public sector undertakings.</p>	<p>6.3 - Table 6 G</p> <p>Note - v) Out of quantum of TDR mentioned in Column No. 5 or 8 minimum 30% and subject to maximum 50% of TDR shall be utilised out of the TDR generated from Slum Rehabilitation Scheme (Slum TDR) / Urban Renewal TDR / Amenity construction TDR (till generation of URT). If such TDR is not available then other TDR may be used.</p> <p>7.10 INCENTIVE FOR GREEN BUILDINGS</p> <p>The Authority shall ----- following incentives shall be provided for green rated buildings.</p> <p>i) Green buildings shall be entitled for incentive FSI as below.</p> <p>GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating - 3% incentive FSI on basic FSI.</p> <p>GRIHA Four star/IGBC Gold/LEED Gold or equivalent rating - 5% incentive FSI on basic FSI.</p> <p>GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating - 7% incentive FSI on basic FSI.</p> <p>Provided, achieving minimum GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating for construction projects -----public sector undertakings.</p>
72	7.10	<p>7.10 INCENTIVE FOR GREEN BUILDINGS</p> <p>The Authority shall ----- following incentives shall be provided for green rated buildings.</p> <p>i) Green buildings shall be entitled for incentive FSI as below.</p> <p>GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating - 3% incentive FSI on basic FSI.</p> <p>GRIHA Four star/IGBC Gold/LEED Gold or equivalent rating - 5% incentive FSI on basic FSI.</p> <p>GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating - 7% incentive FSI on basic FSI.</p> <p>Provided, achieving minimum GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating for construction projects -----public sector undertakings.</p>	<p>7.10 INCENTIVE FOR GREEN BUILDINGS</p> <p>The Authority shall ----- following incentives shall be provided for green rated buildings.</p> <p>i) Green buildings shall be entitled for incentive FSI as below.</p> <p>GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating - 3% incentive FSI on basic FSI.</p> <p>GRIHA Four star/IGBC Gold/LEED Gold or equivalent rating - 5% incentive FSI on basic FSI.</p> <p>GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating - 7% incentive FSI on basic FSI.</p> <p>Provided, achieving minimum GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating for construction projects -----public sector undertakings.</p>
73	14.1	<p>14.1.1.10 Liability of Project Proponent/s:-</p> <p>iv) Project Proponent/s shall mandatorily provide facilities for making the Township SMART</p> <p>n) Ensure that the buildings have at least 3 star ratings from GRIHA</p>	<p>14.1.1.10 Liability of Project Proponent/s:-</p> <p>iv) Project Proponent/s shall mandatorily provide facilities for making the Township SMART</p> <p>n) Ensure that the buildings have at least 3 star ratings from GRIHA</p>
74	10.5.1	<p>10.5 NASHIK MUNICIPAL CORPORATION</p> <p>10.5.1 Applicability of Regulations for some areas.</p> <p>ii) For the area earlier under the jurisdiction of CIDCO which is handed over to Nasik Municipal Corporation, the Development Control Regulations of CIDCO prevailing on the date of taking over the area shall remain in force for the said area.</p>	<p>10.5 NASHIK MUNICIPAL CORPORATION</p> <p>10.5.1 Applicability of Regulations for some areas.</p> <p>ii) Deleted.</p>
75	11.1	<p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle)</p>	<p>11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle)</p>



76	<p>Table No. 11A Manner of Development</p> <p>5) Transportation – 5.3) Parking – (column no. 3) The Planning Authority/----- OR ----- OR ----- OR The Owner may be allowed to develop remaining area of the reservation, subject to following :- ----- iii) Nil</p> <p>14.2.3 For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority. ii) Maximum Permissible FSI Explanation:- a) Premium to be Paid</p> <p>i) The additional FSI as prescribed in the Table under provision 1.2 above, in case of development / redevelopment ----- density per hectare of the gross plot area as given below. Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hectar. ii) However, subject to the provisions of regulation A.3 herein below, if the tenement density proposed is less than that stipulated in the table under provision A.2.1(a), the premium to be paid in that event shall be the additional premium as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the basic permissible FSI.</p>	<p>Table No. 11A Manner of Development</p> <p>5) Transportation – 5.3) Parking – (column no. 3) The Planning Authority/----- OR ----- OR ----- OR The Owner may be allowed to develop area of the reservation, subject to following :- ----- <u>vi) Reservation may be allowed to be developed in parts, if the area under such part reservation is 50% or more, out of total area of reservation.</u></p> <p>14.2.3 For Nagpur Municipal Corporation and Nagpur Metropolitan Region Development Authority. ii) Maximum Permissible FSI Explanation:- a) Premium to be Paid</p> <p>i) The additional FSI as prescribed in the Table under provision (ii) above, in case of development / redevelopment proposed in the NMRC with minimum tenement density per hectare of the gross plot area as given below. Minimum Numbers of Tenements = Gross Plot Area x Maximum Proposed FSI for Residential use x 200 Tenement per Hectar. ii) However, subject to the provisions of regulation 14.2.3(iii) herein below, if the tenement density proposed is less than that stipulated under provision (ii)(a)(i), the premium to be paid in that event shall be the additional premium as may be decided by the Govt. from time to time and such premium shall be chargeable on the total additional FSI to be availed beyond the basic permissible FSI.</p>
77	<p>14.3 AFFORDABLE HOUSING SCHEME</p> <p>ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (iii) above or fails to do so, -----, is handed over to the Authority.</p> <p>14.3 AFFORDABLE HOUSING SCHEME</p> <p>iv) Release of FSI under the Scheme ----- following Table No. 14R.</p>	<p>14.3 AFFORDABLE HOUSING SCHEME</p> <p>ii) (a) ----- (b) Irrespective of whether the Owner / Developer develops the prescribed amenity users as per the provisions of Clause (ii) above or fails to do so, -----, is handed over to the Authority.</p> <p>14.3 AFFORDABLE HOUSING SCHEME</p> <p>iv) Release of FSI under the Scheme ----- following Table No. 14S.</p>
78	<p>14.3 AFFORDABLE HOUSING SCHEME</p> <p>iv) Release of FSI under the Scheme ----- following Table No. 14R.</p>	<p>14.3 AFFORDABLE HOUSING SCHEME</p> <p>iv) Release of FSI under the Scheme ----- following Table No. 14S.</p>



79	14.8.1	<p>14.8.1-Urban Renewal Scheme (URS) for Municipal Corporation Area.</p> <p>iii) Building Age Criteria for URC shall be as under:</p> <p>b) Authorized dilapidated buildings, as determined by the Committee specified in Regulation of Redevelopment of Dilapidated Buildings;</p> <p>f) Any other buildings which may be -----, as certified by the Committee specified in Regulation of Redevelopment of Dilapidated Buildings;</p> <p>Explanation-2.—Whenever any authorized building, -----, such building is found and certified by the Committee specified in Regulation of Redevelopment of Dilapidated Buildings as dilapidated and unsafe for habitation, such building shall be included in the URC without the requirement of consents.</p> <p>14.8.2 Eligibility for Urban Renewal Cluster (URC)—</p> <p>i) For Buildings outside Slums -----</p> <p>b) Any occupant, who has been allotted any subsidized housing in the Mumbai Metropolitan Region by any public or semi-public authority in the past, shall not be eligible ----- for eviction and prosecution as per law.</p> <p>14.8.8 Preparation and Approval of URS</p> <p>iv) Consideration for Land falling under URS.</p> <p>c) Consideration for Acquisition of land under URP</p> <p>i) Consideration for any land ----- with 12% annual compounded interest from date of possession to date of payment, or in terms of TDR equivalent to the entitled area ----- the entitled area or in terms of equivalent area constructed in URS. -----</p> <p>The option once chosen shall be registered and shall be irrevocable.</p> <p>iii) Wherever any person having demonstrable legal rights over any area ----- the proposal for Land Acquisition under "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013". In-----.</p> <p>(iv) In any proposed URC, any open plot -----shall be as per Land Acquisition, Rehabilitation and Resettlement Act.</p> <p>v) In case of buildings or lands belonging to the Central Govt., -----, offer equivalent TDR as per TDR regulations or may offer an exchange ----- with the Municipal Corporation and shall form the part of URS.</p>
80	14.8.1	<p>14.8.1-Urban Renewal Scheme (URS) for Municipal Corporation Area.</p> <p>iii) Building Age Criteria for URC shall be as under:</p> <p>b) Authorized dilapidated buildings, as determined by the Designated Officer appointed by the Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings;</p> <p>f) Any other buildings which may be -----, as certified by the Designated Officer appointed by Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings;</p> <p>Explanation-2.— Whenever any authorized building, -----, such building is found and certified by the Designated Officer appointed by Municipal Commissioner or as per the Regulation of Redevelopment of Dilapidated Buildings as dilapidated and unsafe for habitation, such building shall be included in the URC without the requirement of consents.</p> <p>14.8.2 Eligibility for Urban Renewal Cluster (URC)—</p> <p>i) For Buildings outside Slums -----</p> <p>b) Any occupant, who has been allotted any subsidized housing in the respective Metropolitan Region, or in the Corporation area as the case may be, by any public or semi-public authority in the past shall not be eligible ----- for eviction and prosecution as per law.</p> <p>14.8.8 Preparation and Approval of URS</p> <p>iv) Consideration for Land falling under URS.</p> <p>c) Consideration for Acquisition of land under URP</p> <p>i) Consideration for any land ----- with 12% annual simple interest from date of possession to date of payment, or in terms of TDR equivalent to the entitled area as per TDR regulation No. 11.2 or in terms of equivalent area constructed in URS. -----</p> <p>The option once chosen shall be registered and shall be irrevocable.</p> <p>iii) Wherever any person having demonstrable legal rights over any area ----- the proposal for Land Acquisition under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 read with section 126(1)(c) of Maharashtra Regional and Town Planning Act, 1966. In-----.</p> <p>(iv) In any proposed URC, any open plot -----shall be as per Land Acquisition, Rehabilitation and Resettlement Act, 2013 read with section 126(1)(c) of Maharashtra Regional and Town Planning Act, 1966.</p> <p>v) In case of buildings or lands belonging to the Central Govt., -----, offer equivalent TDR as per TDR regulation No. 11.2 or may offer an exchange ----- with the Municipal Corporation and shall form the part of URS.</p>
81	14.8.8	<p>14.8.8 Preparation and Approval of URS</p> <p>iv) Consideration for Land falling under URS.</p> <p>c) Consideration for Acquisition of land under URP</p> <p>i) Consideration for any land ----- with 12% annual compounded interest from date of possession to date of payment, or in terms of TDR equivalent to the entitled area ----- the entitled area or in terms of equivalent area constructed in URS. -----</p> <p>The option once chosen shall be registered and shall be irrevocable.</p> <p>iii) Wherever any person having demonstrable legal rights over any area ----- the proposal for Land Acquisition under "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013". In-----.</p> <p>(iv) In any proposed URC, any open plot -----shall be as per Land Acquisition, Rehabilitation and Resettlement Act.</p> <p>v) In case of buildings or lands belonging to the Central Govt., -----, offer equivalent TDR as per TDR regulations or may offer an exchange ----- with the Municipal Corporation and shall form the part of URS.</p>



82	14.8.10	Selection of Implementation Agency If an owner or group of owners or -----, either directly or through a Power of Attorney Holder, collectively owning more than 70% of the area of URC ----- In case owners/ stakeholders owning more than 70% 51% of whole or part area of URS as mentioned above fail to ----- bid process.	14.8.10 Selection of Implementation Agency If an owner or group of owners or -----, either directly or through a Power of Attorney Holder, collectively owning more than 51% of the area of URC ----- In case owners/ stakeholders owning more than 51% of whole or part area of URS as mentioned above fail to ----- bid process.
83	14.8.8	(iv) Consideration for Land falling under URS. a) Person(s) having legal rights in any land required for URS under this Regulation shall be offered monetary compensation for constructed area or TDR for the entitled area as provided hereinafter.	14.8.8 (iv) Consideration for Land falling under URS. a) Person(s) having legal rights in any land required for URS under this Regulation shall be offered consideration for the entitled area of land as provided hereinafter.
84	14.8.8	(iv) Consideration for Land falling under URS. (b) (iv) Person(s) having right over unauthorisedly encumbered land:- ----- shall be equal to FSI/TDR available on the vacated land area	14.8.8 (iv) Consideration for Land falling under URS. (b) (iv) Person(s) having right over unauthorisedly encumbered land:- ----- shall be equal to FSI available on the vacated land area
85	14.8.2	Eligibility for Urban Renewal Cluster (URC)- (i)(c) Subject to the forgoing provisions, only the actual occupants fulfilling the eligibility criteria mentioned under this Regulation shall be held eligible for rehabilitation, ----- against such building/structure	14.8.2 Eligibility for Urban Renewal Cluster (URC)- (i)(c) Subject to the forgoing provisions, only the actual owners of residential unit of authorized building and the occupants of unauthorized buildings fulfilling the eligibility criteria mentioned under this Regulation shall be held eligible for rehabilitation, ----- against such building/structure.
86	14.8.9	Planning for Rehabilitation and Free Sale Plots in URS iii) Two or more contiguous URCs having different densities may be permitted to get clubbed ----- clusters.	14.8.9 Planning for Rehabilitation and Free Sale Plots in URS iii) Two or more URCs within a notified URP having different densities may be permitted to get clubbed ----- clusters.
87	14.8.11	URS by Private Promoters/ MHADA/ Co-operative Housing Societies i) Whenever there is no URP made by Commissioner or ----- such applicant as implementation agency at the Base Premium.	14.8.11 URS by Private Promoters/ MHADA/ Co-operative Housing Societies i) Whenever there is no URP made by Commissioner or ----- such applicant as implementation agency at the Base Premium. The Authority shall decide base premium with the approval of High Power Committee (HPC)
88	2.8.3	Display Board As soon as ----- following details:- ----- vi) Nil	2.8.3 Display Board As soon as ----- following details:- ----- vi) Software OR Code for the Project generated in online building permission.
89	11.1	General conditions/notes (iv) iv) If the area of reservation is not ----- and subject to payment of premium at the rate of 40% ----- as the case maybe.	11.1 Manner of Development of Reserved Site in Development Plan (Accommodation Reservation Principle) General conditions/notes to allow development under above regulations:- iv) If the area of reservation is not ----- and subject to payment of premium for the land required to be handed over to Authority at the rate of 40% ----- as the case maybe.
90	14.1.1.7	Planning Considerations iii) Mandatory Town-Level Amenities - Area and FSI Allocations:- a) Spaces for Recreation Note - These spaces shall be ----- contained RP-DCPR , (0% open space shall ----- Activities.)	14.1.1.7 Planning Considerations iii) Mandatory Town-Level Amenities - Area and FSI Allocations:- b) Spaces for Recreation Note - These spaces shall be ----- contained UDCPR , 10% open space shall ----- Activities.)



91	14.1.1.8	14.1.1.8 Development Control Regulations:- For those aspects ----- as prescribed in the Standardised Development Control -----shall also be applicable.	14.1.1.8 Development Control Regulations:- For those aspects ----- as prescribed in the Unified Development Control -----shall also be applicable.
92	14.1.1.12	14.1.1.12 General Stipulations:- iv) All the powers ----- as prescribed in Regulation No.14.1.6 (vi) and Regulation No. 14.1.1.11, if the Planning Officer posted.	14.1.1.12 General Stipulations:- iv) All the powers ----- as prescribed in Regulation No. 14.1.1.6 (vi) and Regulation No. 14.1.1.11, if the Planning Officer posted.
93	15.4	15.4 GUIDELINES FOR STREET DESIGN IN CITY / TOWN. The authority shall ensure complete design of street i.e. streets ----- etc. The street shall generally be designed to ----- 1 and up to 60. mt. are ----- as per these specimens.	15.4 GUIDELINES FOR STREET DESIGN IN CITY / TOWN. The authority shall ensure complete design of street i.e. streets ----- etc. The street shall generally be designed to ----- The specimen plans for development of a street having road width 18 m. and up to 60. mt. are ----- as per these specimens.
94	10.2	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.6 Development around Defence Establishment The following provisions/ restrictions shall be applicable in and around the land in the vicinity of the Naval Station at village Kolshet, Thane - i) Minimum clearance are to be maintained from the perimeter wall of the Defence establishments as under :- a) No construction is to be undertaken within 100 m. of perimeter wall of Defence establishment. b) For multi - storey building more than four storeys clearance of 500 m. from the perimeter wall of Defence establishment is to be maintained. ii) Further, in accordance with Government of Maharashtra Gazette notification TPS-1203/1254/CR-193/05/UD-12, dated 30 Dec, 2006, the under mentioned clearances are to be maintained from the boundary wall of Naval Station, Sandoz Baugh (Post), Kolshet Road, Thane West Unit :- (1) Upto 50 mtrs - No Development zone (2) 50 mtrs to 290 mtrs - Structures upto height of 18 mtrs (3) 290 mtrs up to 445 mtrs - Structures upto height of 27 mtrs (4) 445 mtrs up to 595 mtrs - Structures upto height of 32 mtrs (5) 595 mtrs up to 745 mtrs - Structures upto height of 46 mtrs (6) 745 mtrs up to 915 mtrs - Structures upto height of 64 mtrs (7) 915 mtrs up to 1110 mtrs - Structures upto height of 84 mtrs iii) Permission to undertake development work/ construct multi-story building be accorded considering the clearances mentioned at clause (i) and (ii) above and subject to concurrence of Naval Station, Sandoz Baugh (Post), Kolshet Road, Thane West Unit.	10.2 THANE MUNICIPAL CORPORATION AREA. 10.2.6 Development around Defence Establishment Following restrictions are imposed in and around the land in the vicinity of the said unit as per the plan enclosed with Notification No.TPS-1203/1254/C.R.193/05/UD-12, Dt.30/12/2006. Village : Kolshet/Kavesar/Waghbil (within the limit of Thane Corporation) Circle / Taluka : Thane, District : Thane, State: Maharashtra Height Restrictions:- (a) The height restrictions to any of the future constructions on North, North-West, West and South-West sides will be as follows:-

Sr. No.	Height Limiting zones from unit boundary (Zones indicated by colours)	Permissible height in meters	Remarks.
A	Red	Nil	Unit Area
B	Brown	Nil	Buffer Zone (No Dev.Zone)
C	Orange	18	--
D	Pink	27	--
E	Navy Blue	32	--
F	Yellow	46	--
G	Violet	64	--
H	Green	84	--



(b) The height restrictions to any of the future constructions on North East, East and South-East sides will be as follows:-

Sr. No.	Height Limiting zones from unit boundary (Zones indicated by colours)	Permissible height in meters	Remarks.
A	Red	Nil	Unit Area
B	Brown	Nil	Buffer Zone (No Dev. Zone)
C	Orange	15	--
D	Pink	20	--
E	Yellow	35	--
F	Violet	40	--
G	Sky Blue	45	--

Other Restrictions:- In addition to the above restrictions, following general restrictions are also enforced :-

- No high tension power line up to 22KV are to be setup within 1500 meters from unit boundary.
- Open wires, overhead lines, including telephone cables are to be outside 500 meters from unit boundary. However, UG cables. (below 5 meters) are permissible.
- No rail line with electric traction is permitted within two kilometers from the unit.
- Area within one kilometer radius from unit boundary is to be clear of all metallic structures including bridges.
- Ground water level is to remain constant. No efforts are to be made to change the electrical conductivity of the designated zone.
- No industry/equipment, which generate any kind of RG noise, are permitted to operate within 1 km. Radius from unit boundary.

By order and in the name of Governor of Maharashtra,



Kishor V. Gokhale
(Kishor V. Gokhale)

Under Secretary to Government