



Graphical Dictionary of
**Unified Development Control &
Promotion Regulations
for Maharashtra State**

- an illustrative manual

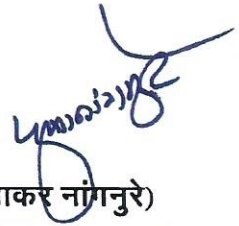


प्रस्तावना

शहराचा अथवा ग्रामीण क्षेत्राचा सुनियोजित व सुनियंत्रित विकास होण्याच्या दृष्टीने विकास योजना व विकास नियंत्रण नियमावली ही प्रमुख साधने आहेत. केंद्र शासनाच्या औद्योगिक धोरण व प्रोत्साहन विभागाच्या (DIPP) धोरणानुसार व्यवसाय सुलभतेच्या दृष्टीने (Ease of doing business) राज्यातील बृहन्मुंबई महानगरपालिका व काही क्षेत्रे वगळता सर्व शहरांसाठी तसेच प्रादेशिक योजना क्षेत्रांकरिता सर्वसमावेशक एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) लागू करण्याबाबत राज्य शासनाने दिनांक ०२ डिसेंबर, २०२० रोजी अधिसूचना निर्गमित केली असून ती दिनांक ०३ डिसेंबर, २०२० पासून अंमलात आलेली आहे. सदर नियमावलीच्या अनुषंगाने सामान्य नागरिकांना सातत्याने पडणाऱ्या प्रश्नांची उकल होणेसाठी “Frequently Asked Questions” बाबतची पुस्तिका विभागाने तयार केली आहे. नियमाचे वाचन करतेवेळी एखादा न समजणारा नियम रेखाचित्राद्वारे दर्शविल्यास सर्वसामान्य नागरिकांना तो व्यवस्थितरित्या समजू शकतो, ही संकल्पना विचारात घेऊन सदर नियमावलीतील नवीन संकल्पना तसेच महत्त्वाच्या तांत्रिक बाबी सर्वसामान्य नागरिकांना सोप्या व सुलभ पध्दतीने समजणेचे दृष्टीकोनातून आलेखीय संकलनाद्वारे (Graphical Illustration) दर्शविणेचा प्रयत्न नगर रचना विभागाने केलेला आहे. स्थावर व्यवसाय क्षेत्रात काम करणाऱ्या व्यक्तींना तसेच सामान्य जनतेस रेखाचित्राद्वारे UDCPR मधील तरतुदीचे ज्ञान होणेसाठी सदर पुस्तिका उपयुक्त ठरेल, असा मला विश्वास आहे.

पुणे.

दिनांक : /०९/२०२१


(सुधाकर नांगुरे)
संचालक, नगर रचना,
महाराष्ट्र राज्य, पुणे

उद्धव बाळासाहेब ठाकरे

मुख्य मंत्री
महाराष्ट्र



मंत्रालय
मुंबई ४०० ०३२

शुभेच्छा

महाराष्ट्रातील नागरीकरणाचा वेग हा असा वाढता आहे. त्यामध्ये आणखी सुसूत्रता आणि नियोजनबद्धता याची यासाठी नगर विकास विभागाने नागरी व ग्रामीण क्षेत्रासाठी 'एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR)' अंमलात आणली आहे.

राज्यातील काही क्षेत्रे वगळता, उर्वरित सर्व नागरी व ग्रामीण क्षेत्रासाठी एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) अंमलात आणल्यामुळे बांधकाम परवानगी प्रक्रियेमध्ये सुलभता व पारदर्शकता येणार आहे. यातून राज्याच्या नियोजनबद्ध व आर्थिक विकासास मोठ्या प्रमाणात चालना मिळेल अशी अपेक्षा आहे.

या नियमावलीतील विविध तरतुदीबाबत विकास परवानगीशी संबंधित राज्यातील अधिकाऱ्यांना, वास्तुविशारदांना तसेच सर्वसामान्य नागरिकांना क्लिष्ट तांत्रिक बाबी सोप्या भाषेत समजावून देणे आवश्यक आहे. त्यादृष्टीने नगरविकास विभागाने पुस्तिका तयार केली आहे, ही कौतुकास्पद बाब आहे.

आलेखीय संकल्पना राबवून तयार केलेली ही पुस्तिका संबंधितांच्या शंकांचे निरसन करण्यासाठी मदतगार ठरेल. अनेकांसाठी मार्गदर्शक ठरेल. विविध तांत्रिक व्याख्यांच्या संदर्भातील संदिग्धता दूर करेल, यातून बांधकाम परवानगी आणि त्याबाबतच्या प्रशासकीय कामांमध्ये सुसूत्रता व पारदर्शकता वाढेल असा विश्वास आहे.

नगर रचना विभागाच्या या पुस्तिका प्रकाशनास आणि लोकोपयोगी अशा उपक्रमांना मनःपूर्वक शुभेच्छा!

आपला नम्र,

(उद्धव बाळासाहेब ठाकरे)

दूरध्वनी : ०२२-२२०२ ५१५१/२२०२ ५२२२, फॅक्स : ०२२-२२०२ ९२१४

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सत्यमेव जयते

उप मुख्यमंत्री महाराष्ट्र राज्य

दि. २३ ऑगस्ट २०२१.

शुभेच्छा

नगर रचना विभागाच्यावतीने विकास परवान्यांविषयीची एकत्रित माहिती देणारी 'आलेखन' (ग्राफिकल इल्युस्ट्रेशन) पुस्तिका तयार करण्यात आल्याचे समजून आनंद झाला. हा उपक्रम स्तुत्य असून या उपक्रमाला मनःपूर्वक शुभेच्छा.

नगर विकास विभागाच्यावतीने राज्यातील काही क्षेत्रे वगळता, उर्वरित सर्व नागरी व ग्रामीण क्षेत्रासाठी एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (युडीसीपीआर) मंजूर करून ती अंमलात आणली आहे. त्यामुळे राज्यात बांधकाम परवानगी प्रक्रियेमध्ये पारदर्शकता व व्यवसाय सुलभता आली आहे. या माध्यमातून राज्याच्या नियोजनबद्ध विकासाला अधिक चालना व गती मिळणार असून त्यामुळे आर्थिक पाठबळ सुध्दा मिळणार आहे.

विकास परवानगीशी संबंधित राज्यातील अधिकाऱ्यांना, वास्तुविशारदांना तसेच सर्वसामान्य नागरिकांना या नियमावलीतील विविध तरतुदी अगदी सरळ व सोप्या पध्दतीने आकलन होण्यासाठी 'आलेखीय' पुस्तिका मार्गदर्शक ठरेल, असा विश्वास आहे. नगर रचना विभागाच्या या उपक्रमास मनःपूर्वक शुभेच्छा!

(अजित पवार)

एकनाथ शिंदे



मंत्री
नगरविकास,
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दिनांक : २४.०८.२०२१

शुभेच्छा

नागरी नियोजनामध्ये महाराष्ट्र हे नेहमीच अग्रेसर राज्य ठरले आहे. शहरी व ग्रामीण क्षेत्राच्या सुनियोजित व नियंत्रित विकासाच्या दृष्टीने नवनिर्मित नगरपरिषद व नगरपंचायती वगळता राज्यातील सर्व शहरांच्या विकास योजना व सर्व जिल्ह्यांच्या प्रादेशिक योजना यापूर्वीच तयार करण्यात आलेल्या आहेत. नव्याने करण्यात येणाऱ्या सर्व विकास योजना भौगोलिक माहिती प्रणाली (GIS base) तंत्रज्ञानावर करण्याची कार्यवाही विभागामार्फत सुरु आहे.

राज्यातील बृहन्मुंबई महानगरपालिका व काही क्षेत्रे वगळता उर्वरित सर्व शहरांसाठी व प्रादेशिक योजना क्षेत्रांकरिता राज्य शासनाने नुकतीच सर्वसमावेशक एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) लागू केलेली आहे. सदर नियमावलीतील प्रमुख तरतुदींची माहिती जनसामान्यांमध्ये व्हावी अशा उद्देशाने तयार केलेली आलेखीय (Graphical illustration) पुस्तिका संबंधित घटकांना मार्गदर्शन होण्यासाठी महत्वाची भूमिका बजावेल असा विश्वास वाटतो.

नगर रचना विभागाच्या या उपक्रमास मनःपूर्वक शुभेच्छा !


(एकनाथ शिंदे)



राज्यमंत्री
नगरविकास, ऊर्जा, आदिवासी विकास
उच्च व तंत्र शिक्षण, आपत्ती व्यवस्थापन
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मंत्रालय, मुंबई ४०० ०३२
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दिनांक :

शुभेच्छा

नागरी नियोजनामध्ये महाराष्ट्र हे नेहमीच अग्रेसर राज्य ठरले आहे. शहरी व ग्रामीण क्षेत्राच्या सुनियोजित व नियंत्रित विकासाच्या दृष्टीने नवनिर्मित नगरपरिषदा/ नगरपंचायती वगळता राज्यातील सर्व शहरांच्या विकास योजना व सर्व जिल्ह्यांच्या प्रादेशिक योजना यापूर्वीच तयार करण्यात आलेल्या आहेत. नव्याने करण्यात येणाऱ्या सर्व विकास योजना भौगोलिक माहिती प्रणाली (GIS base) तंत्रज्ञानावर करण्याची कार्यवाही विभागामार्फत सुरू आहे.

राज्यातील बृहन्मुंबई महानगरपालिका व काही क्षेत्रे वगळता उर्वरित सर्व शहरांसाठी व प्रादेशिक योजना क्षेत्रांकरिता राज्य शासनाने नुकतीच सर्वसमावेशक एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) लागू केलेली आहे. सदर नियमावलीतील प्रमुख तरतुदीची माहिती जनसामान्यांमध्ये व्हावी अशा उद्देशाने तयार केलेली आलेखीय (Graphical Illustration) पुस्तिका संबंधित घटकांना मार्गदर्शन होण्यासाठी महत्त्वाची भूमिका बजावेल असा विश्वास वाटतो.

नगर रचना विभागाच्या या उपक्रमास मनःपूर्वक शुभेच्छा

मुंबई.

दिनांक: ०७/०९/२०२१


(प्राजक्त तनपुरे)



भूषण गगराणी, भा.प्र.से.
प्रधान सचिव

क्र.

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२.

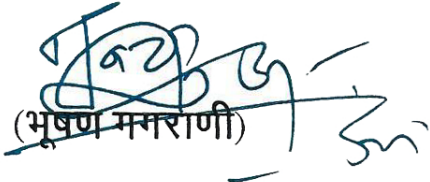
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शुभ संदेश

व्यवसाय सुलभतेबाबत (Ease of doing business) केंद्र शासनाच्या धोरणास अनुसरून राज्य शासनाच्या नगर विकास विभागाने, राज्यातील काही क्षेत्रे वगळता, उर्वरित सर्व नागरी व ग्रामीण क्षेत्रासाठी एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) अलिकडेच मंजूर करून ती अंमलात आणली आहे. त्यामुळे बांधकाम परवानगी मंजूर होण्यामध्ये अधिक स्पष्टता व पारदर्शकता निर्माण झाल्याने सर्व संबंधित घटकांच्या प्रशासकीय कामकाजात अधिक सुलभता प्राप्त झाली आहे.

UDCPR हे प्रामुख्याने तांत्रिक स्वरूपाचे व क्लिष्ट भाषेमध्ये काहीशा वैधानिक पध्दतीने लिहिलेले आहेत. त्यामुळे सर्वसामान्य जनतेला नियमांबाबतची माहिती सोप्या व सुलभ पध्दतीने होण्याच्या दृष्टीने सदर नियमावलीतील आवश्यक व महत्वाची बाबी सुस्पष्ट होण्यासाठी स्पष्टीकरणात्मक आलेखीय (Graphical Illustration) संकलन केलेले आहे. सदर पुस्तिका खरोखरच अत्यंत उपयुक्त व सामान्य जनतेच्या अडचणी सोडविण्यासाठी सहायभूत ठरेल व त्यामुळे प्रशासकीय कामात सुसुत्रता आणि पारदर्शकता येईल, असा सार्थ विश्वास वाटतो.

नगर रचना संचालनालयाच्या या स्तुत्य उपक्रमास माझ्या हार्दिक शुभेच्छा !


(भूषण गगराणी)

THE CORE COMMITTEE

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Chairman- Mr. Jitendra Bhople - Joint Director Town Planning, Konkan Div
Member- Mr. Shailendra Bendale - Town Development officer, TMC
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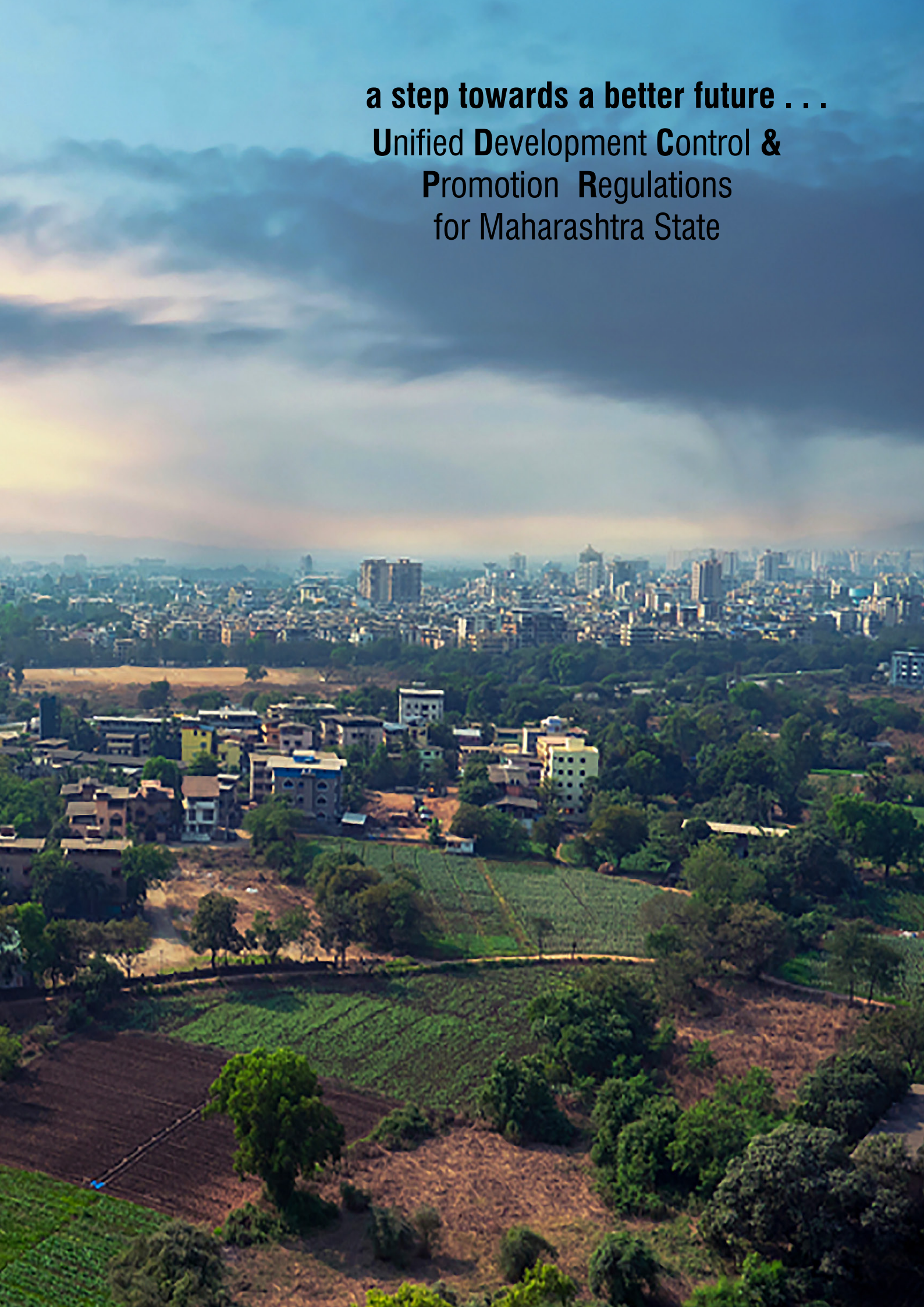
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a step towards a better future . . .
Unified Development Control &
Promotion Regulations
for Maharashtra State



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Chapter I *Administration*

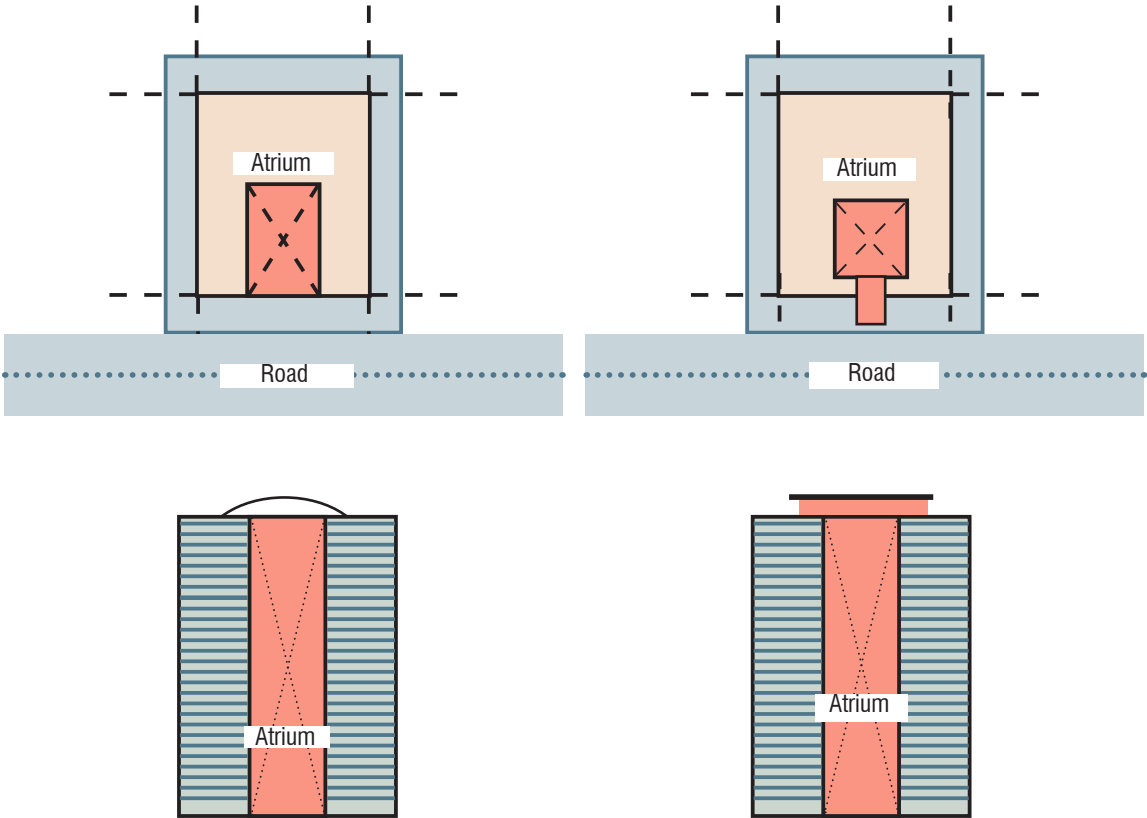
1.3 Definitions

Disclaimer - All contents and the information in this book is a graphical dictionary on UDCPR which for the purpose of better understanding, however for exact interpretation of the regulation UDCPR dated 02 December 2020 and amendments made from time to time may be referred and that will be treated as final for all legal interpretation.

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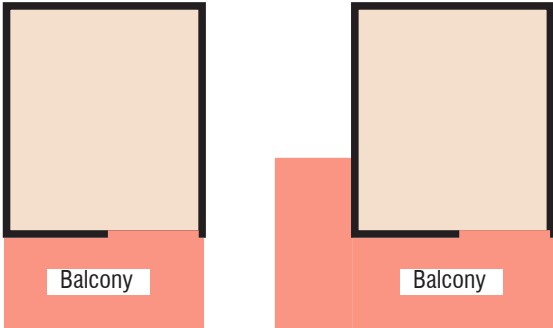
Regulation : 1.3 Defintions

15. **Atrium**– Means a sky lighted and natural/mechanically ventilated area in a building, with no intermediate floors and used as circulation space or entrance foyer.

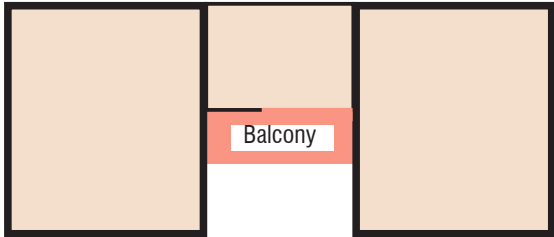


16. **Balcony**– means a horizontal cantilever projection, including parapet, handrail or balustrade to serve as a passage or sitting out place with at least one side open, except for the railing or parapet wall for safety.

Balcony to the Exterior of the Wall



open balcony permissible

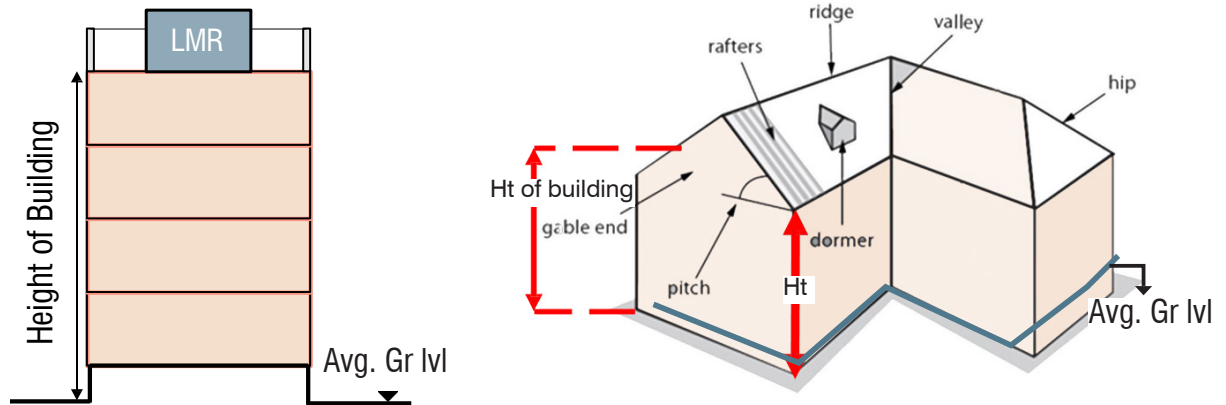


Non – cantilever balcony shown in the illustration below shall be treated as Balcony

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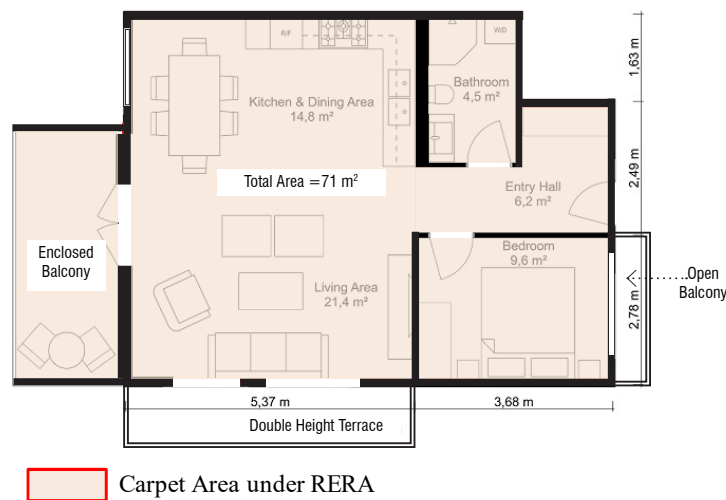
Regulation : 1.3 Defintions

23. Building Height – means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last floor of the building adjacent to the external walls; to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gable facing road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration, terrace water tank, staircase roof and parapet wall shall be excluded for the purpose of measuring heights.

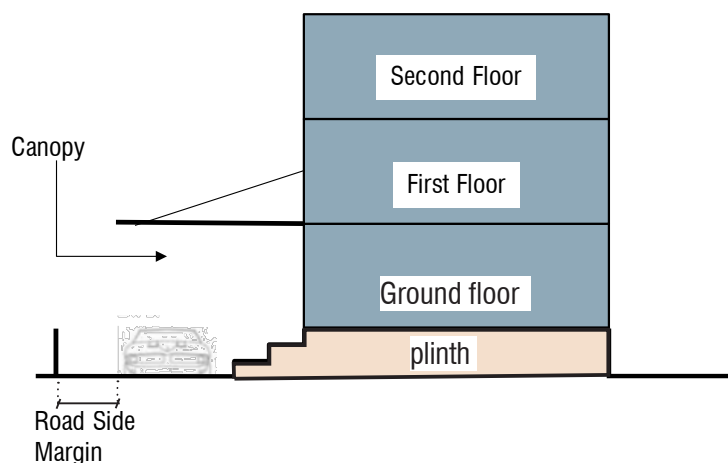


23.1. Vertical distance measured in case of Flat Roof

25. Carpet Area – means the net usable floor area of an apartment.

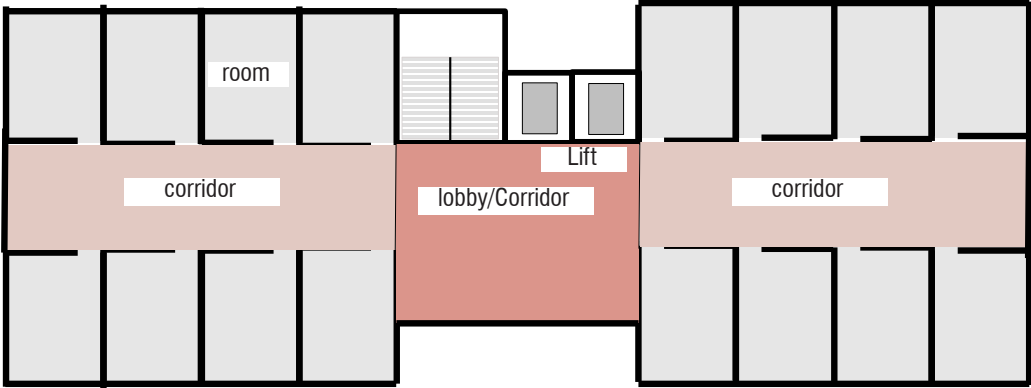


34. Canopy – means a cantilevered projection over any entrance to a building.

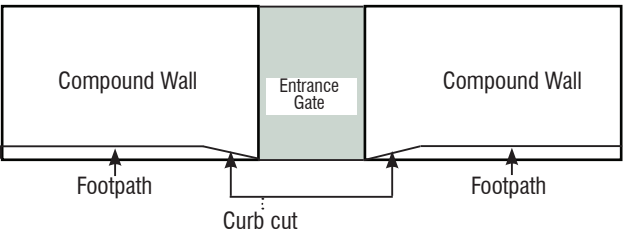


Regulation : 1.3 Defintions

36. Corridor – means a common passage or circulation space including a common entrance space



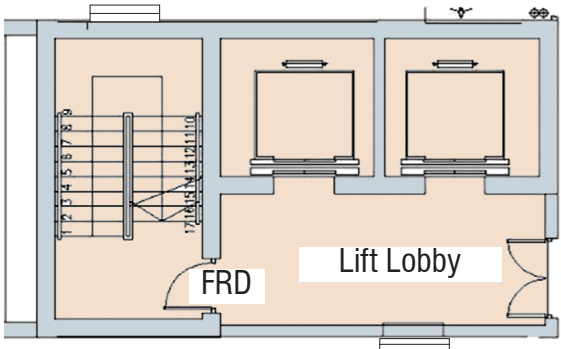
37. Curb Cut- means a small solid (usually concrete) ramp that slopes down from the top surface of a sidewalk or footpath to the surface of an adjoining street.



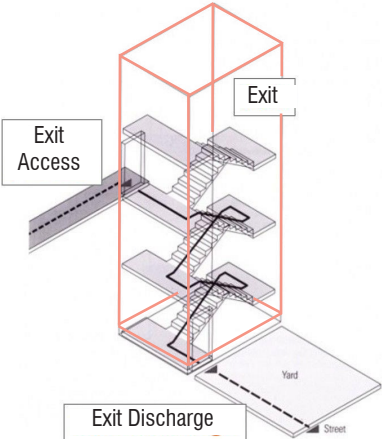
38. Detached Building- means a building whose walls and roofs are independent of any other building with marginal distances on all sides



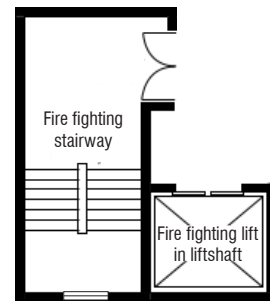
46. Enclosed Stair case – means a stair case separated by fire resistant walls and door(s) from the rest of the building.



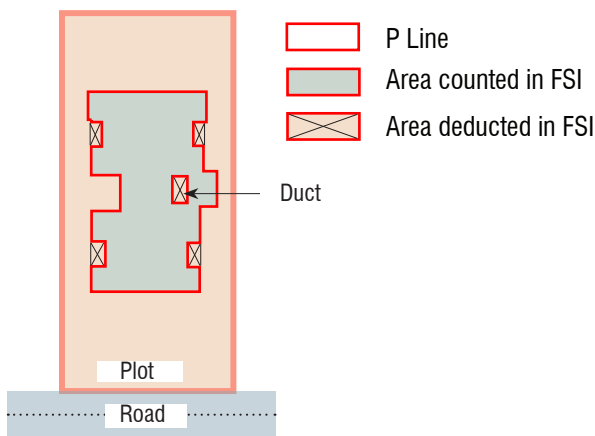
49. Exit – means a passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety



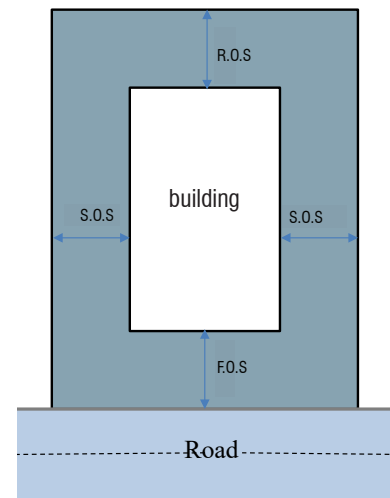
54. Fire Lift – means a special lift designed for a use of fire service personnel in the event of fire or other emergency.



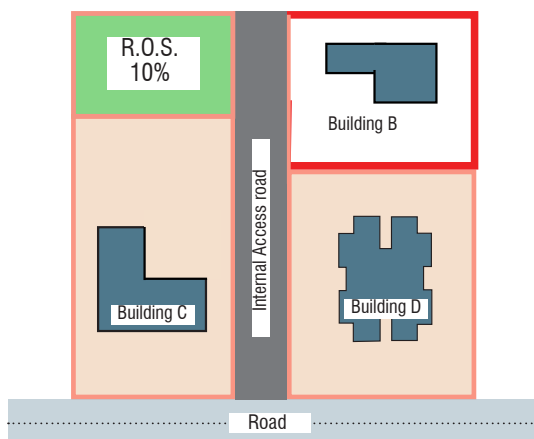
63. Floor space index (F. S. I) – means the quotient obtained by dividing the area covered by P line as mentioned in Regulation No. 6.6 by the net area of the plot.



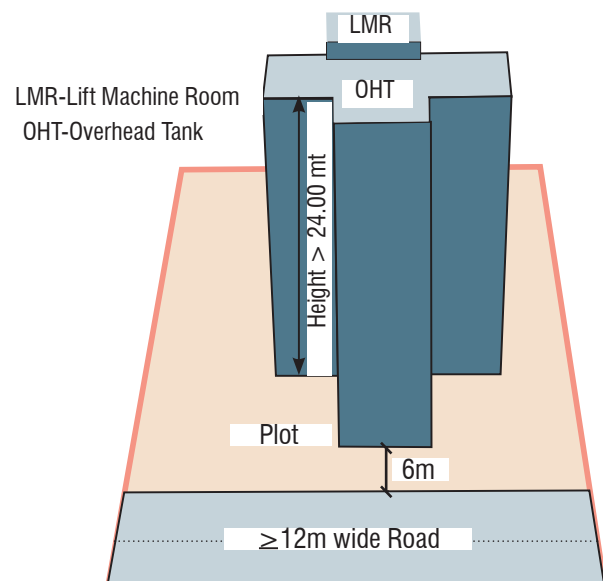
66. Front Open Space/Margin/Setback



70. Group Housing Scheme – means a building or a group of buildings constructed or to be constructed with one or more floors.



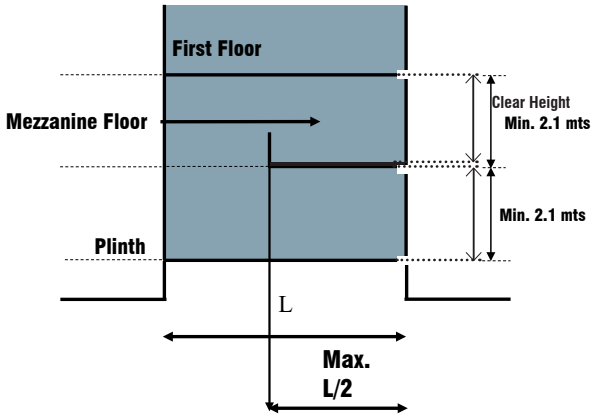
74. High-Rise Building– means a building having a height of 24 m. or more above the average surrounding ground level. Excluding chimneys, cooling towers, boiler, rooms / lift machine rooms, cold storage and other non-working areas in case of industrial buildings, and water tanks, and architectural features in respect of other buildings



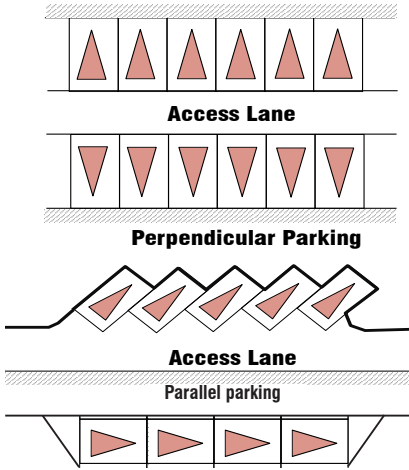
Chapter I - Administration

Regulation : 1.3 Definitions

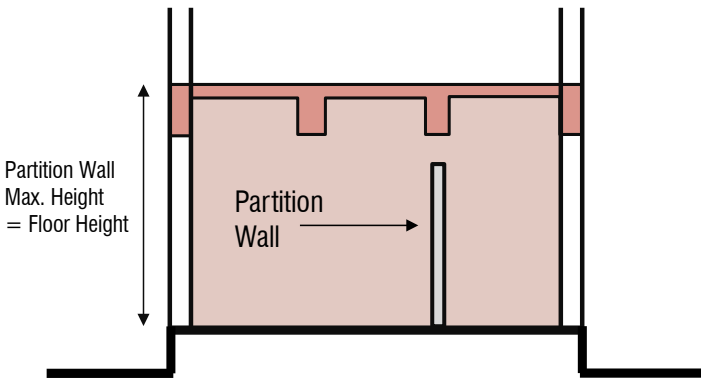
87. Mezzanine Floor – means an intermediate floor between two floors of any story.



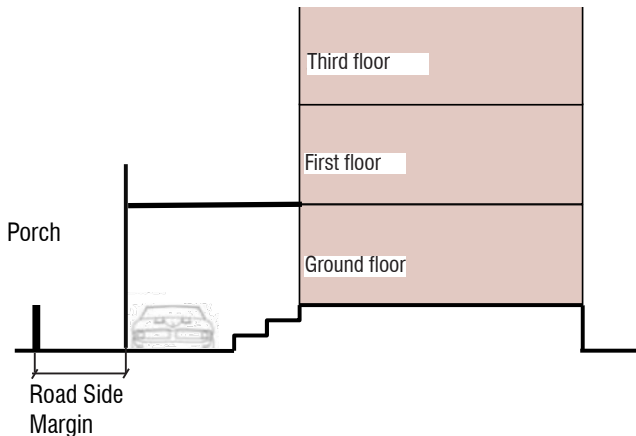
96. Parking Space– means an enclosed or unenclosed ,covered or open area or area provided by mechanical means sufficient in size to park vehicle.



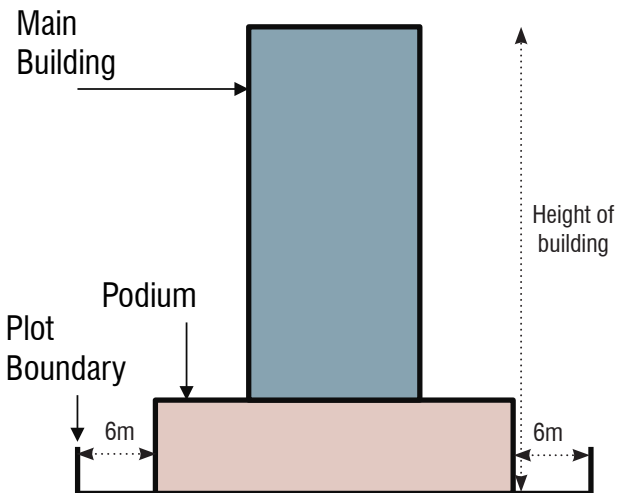
97. Partition – means an interior non – load – bearing barrier, one storey or part – storey in height



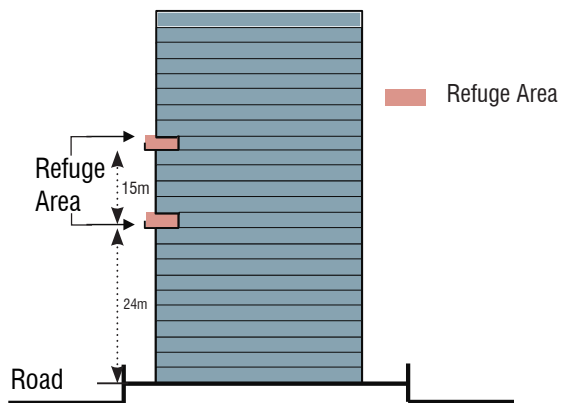
102. Porch– means a covered surface supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to an entrance in building.



103. Podium – means a floor of a building extending beyond building line's and used for parking, recreational open space, recreation, fire and building services/ utilities and incidental purpose, as specified in these regulations.



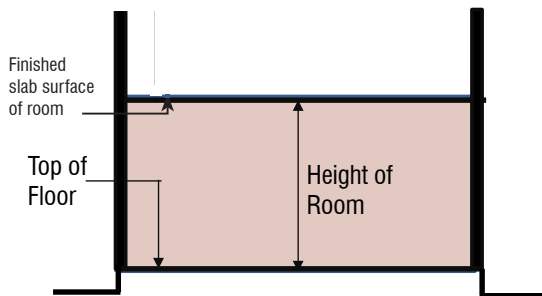
105. Refuge Area– means an unenclosed space in a multi – storied building specifically provided to serve as fire- proof to gather easily for evacuation of the occupants.



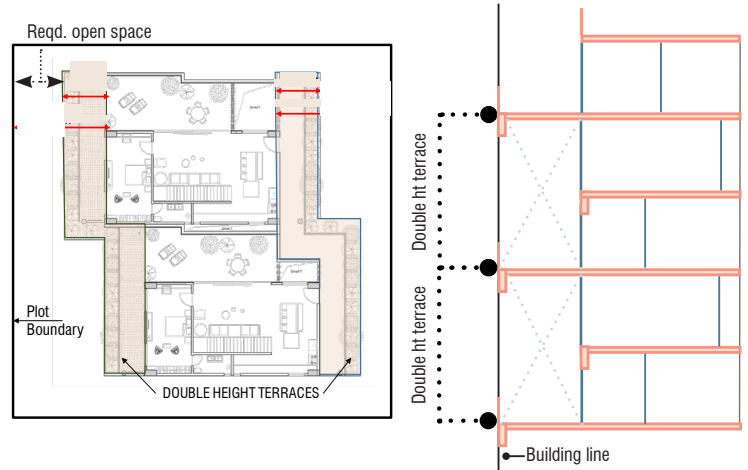
Chapter I - Administration

Regulation : **1.3** **Defintions**

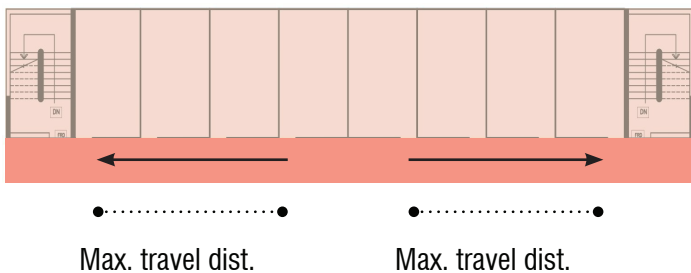
110. Room Height – means the vertical distance measured from the finished floor surface to the finished slab surface of a room.



130.Supported Double Height Terraces – means open terraces, unenclosed on at-least one side with railing and lying wholly within building line with supports underneath and having minimum height of two floors.



134.Travel Distance – means the distance from the remotest point on a floor of a building to a place of safety, be it a vertical exit, horizontal exit or an outside exit measured along the line of travel.



SR. NO.	TYPE OF BUILDING	TRAVEL DISTANCE
1	Residential, Educational, Institutional & hazardous occupancies	22.5m
2	Assembly, Business, mercentile, Industrial & Storage occupancies	30m

Chapter II

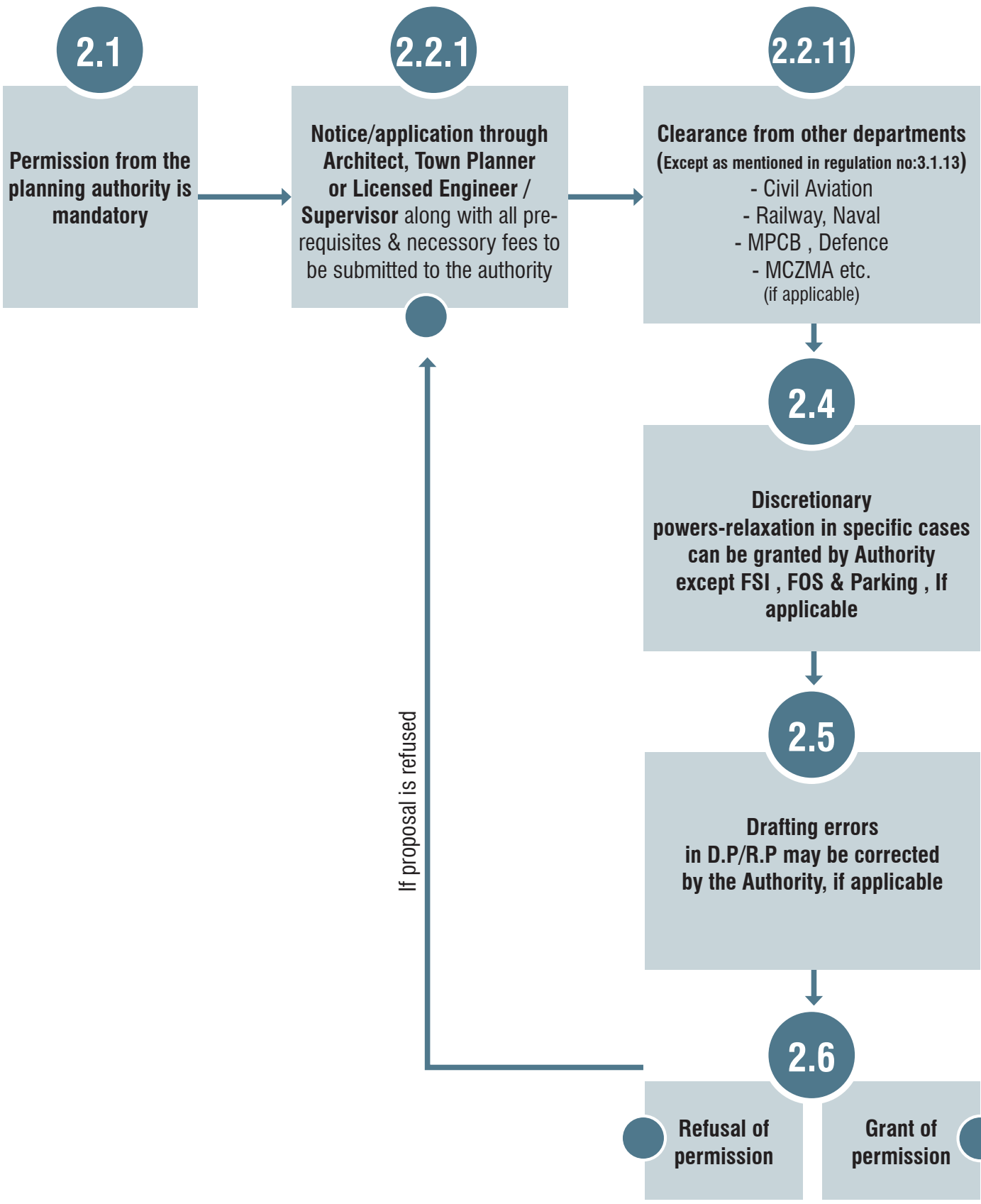
Development permission and Commencement certificate

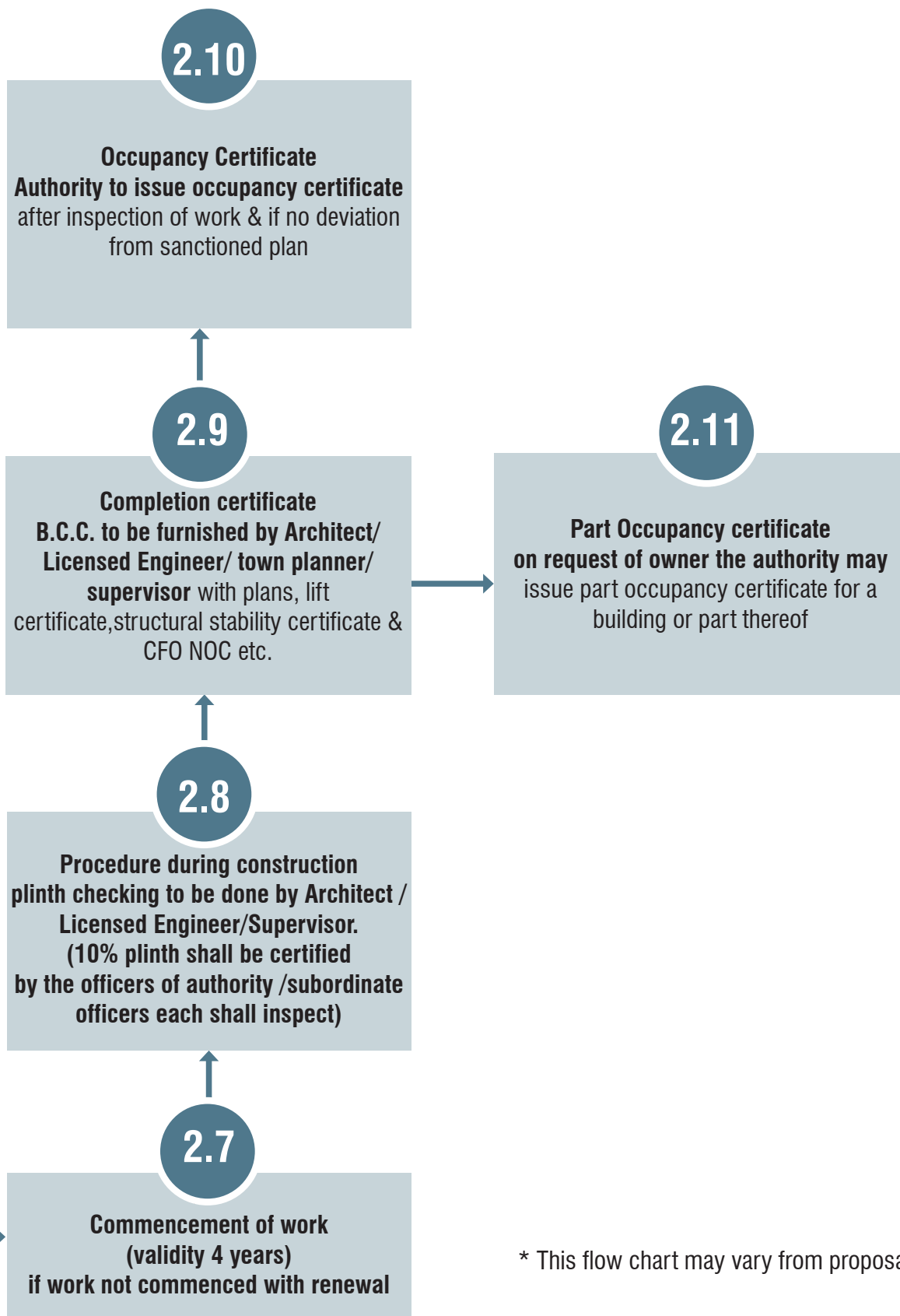
- | | |
|--|---------------------------------|
| 2.1. Permission from planning authority is mandatory | 2.10 Occupancy certificate |
| 2.2. Procedure for obtaining development permission/building permission/commencement certificate | 2.11 Part Occupancy certificate |
| 2.3 Discretionary powers Interpretation | 2.12 Inspection |
| 2.4 Discretionary powers-Relaxations in special cases | 2.13 Unsafe Buildings |
| 2.5 Drafting Error | 2.14 Offences & Penalties |
| 2.6 Grant or Refusal of Permission | 2.15 Revocation of permission |
| 2.7 Commencement of work | |
| 2.8 Procedure during Construction | |
| 2.9 Completion certificate | |

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Regulation : **Chapter 2 – Development Permission and C.C.**

Fig. 25. Indicative flow chart of submission & approvals*





* This flow chart may vary from proposal to proposal

Chapter III

General Land Development Requirements

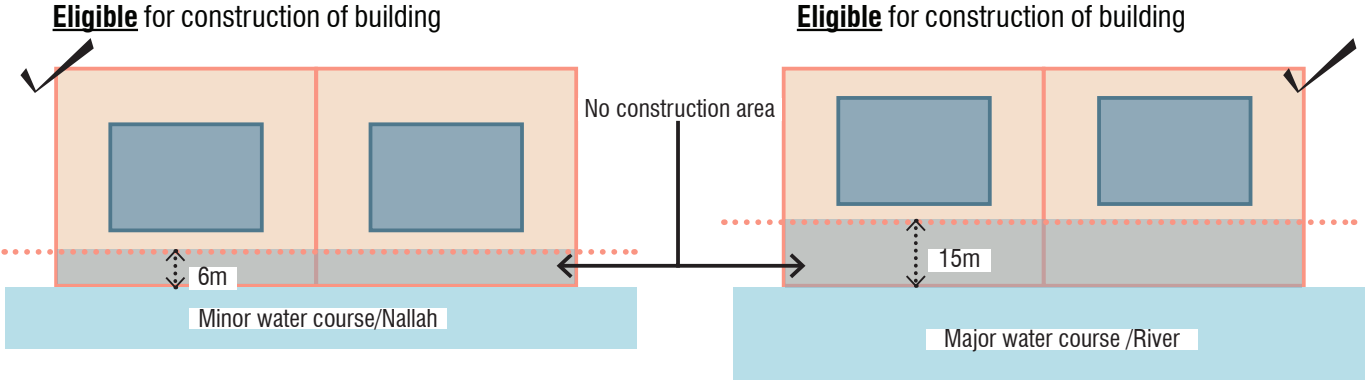
- 3.1. Requirements of Site
- 3.3. Regulations for land sub-division and layout
- 3.4. Recreational open spaces
- 3.11. Relocation of DP- RP sites/Roads
- 3.12. Amalgamation of Plots
- 3.13. Development of cycle track along river and nallah

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Chapter III - General land development requirements

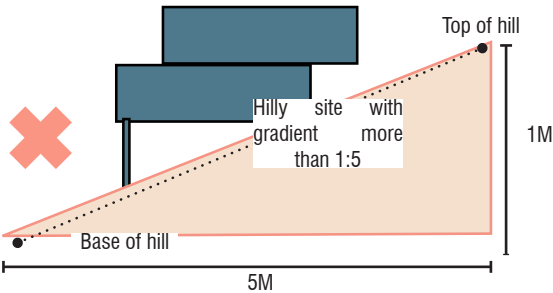
Regulation : 3.1.1 Site not Eligible for Construction of building

If the entire site is within a distance of 6 m. from the edge of water mark of a minor water course (like nallah, canal) and 15 m. from the edge of water mark of a major water course (like river).



Not Eligible for construction of building

If the site is hilly and having gradient more than 1:5

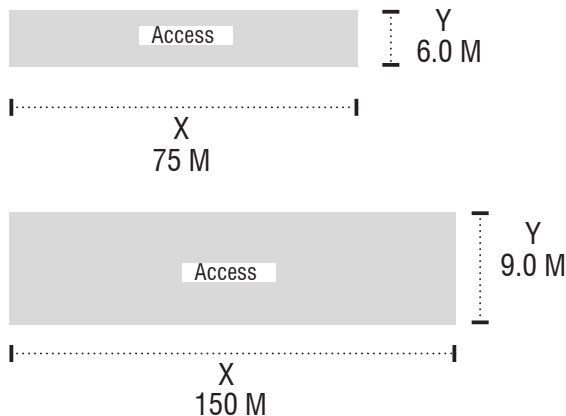
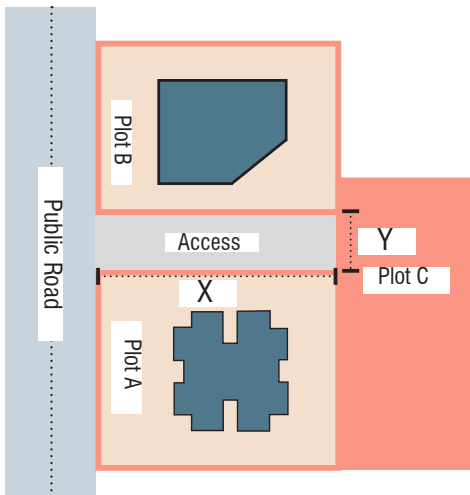


Regulation : 3.2 Means of access

- In case of plot not abutting on a public means of access like street/ roads etc , it shall have access from internal roads.

(a) The width of such access ways in non congested areas shall be as follows:

(b) In congested areas, the width of such access ways shall not be less than 4.5m.

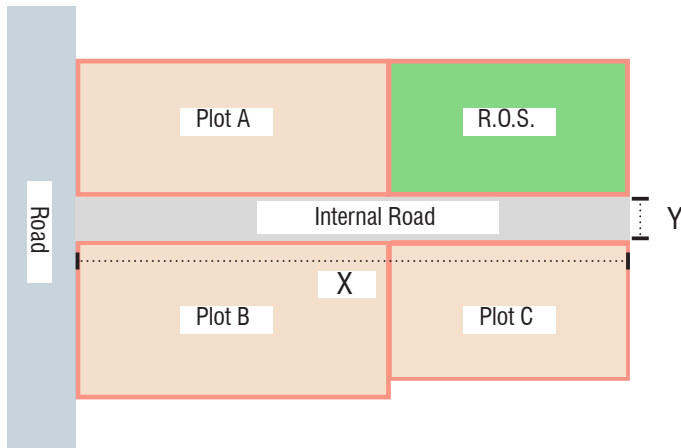


Chapter III - General land development requirements

Regulation : **3.3. Regulation for Land-subdivision and layout**

Regulation : **3.3.2 Roads / streets in Land Sub-division or Layout**

A & B) For Residential & Other Development



X = Length of the internal road
Y = Minimum width of the internal road

Table No.3A- Internal Roads for Residential Development

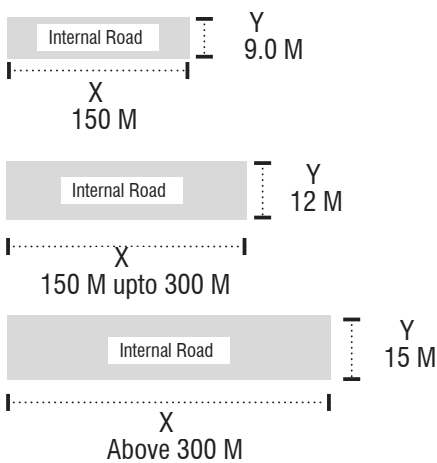
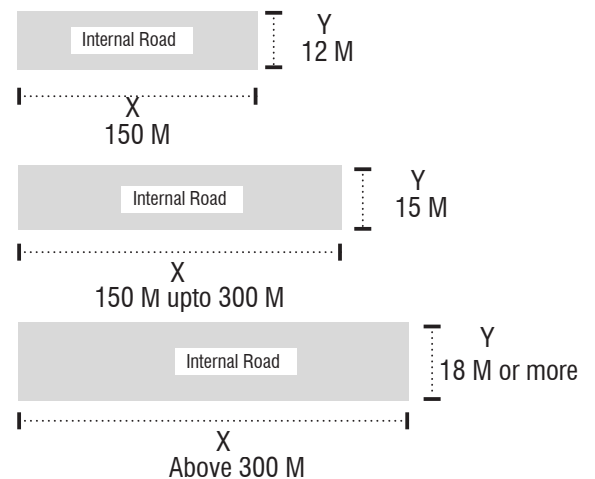


Table No.3B - Internal Roads for Non-Residential Development



C) For Group Housing Scheme

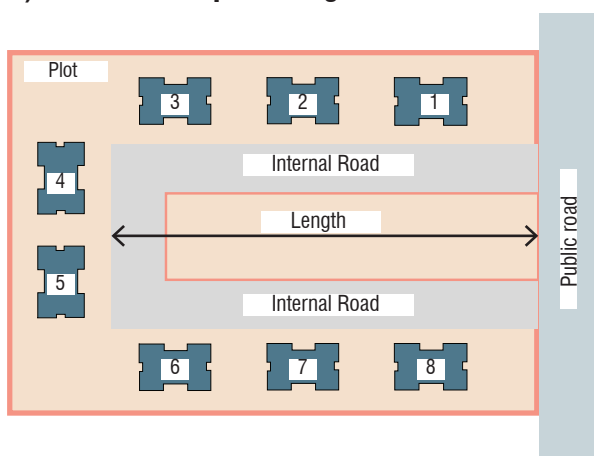
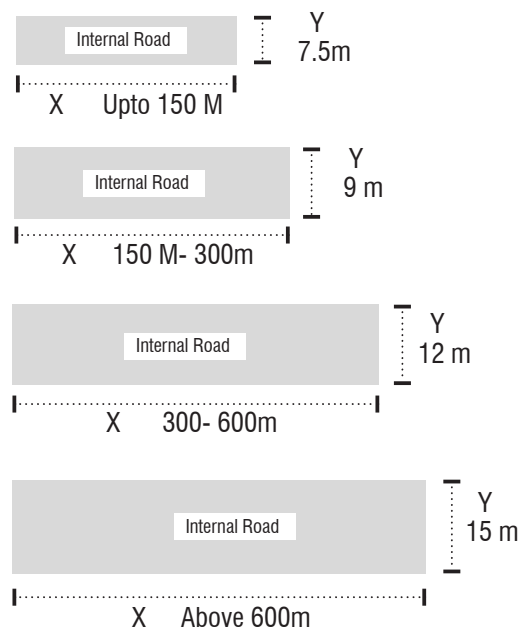


Table No.3C- Internal Roads for Group Housing Scheme



Length of Internal Layout Road

The length of internal road shall be measured from the farthest plot (or building) to the public street.

Chapter III - General land development requirements

Regulation : 3.3.9 Access provision for special buildings in regulation no. 1.3(93)(xiv)

The width of the main street on which the plot abuts shall not be less than 12m in non congested area and shall not be less than 9m in congested area and one end of this street shall join another street width not less than 9m

Non-Congested Area



Congested Area



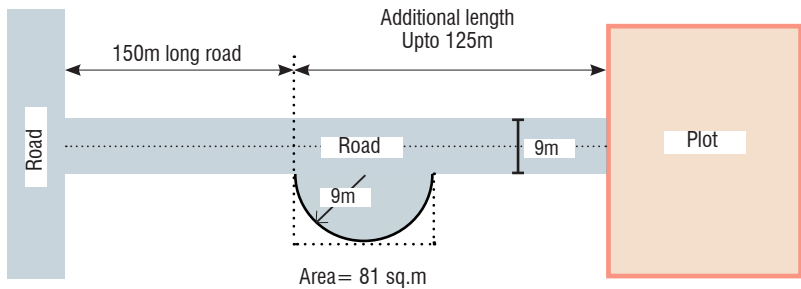
Regulation : 3.3.10 Cul-de-sacs

In residential layouts, straight cul-de-sacs up to 150m long roads are permissible.

An additional length up to 125m will be permissible, an additional turning space is provided at 150m.

The dead end shall be at a level higher than the main road from where the cul-de-sac road takes off.

The turning space in each case should not be less than 81 sq.m in area, no dimension being less than 9 m



Regulation : 3.3.12 Intersection of roads

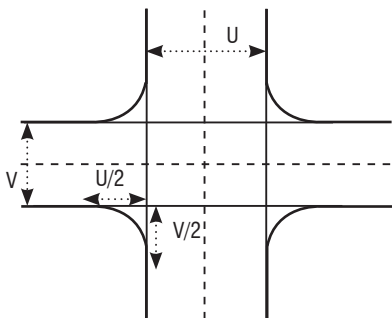


Fig. 3A rounding of at junctions at right angled intersections

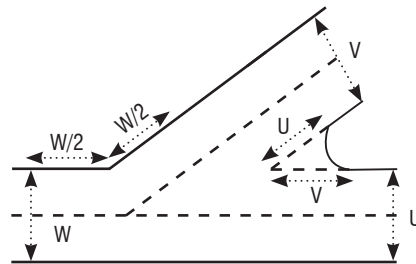


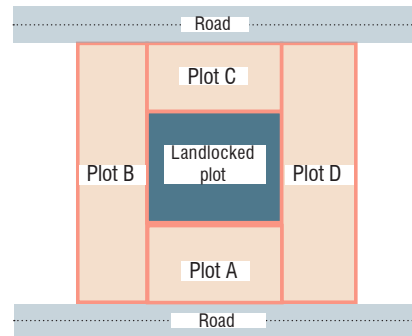
Fig. 3B Rounding off at junctions at acute/ obtuse intersections

Chapter III - General land development requirements

Regulation : 3.3.14 Land Locked Plot

In case of a plot surrounded on all sides by other plots or reservation, if any, i.e. a land locked plot which has no access to any street or road.

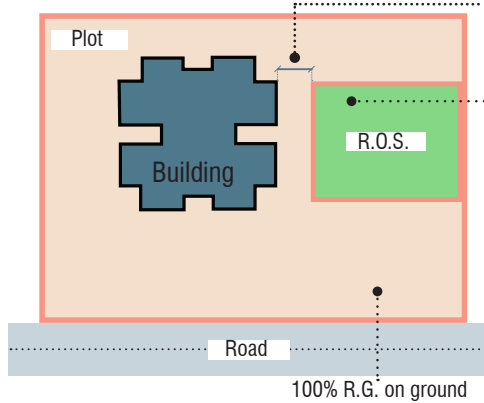
The provision of access shall be as stated in UDCPR



Regulation : 3.4 Recreational open spaces

R.O.S. can be provided on a plot in 3 ways.

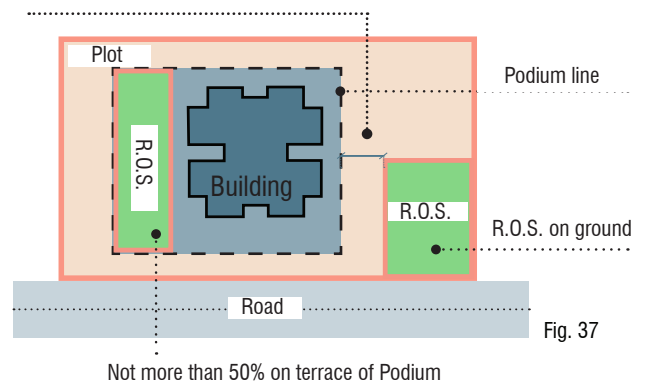
OPTION 01 - Entire R.O.S. on ground



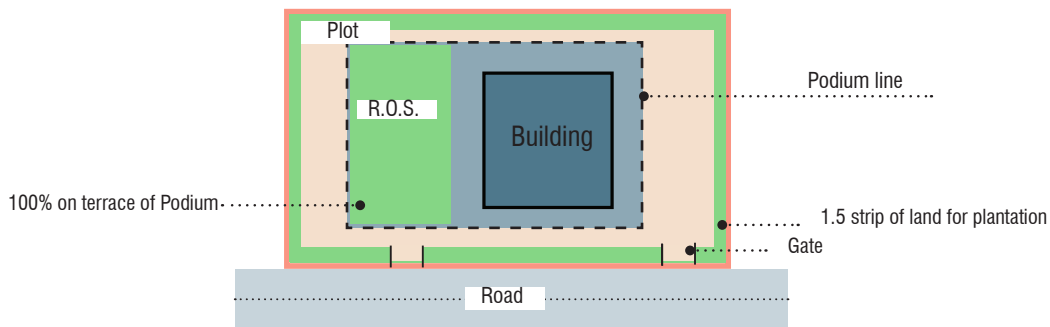
minimum marginal space-3m for non special & 6m for special building

Earlier approved prevails

OPTION 02 - 50% on Podium , 50% on Ground

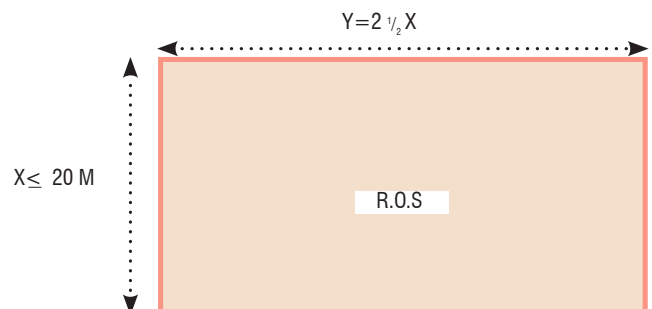
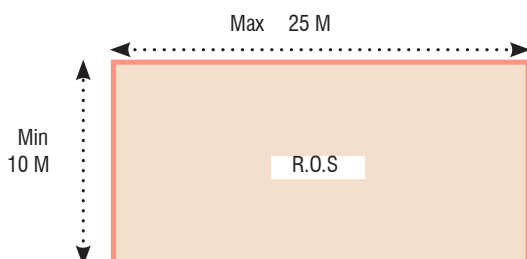


OPTION 03 - Entire R.O.S. on podium with 1.5 m strip of un-paved area on the ground along the plot boundary



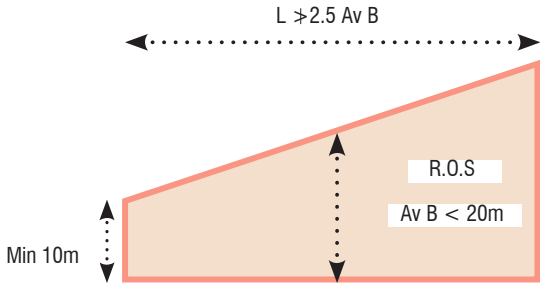
Regulation : 3.4.6 Minimum dimensions of R.O.S.

The minimum dimension of such recreational open space shall not be less than 10m and if the average width of such recreational open space is less than 20m, the length thereof shall not exceed 2 1/2 times the average width.

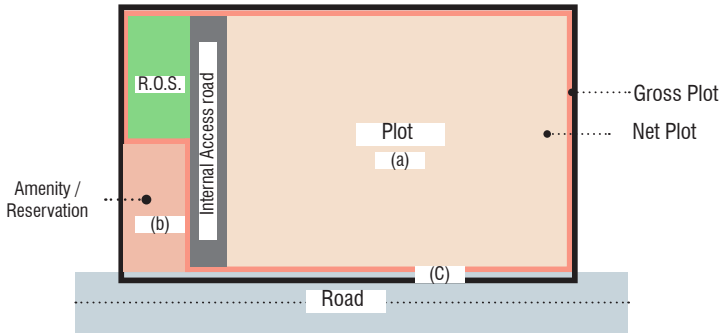


Chapter III - General land development requirements

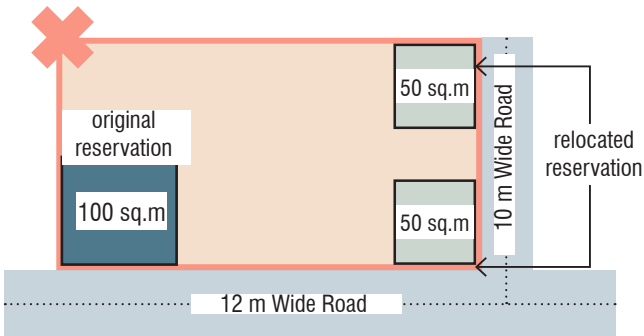
Regulation : **3.4.6 Minimum dimensions of R.O.S.**



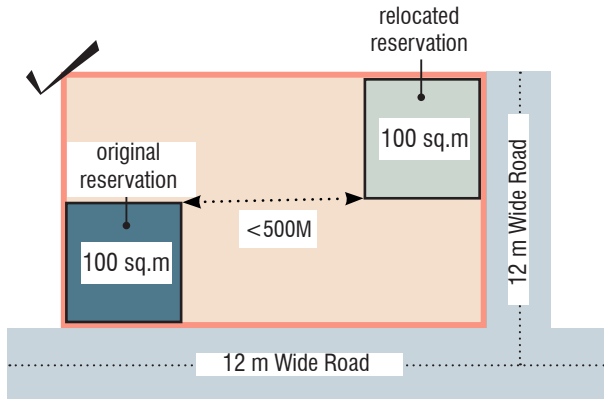
Regulation : **3.9 Net plot area and computation of FSI**



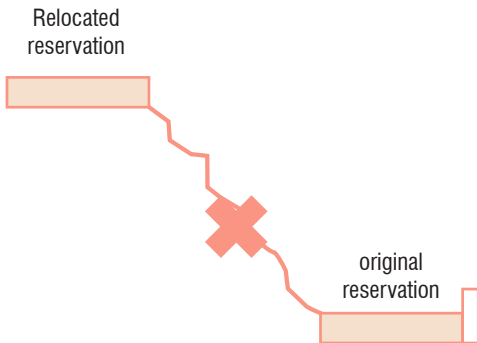
Regulation : **3.11 Relocation of DP-RP sites/Roads**



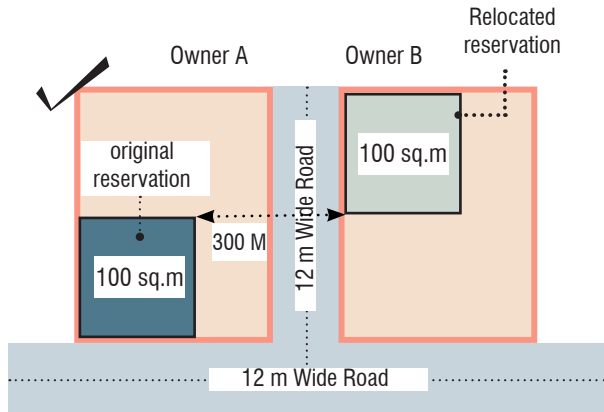
If the Reservation proposed to be relocated is in Parts.



The alternative location and size is at least similar to the location and size of the Development Plan as regards access, levels, etc



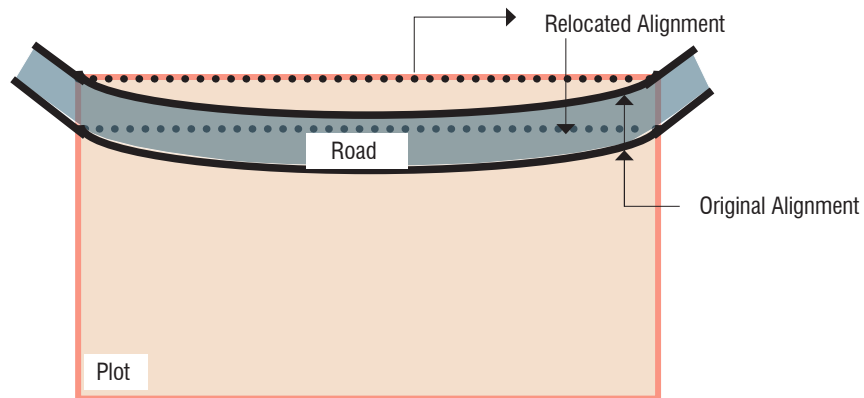
Relocation of reservation in HT/HS is not admissible as there is no access.



Relocation is possible, subject to consent of owners.

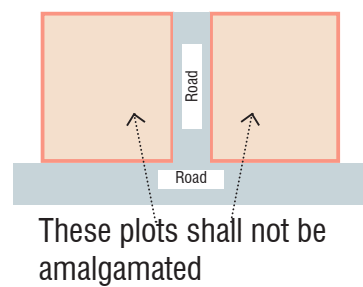
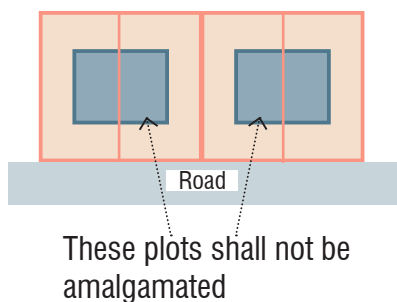
Chapter III - General land development requirements

Regulation : **3.11 Relocation of DP-RP sites/Roads**

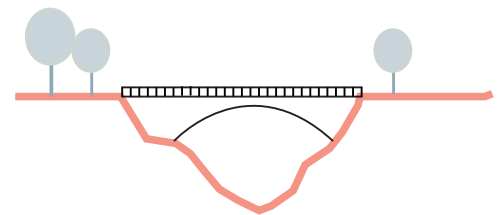


Regulation : **3.12 Amalgamation of plots**

ii) The amalgamation of plots from approved layout which is not desirable from planning point of view (e.g. as shown in below) shall not be permitted.

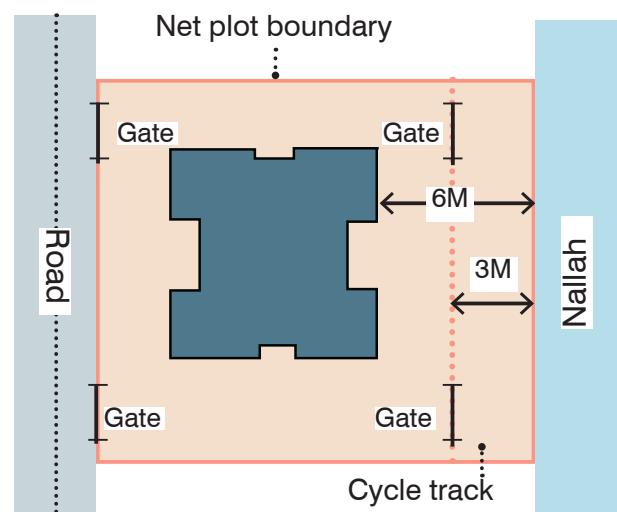


iii) Land separated by Minor water course or nallah or road may be entitled for amalgamation provided connecting over bridge or underpass of sufficient width and strength.



Regulation : **3.13 Development of cycle track along with river and nallah**

A distance of 6m. from the edge of minor water course(nallah) is to be left as marginal distance. for construction of any building. A 3m strip of land from the edge of such water course out of this 6m distance to be left, shall be available for use as cycle track for general public. The compound wall shall be excluding this distance of 3m strip for cycle track.



Chapter IV

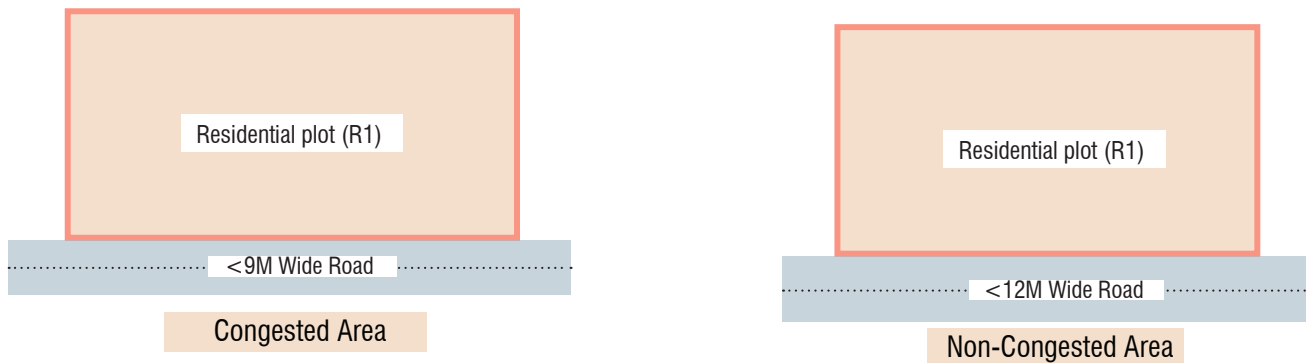
Land Use Classification & Permissible Uses

- 4.3. Residential Zone - R-1
- 4.6. Future Urbanisable Zone
- 4.7. Commercial Zone
- 4.8. Industrial Zone
- 4.9. Loom Industry cum Residential Zone

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Regulation : 4.3 Residential Zone R1

Residential Zone R1 includes Residential plots abutting on roads below 9m. in width in congested area shown on the Development Plan and on roads below 12m. in width in outside congested area (i.e. in non-congested area). In case of C Class MCs, Nagarpanchayats and R.P. areas, the above road width of 12 m. shall be 9 m. in non-congested area.



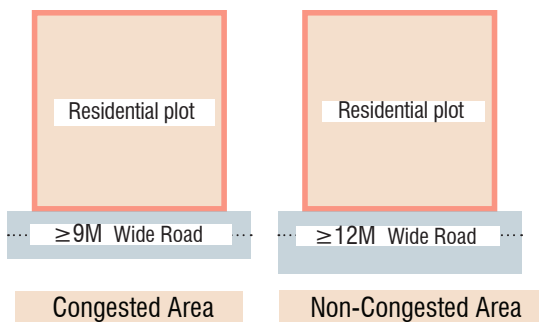
Regulation : 4.4 Residential Zone R-2

Residential zone R-2 includes Residential plots abutting on roads having existing or proposed width of 9m and above in congested area and 12m and above in non-congested area

In case of C class MCs , nagarpanchayats and R.P areas the above road width of 12m shall be 9m in non congested area

4.4.1. In this zone, the following uses, mixed uses may be permitted.

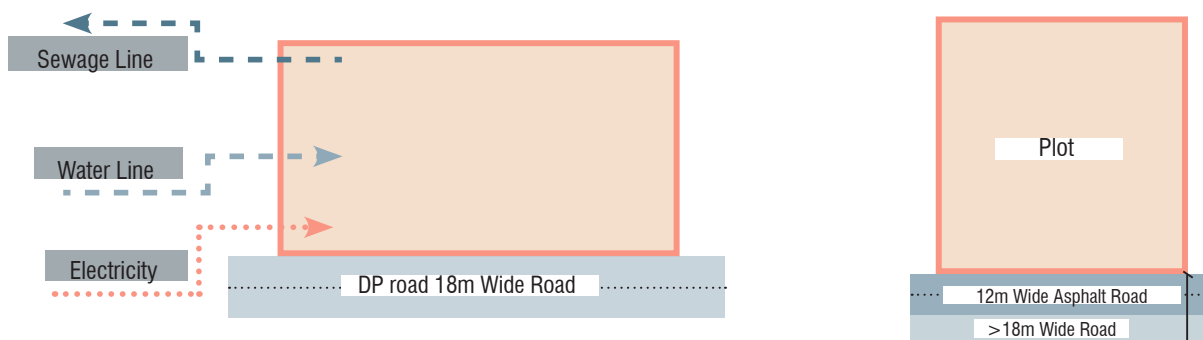
Sr. no	Uses	Permitted/not permitted
a	Uses in R1	✓
b	All uses in public Semi-public zone	✓
c	Service Industry	✓



Regulation : 4.6 Future Urbanizable Zone

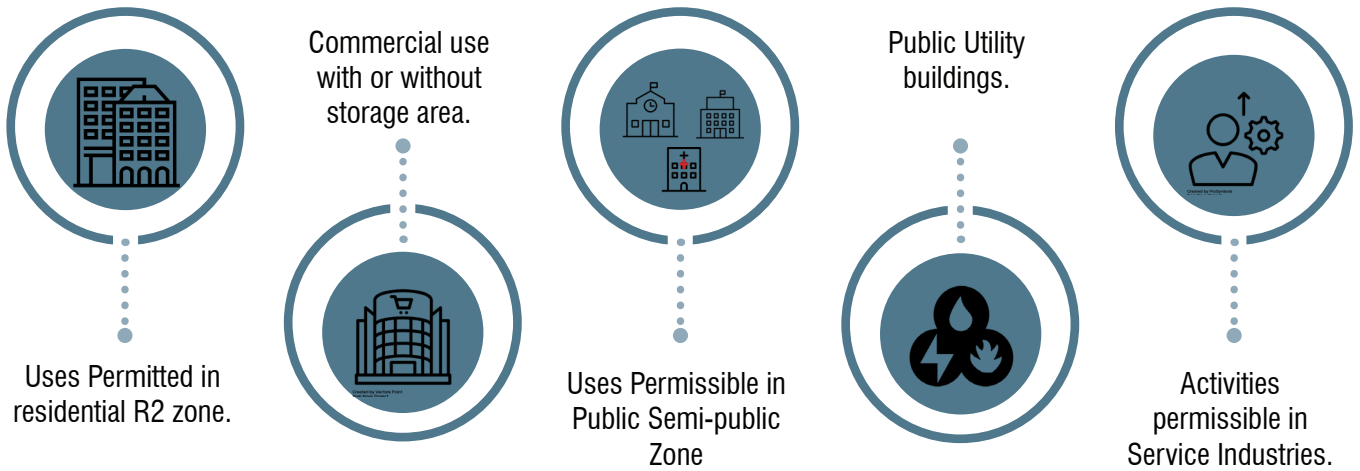
In this zone all uses permissible in Residential Zone shall be permitted subject to fulfilment of following requirements.

- i. For extending offsite infrastructure like road, water supply, sewage line, electricity, to the land,
- ii. If the land is located on Development Plan road of width more than 18 m., then construction of road of width 18 m. to his land, shall be the liability of the owner, else 12 m. wide road with asphaltting shall be necessary.



Regulation : 4.7 Commercial Zone

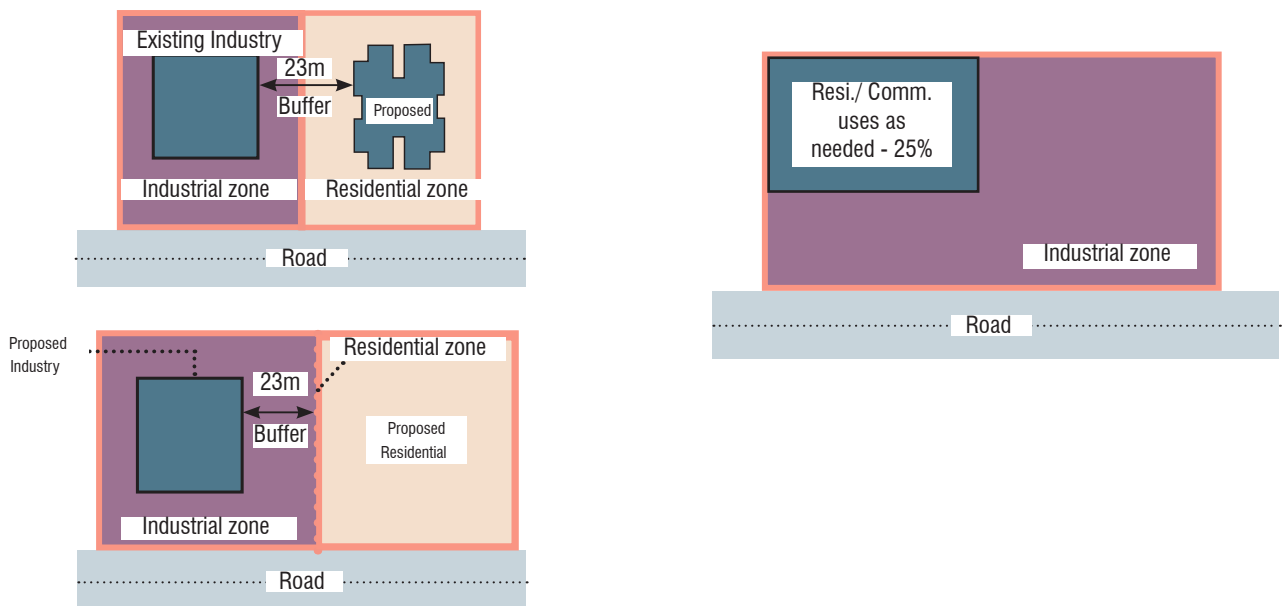
In commercial zones, buildings or premises shall be used for the uses and purposes given below :



Regulation : 4.8 Industrial Zone

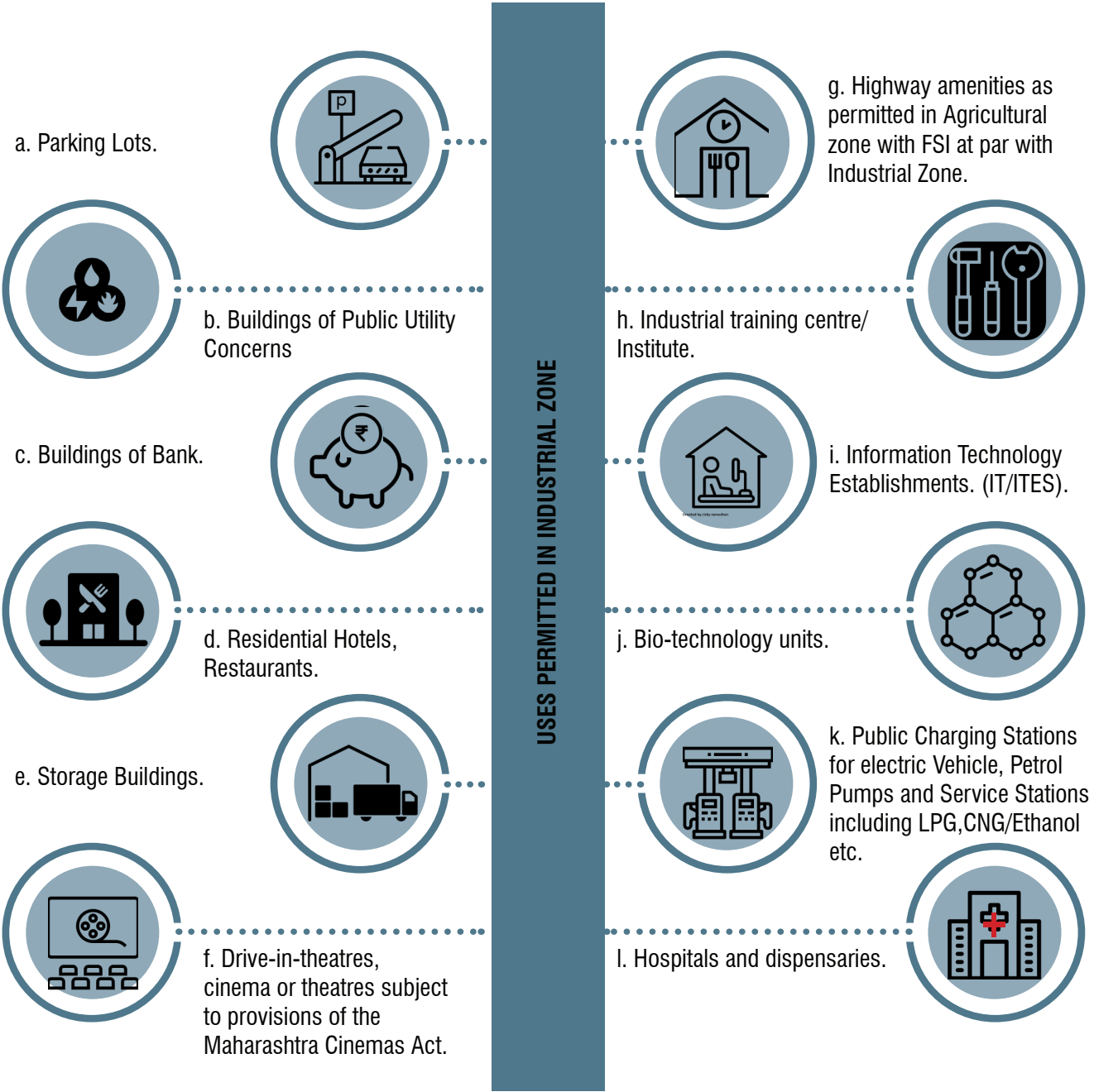
Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed.

- i The service industries as listed in Regulation No.4.4.2 (iv) without restrictions on power requirement, employment, floor area and other restrictions.
- ii The minimum buffer open space between industrial and residential zone shall not be less than 23m
- iii Accessory uses like staff quarters, banks etc may be permitted up to 25% of the total proposed built-up area of such industrial use



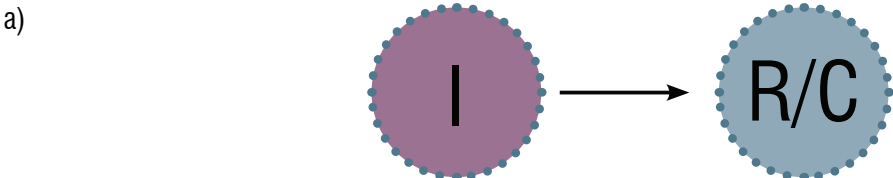
Chapter IV - Land Use Classification and Permissible Uses

Regulation : **4.8 Industrial Zone**



4.8.2. Allowing Residential / Commercial Uses in Industrial Zone-

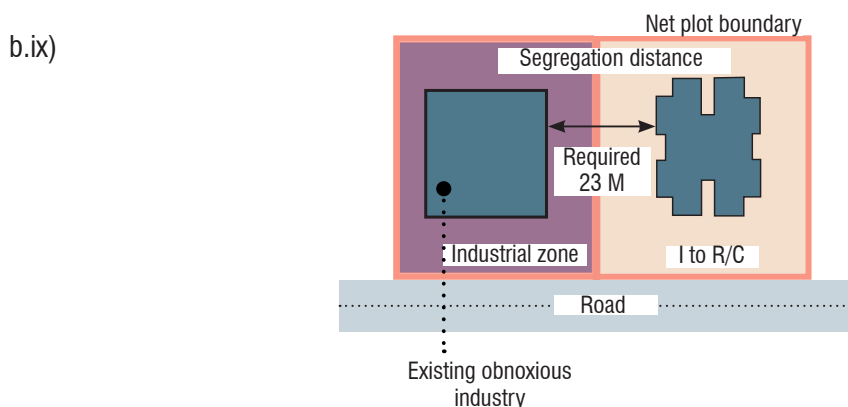
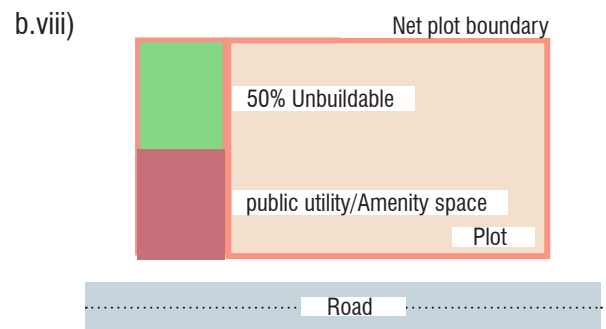
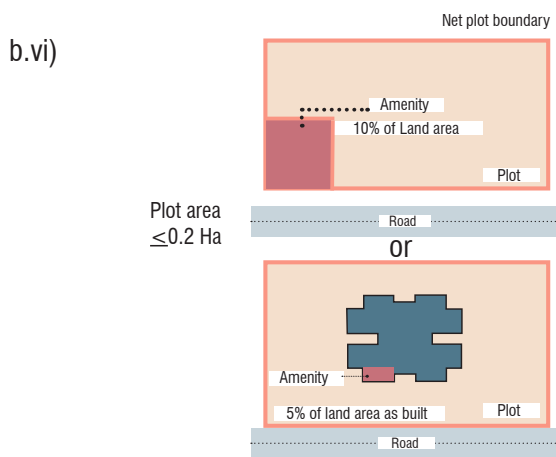
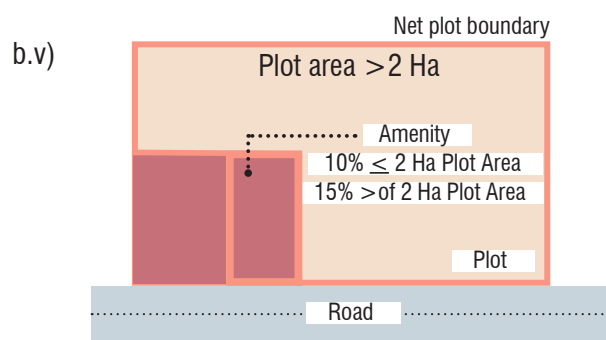
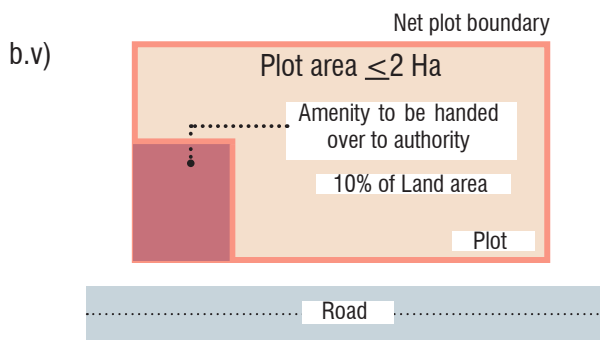
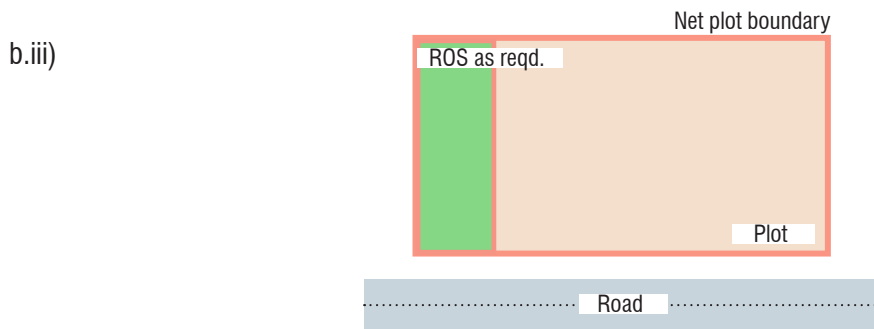
1. In consultation with the Divisional Head of concerned division of the Town Planning Directorate in case of areas other than Municipal Corporations and in case of Municipal Corporations without such consultation, and on appropriate conditions,



Chapter IV - Land Use Classification and Permissible Uses

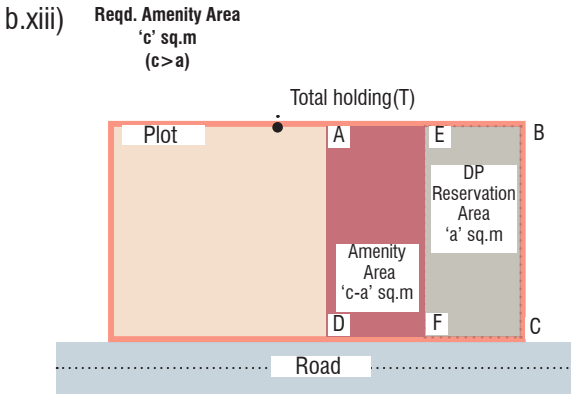
Regulation : **4.8.1 Industrial Zone (I to R/C)**

b. The lands in the Industrial Zone in Development Plan, Regional Plan excluding the area of Cotton Textile Mills, but including land areas in industrial zone in Town Planning Scheme, may be utilised for any of the uses permissible in Residential and Commercial Zone subject to -

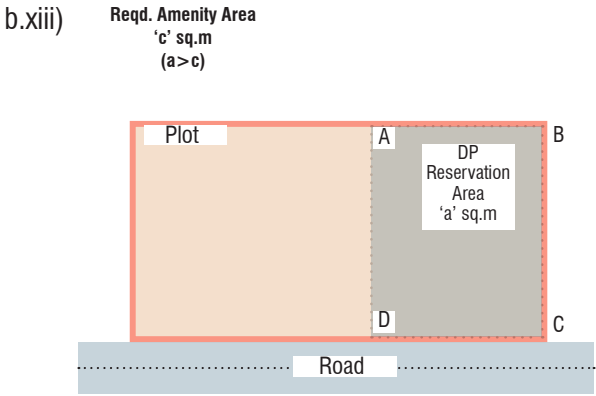


Chapter IV - Land Use Classification and Permissible Uses

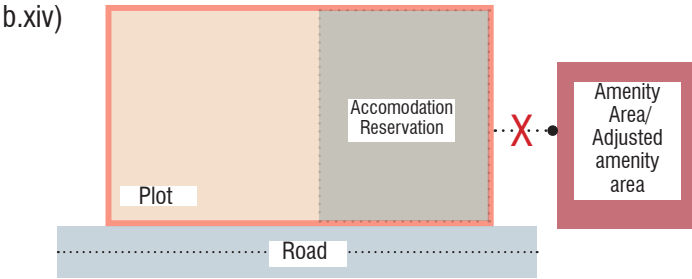
Regulation : 4.8.1 Industrial Zone (I to R/C)



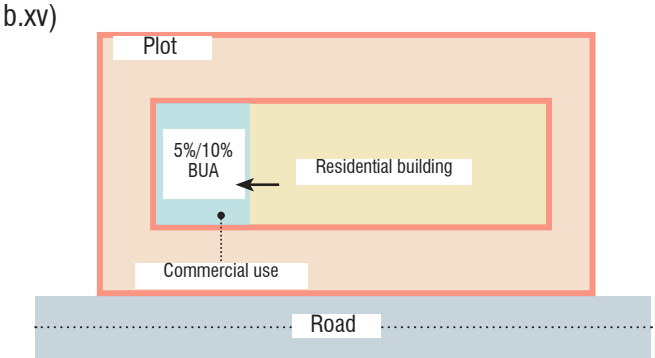
Amenity area= ABCD
Amenity adjusted against reservation= EBCF



Amenity area= ABCD
Amenity adjusted against reservation= ABCD

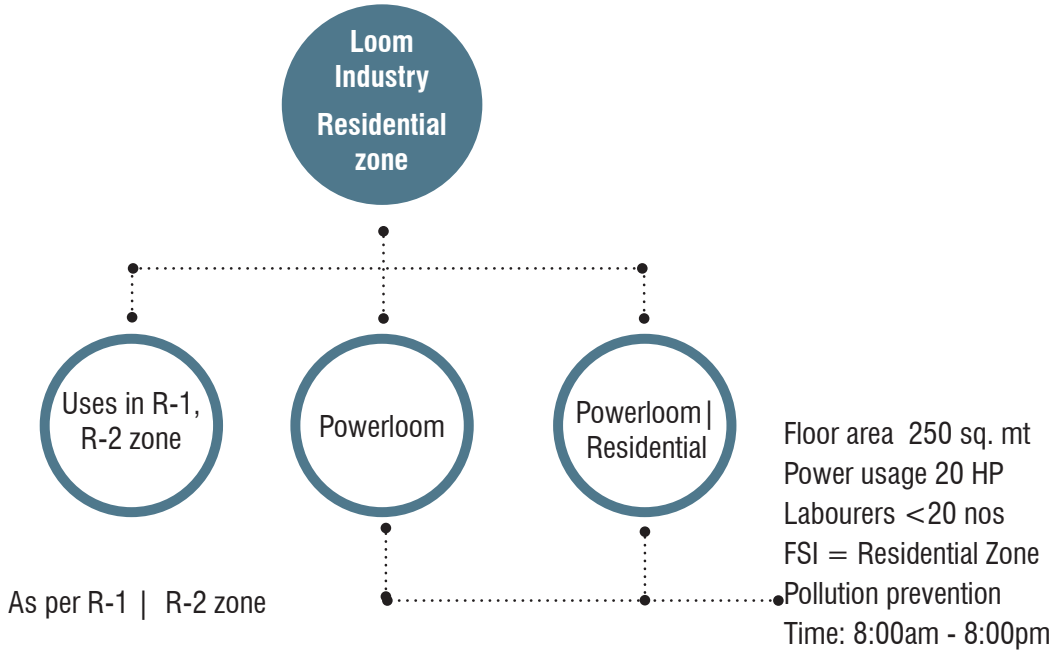


Provisions of Accommodation Reservation mentioned in Regulation No. 11.1 shall not be applicable for development of amenity space provided in this regulation.



Minimum 10% built up area (basic FSI) for area upto 1 ha. and 5% built up area(basic FSI) for area more than 1 ha., shall be used for offices and commercial purpose,in case of development undertaken under this regulation, by closing down the existing industry. However, this provision shall not be applicable, in case of permission being sought under this regulation, where such plot falls in industrial zone, without existing industry.

Regulation : 4.9 Loom Industry cum Residential Zone



Chapter V

Additional provisions for Regional plan areas

- 5.0. General
- 5.1. For all Regional plan areas

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Chapter V - Additional Provisions For Regional Plan Areas

Regulation : 5.0 General

In addition to the provisions mentioned in these Regulations, following additional provisions shall be applicable for the areas of the Regional Plans / Authorities mentioned herein under. These provisions shall prevail over the provisions, if any, mentioned in this Development Control and Promotion Regulations to that extent.

Regulation : 5.1 For all Regional plan areas**5.1.1 Development Permissible Adjacent to Gaothan**

For the villages in the area of Regional Plans (excluding the area of Local Bodies and SPA where Development Plan or planning proposal is sanctioned) where no specific residential zone is shown, for such villages, development permissible in residential zone, may be permitted :



Note - Conditions applicable for development permissible adjacent to Gaothan -Refer UDCPR regulation 5.1.1

Regulation : 5.1.2 Regulations for Development of Tourist Resorts / Holiday Homes / Township in Hill Stations Type Areas.

- The developments under the Hill Station Policy shall be governed by the Special Regulations as sanctioned by Government vide notification No.TPS-1893/1231/C.R. 123/96/UD-13, dated 26/11/1996 and its amendments by the Government from time to time.

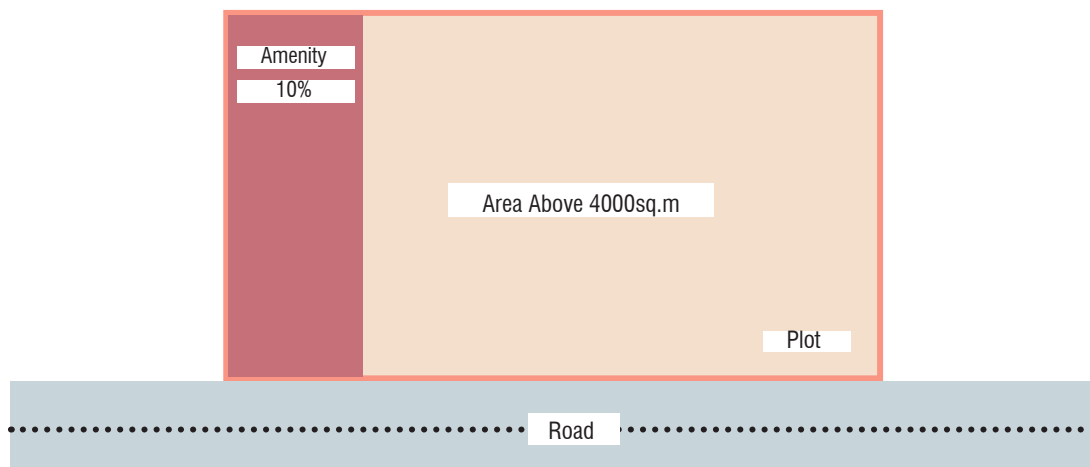
Chapter V - Additional Provisions For Regional Plan Areas

Regulation : 5.1.7 Modification proposals already sanctioned.

All the modification proposals from Regional Plan already sanctioned by the State Government under section 20(4) of Maharashtra Regional and Town Planning Act, 1966 but not shown in respective zone in Regional Plan shall be treated as included in respective Zone as per the modification sanctioned by the State Government.

Regulation : 5.1.8 Provision of Amenity Space.

i). In any layout or sub-division of land for residential purpose admeasuring more than 0.4 Ha. (excluding the area of R.P. roads, road widening and designations) amenity space shall have to be provided for the areas and specified percentages mentioned in the diagram below:



Chapter VI

General building requirements- setback, marginal distance, height and permissible FSI

- 6.1. Permissible FSI for congested areas/ goathans in metropolitan region & regional plans
- 6.2. Regulation for outside congested area(non congested area
- 6.3. Permissible FSI
- 6.4. Industrial Buildings
- 6.5. FSI of Green belt
- 6.6. Calculation of built-up area for the Purposes of FSI
- 6.7. Permissible projections in marginal open spaces/distance
- 6.9. Interior/ exterior chowk

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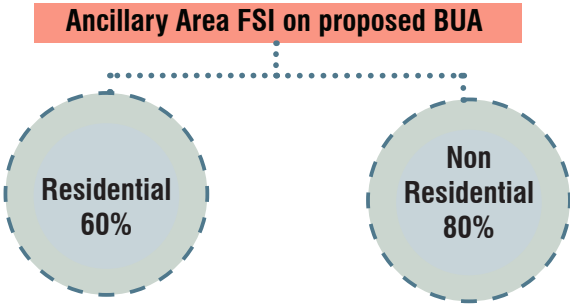
Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

Regulation : 6.1 Regulations for congested area in development plans / gaothans of village settlements in metropolitan region development authorities and regional plans.

Reg. 6.1.1: - Residential buildings / residential buildings with mixed-use.

i) Max. permissible basic floor space index, FSI on payment of premium, permissible TDR loading shall be as per Table appended hereinafter:

1. In additions to the Table 6A , ancillary area FSI by charging premium at the rate specified below on the land rate in Annual Statement of Rates shall be permitted:



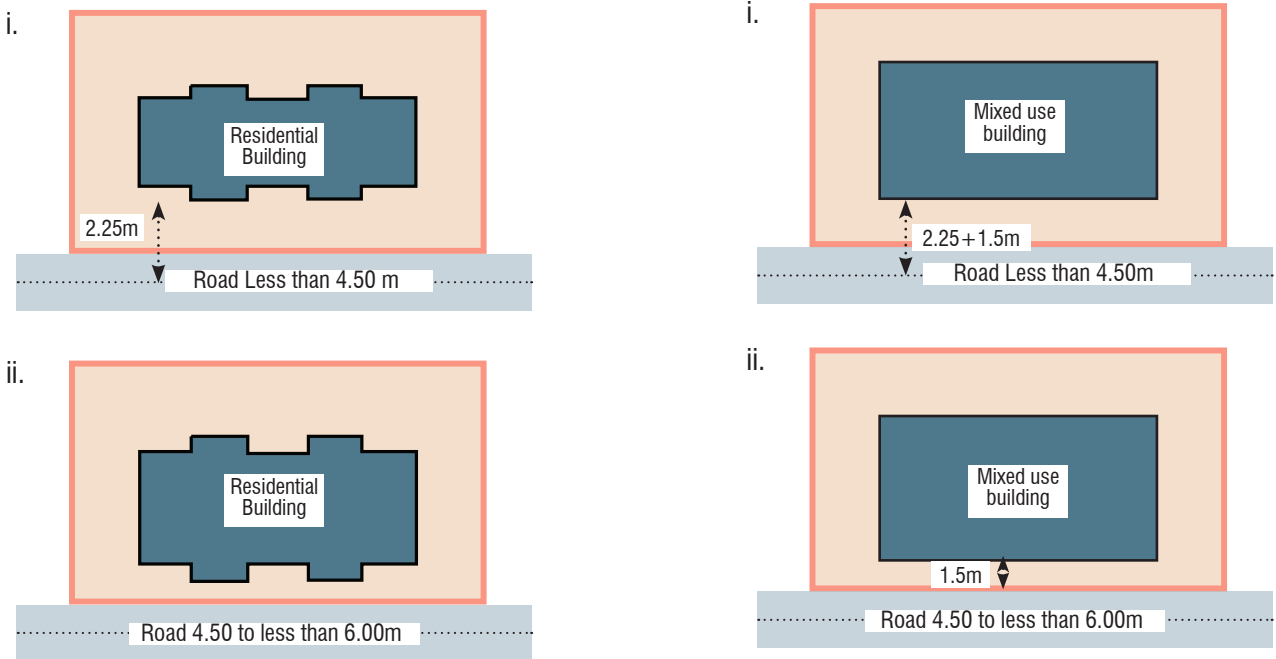
• Rate of Premium for ancillary FSI : -

SR.NO	AUTHORITY/AREA	RATE OF PREMIUM
1.	Pune and Thane Municipal Corporation	15%
2.	Other Authorities	10%

Note:
Conditions as per UDCPR

Regulation : 6.1. Regulations for congested area in development plans / gaothans of village settlements in metropolitan region development authorities and regional plans.

ii. Front Marginal Distances/Setback/ Roadside Margin/s in Congested Area
Table 6B



Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

Regulation : **6.1. Regulations for congested area in development plans / gothans of village settlements in metropolitan region development authorities and regional plans.**

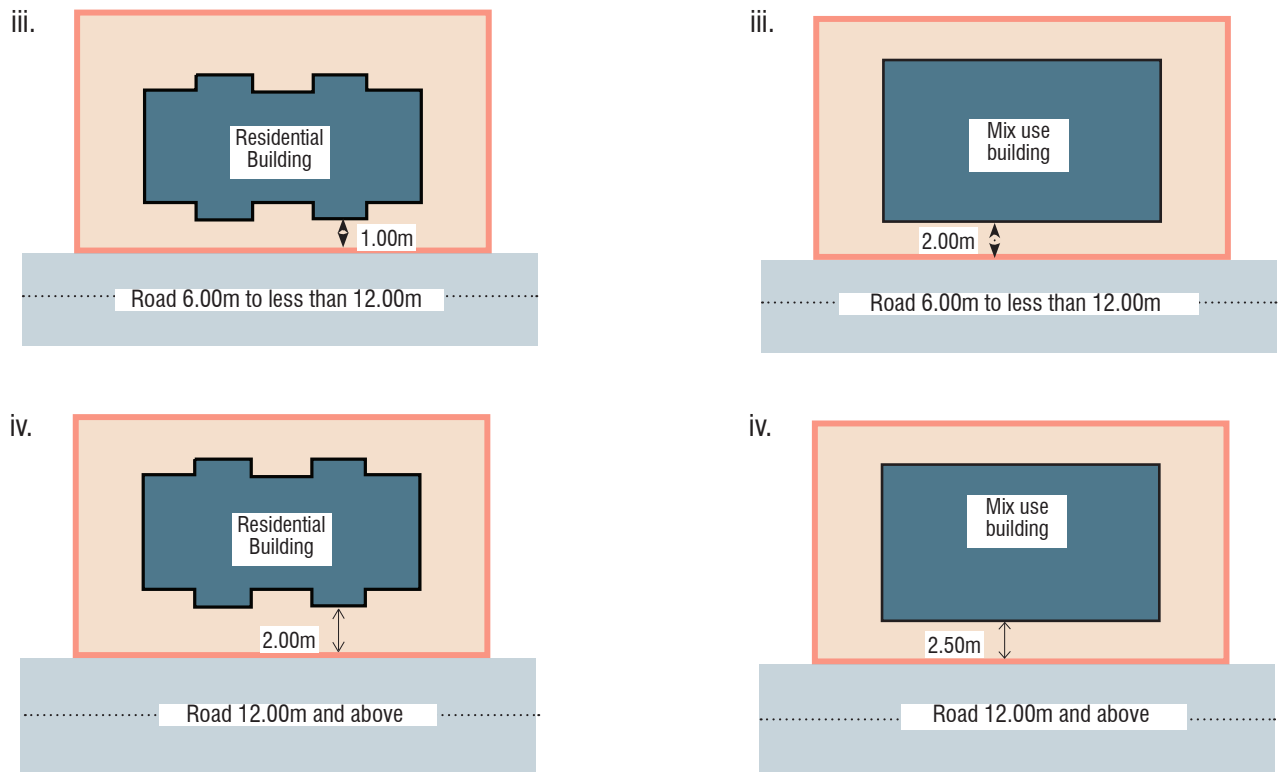
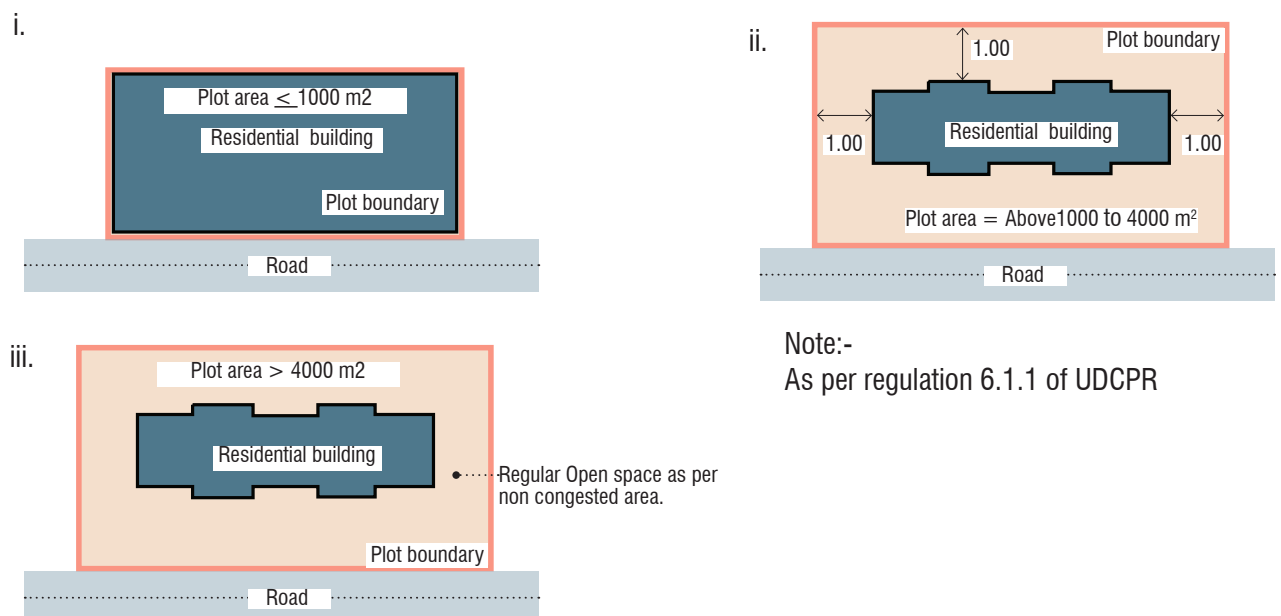


Table 6C
iii. Side and rear marginal distance in congested areas

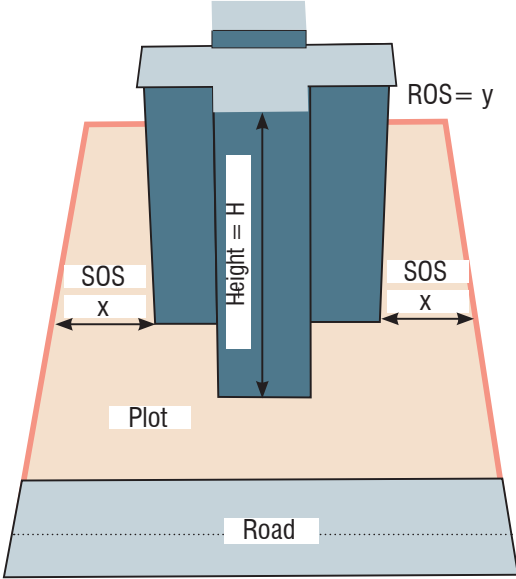


Note:-
As per regulation 6.1.1 of UDCPR

Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

Regulation : 6.1. Regulations for congested area in development plans / gaothans of village settlements in metropolitan region development authorities and regional plans.

Note:-
vi. Height

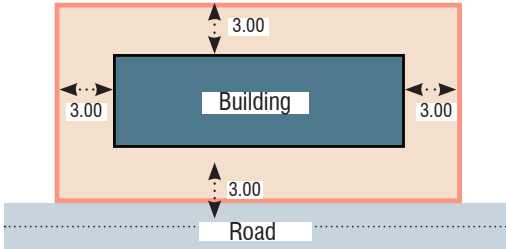


x and y as per table 6C of UDCPR

Plot area	Upto 15m height	15m to 24m height	24 m or above
Upto 1000 sq.m	x, y	x+1, y+1	as per reg. of non congested area
Above 1000 & upto 4000 sqm	x,y	x+1, y+1	
Above 4000sqm	x,y	x+1, y+1	

Regulation : 6.1. Regulations for congested area in development plans / gaothans of village settlements in metropolitan region development authorities and regional plans.

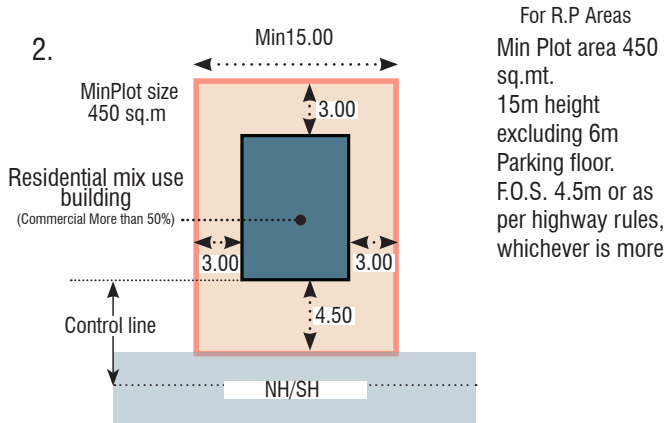
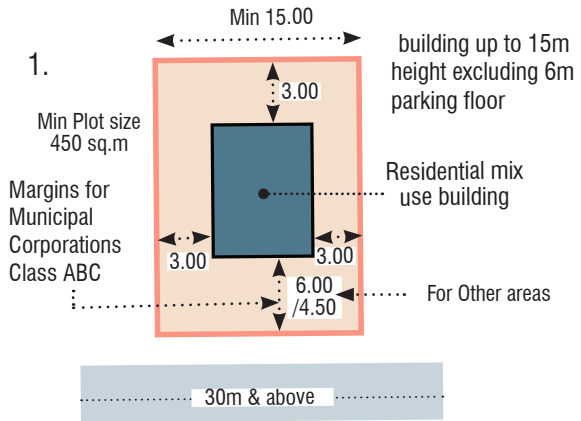
6.1.2 Other buildings like Public/ Semi-Public, Educational, Medical, Institutional, Commercial, Mercantile, etc..



For building more than 24 m. height, regulations of non-congested area shall apply. Provided further that, for buildings like cinema theatres, multiplex, assembly buildings, shopping malls etc., regulations for outside congested area, except FSI, shall apply.

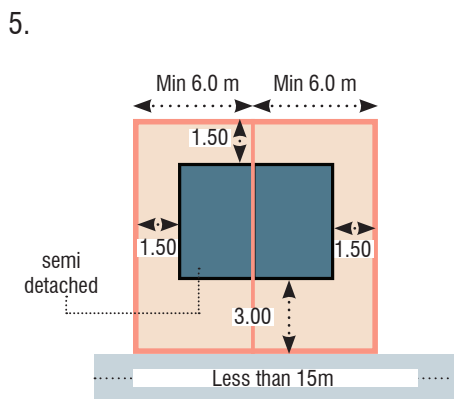
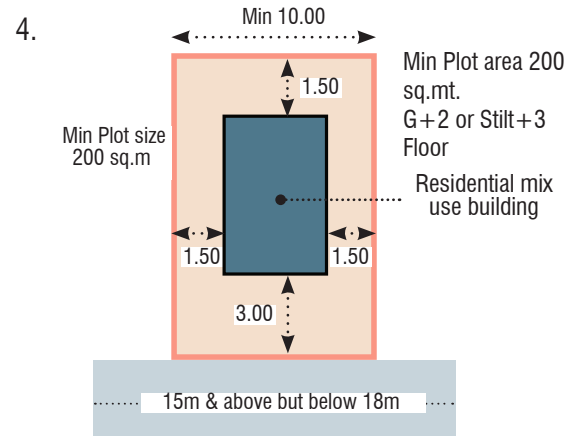
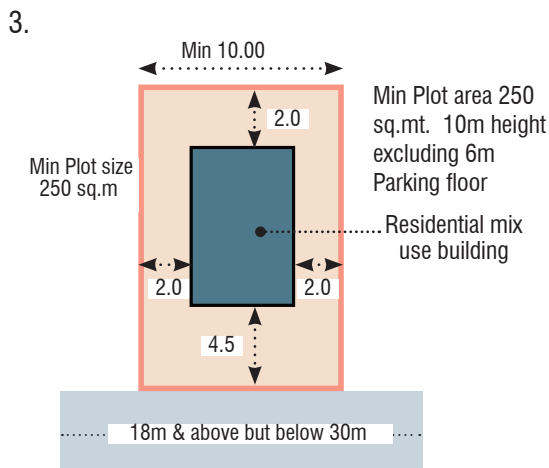
Regulation : 6.2 Regulation for outside congested area (non-congested area)

Regulation 6.2.1 Marginal Distances and set-back for Residential Buildings and mixed use with Height up to 15 m. or as mentioned in the Table No. 6-D.

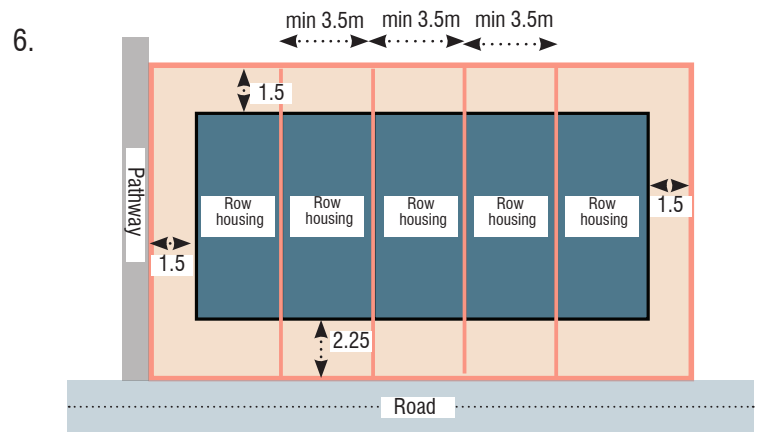


Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

Regulation : **6.2 Regulation for outside congested area (non-congested area)**

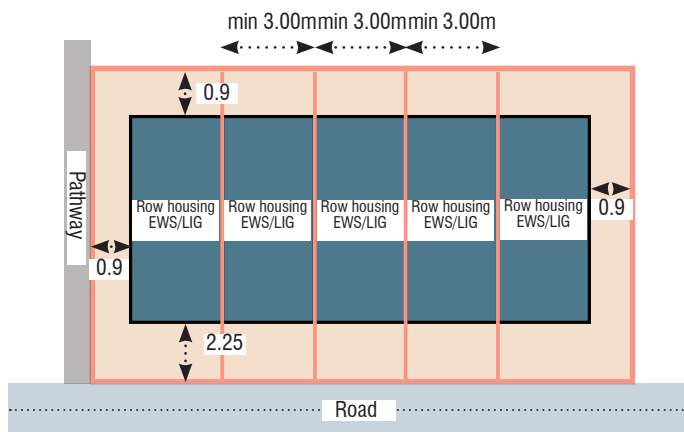


Min Plot area 80 sq.mt.
G+2 or Stilt + 3 . one side margin distance permissible in case of semi detached building



Min Plot area 30 sq.mt.
G+2 or Stilt+3 Floor.

7. Row housing EWS/LIG



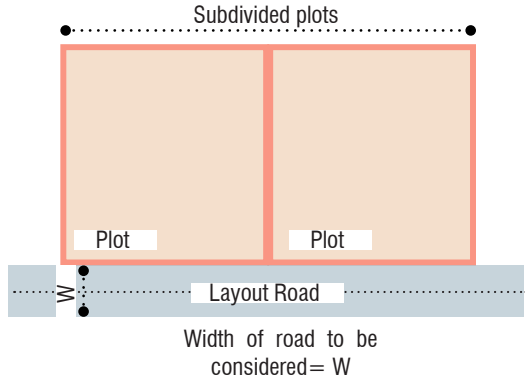
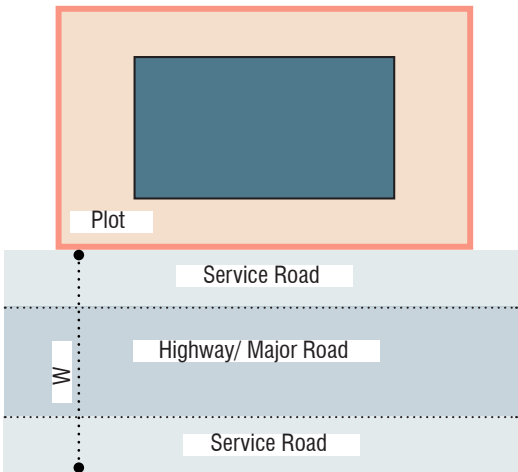
Min Plot area 20 sq.mt.
G+1 or Stilt + 2.

Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

Regulation : 6.3 Permissible FSI

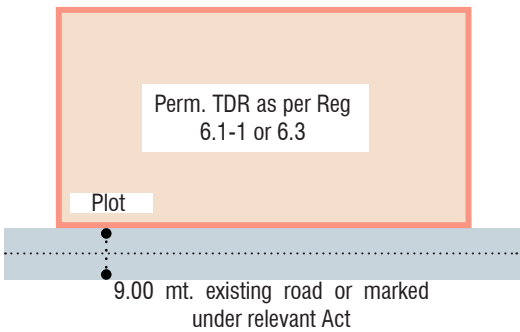
Note (iv): -

If the plot is abutting the service road or layout road or plots facing major road, then width of the highway or major road shall be considered for maxm. perm. FSI.



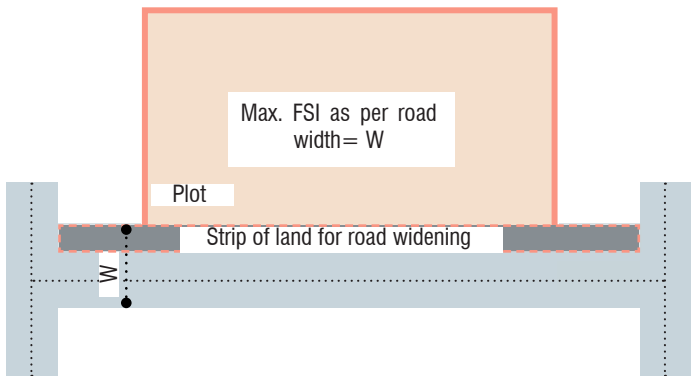
Note (x): -

Utilisation of TDR is permissible on existing road width of 9.00 mts and above so marked under relevant act.



Note (xiii): -

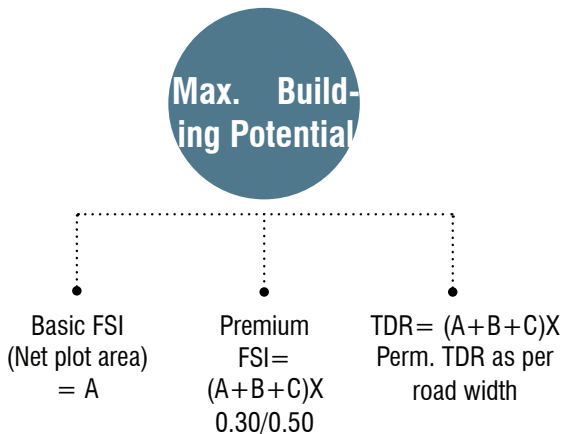
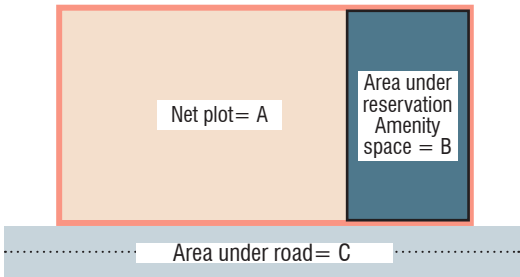
If the strip of the land is handed over as road widening, then the maxm. FSI shall be as per the widened road width subject to road is widened from the junction.



Note (xiv): -

For maxm. FSI calculations:

- I. Basic FSI on net plot area after deducting area under roads, reservations / amenity open space.
- II. For premium FSI & TDR gross area of the plot is to be considered i.e., including roads, reservations / amenity open space, if it is surrendered to authority

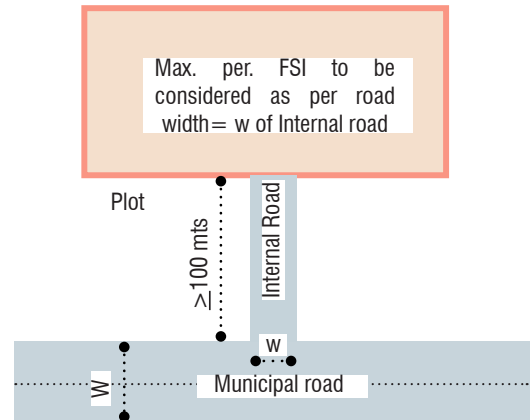
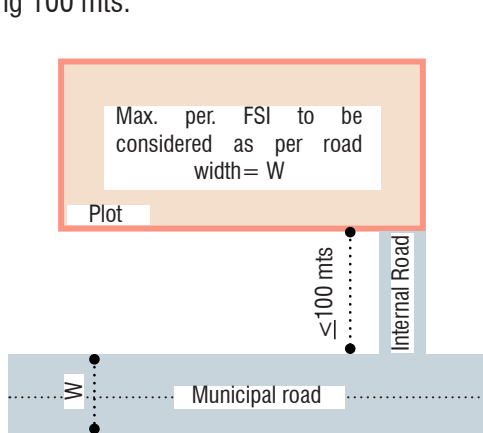


Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

Regulation : 6.3 Permissible FSI

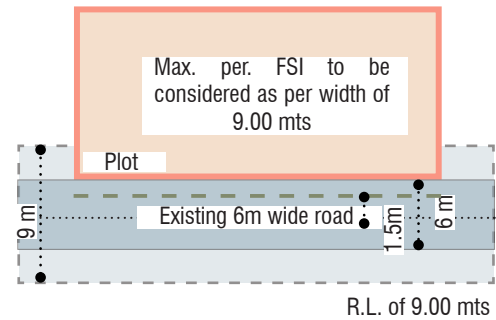
Note (xii): -

In case of plot having approach by dead end, the maxm. perm. FSI will be permitted if the length of road does not exceeding 100 mts.



Note (xv): -

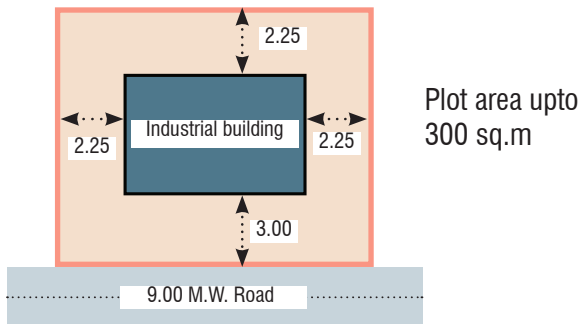
If 6.00 mts wide road is proposed to be widened to 9.00 mts. under provision of Corporation or Municipal Act by prescribing R.L. and the owner hand over such set back then the maxm. perm. FSI/T.D.R shall be considering 9.00 mts wide road.



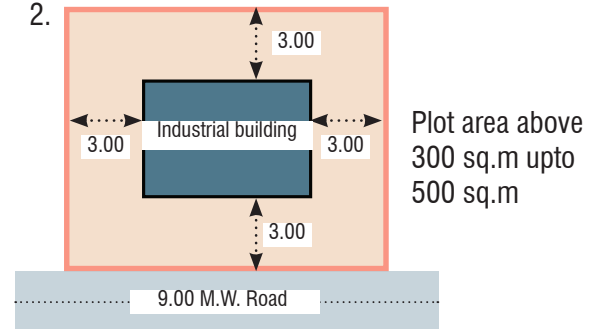
Regulation : 6.4 Industrial Buildings

Table No. 6 H

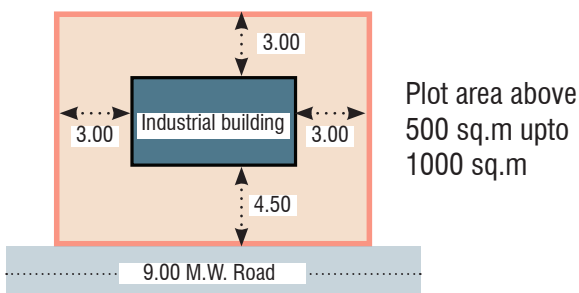
1.



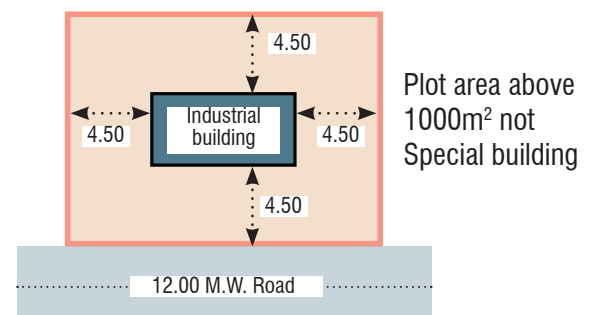
2.



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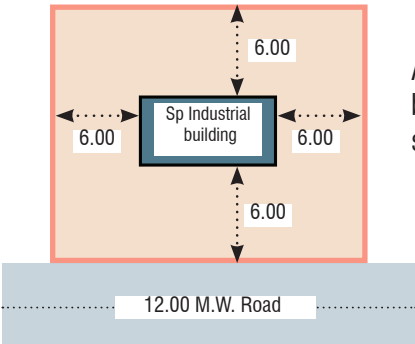
4.



Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

Regulation : 6.4 Industrial building

5.



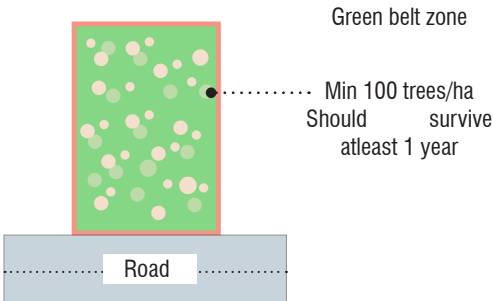
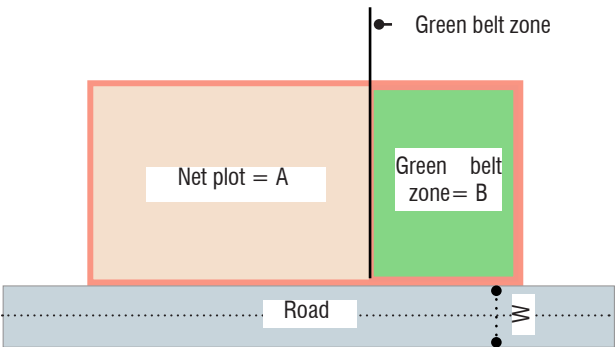
Above 500 and being special building.

- Note:-Permissible FSI =
- Basic FSI(1.00) + Premium FSI(0.40)
 - 80% ancillary FSI on proposed BUA

Regulation : 6.5 FSI of Green belt area

FSI of green belt zone will be permitted on remaining land by counting the area of green zone in gross plot area.

- a) Maximum permissible FSI to be on gross plot area a + b as per road width and to be utilised on net plot A.
- b) Green belt to be always under tree cover.

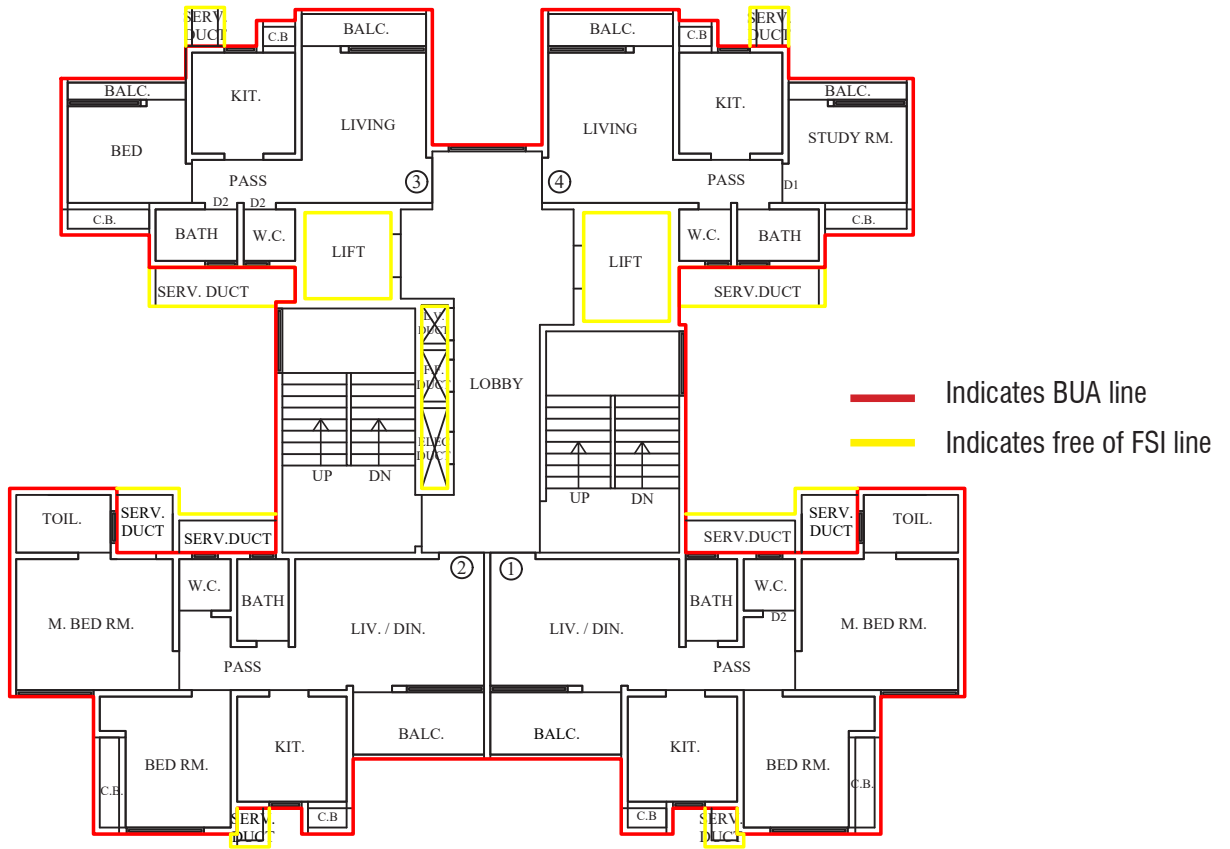


Regulation : 6.6 Calculation of Built-up area for the Purposes of FSI

- a) Outer periphery of the floor to be considered
- b) Including everthing i.e., open balcony, double height terraces and cupboard etc. but excluding areas exempted under reg. no. 6.8.

Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

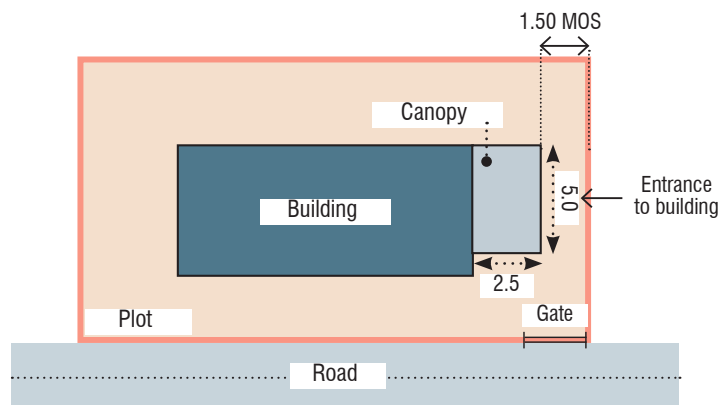
Regulation : **6.6 Calculation of Built-up area for the Purposes of FSI**



AS PER UDCPR

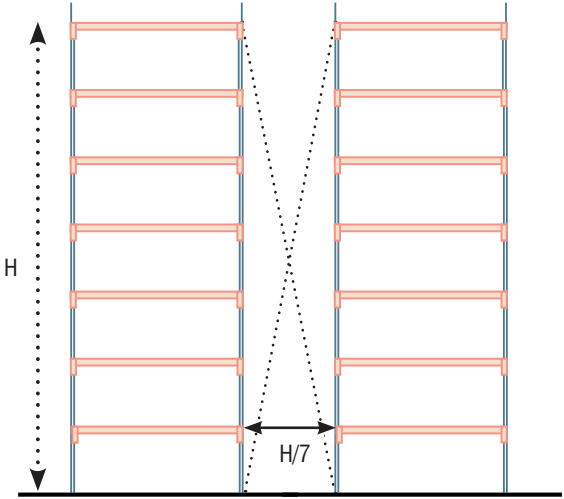
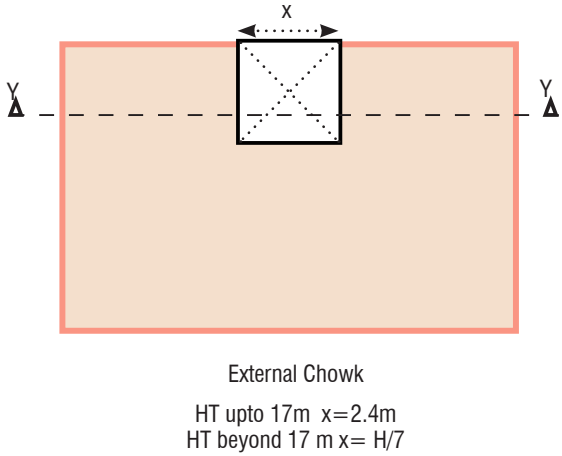
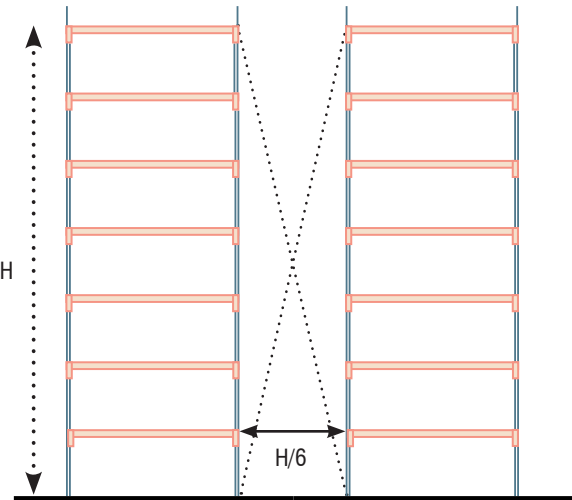
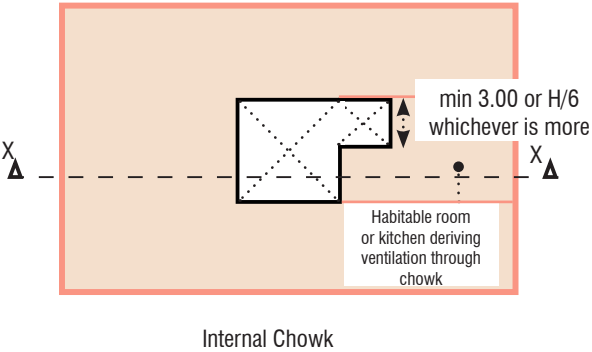
Regulation : **6.7 Permissible projections in marginal open spaces/ distances**

d.



Chapter VI - General building requirement- setback, marginal dist. height & perm. FSI

Regulation : **6.9 Interior and exterior chowk**



Chapter VII

Higher FSI for certain uses

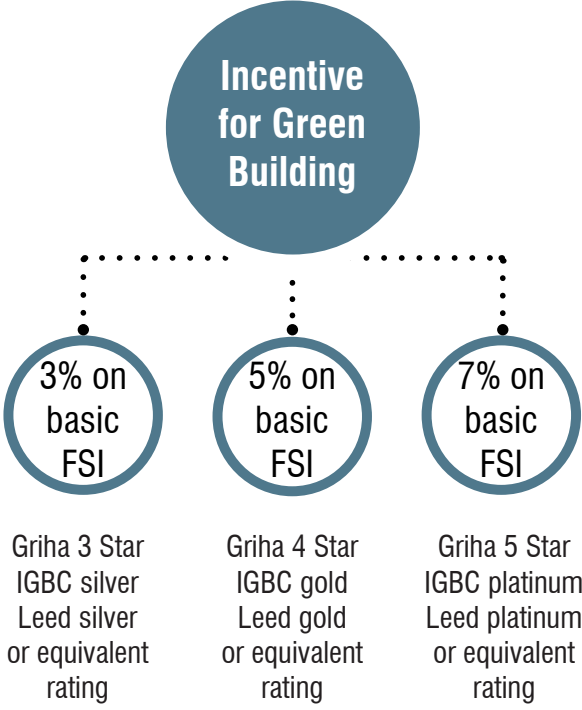
- 7.10 Incentive for Green buildings
- 7.12 Building of Smart Fintech Centre

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Chapter VII - Higher FSI in certain uses

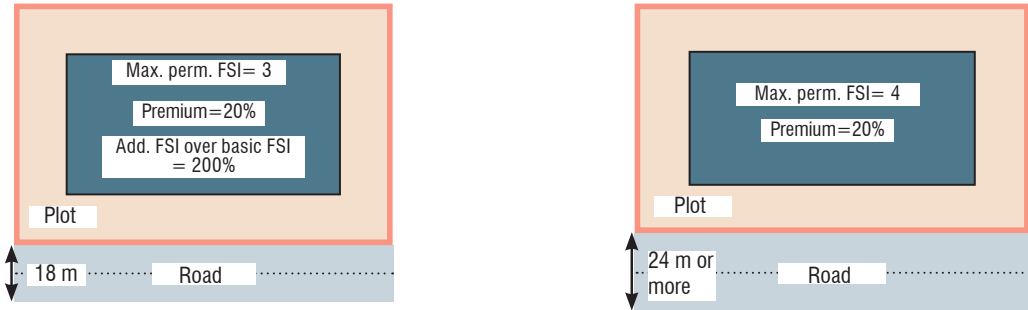
Regulation : 7.10 Incentive for Green buildings

Authorities to promote green bldgs. Within municipal areas.



- Incentive FSI will be awarded only after certification from empanelled agency.
- The incentive FSI will be exclusive of limits specified in UDCPR.
- In case developer fails to achieve the committed rating, penalty at the rate of 2 times the land cost as per ASR for the incentive FSI for the rating not achieved

Regulation : 7.12 Building of Smart Fintech Centre



- ii) Amenity open space is not required for plot area up to 2.00 hectare.
- iii) At least 85% of total proposed built-up area (excluding parking area) shall be permitted for business of fin-tech (start-ups, incubators and acclerators), banking and financial service including nbfc and insurance, and it/ites with focus on fin tech.

Chapter VIII

Parking loading & unloading spaces

8.1. Parking spaces

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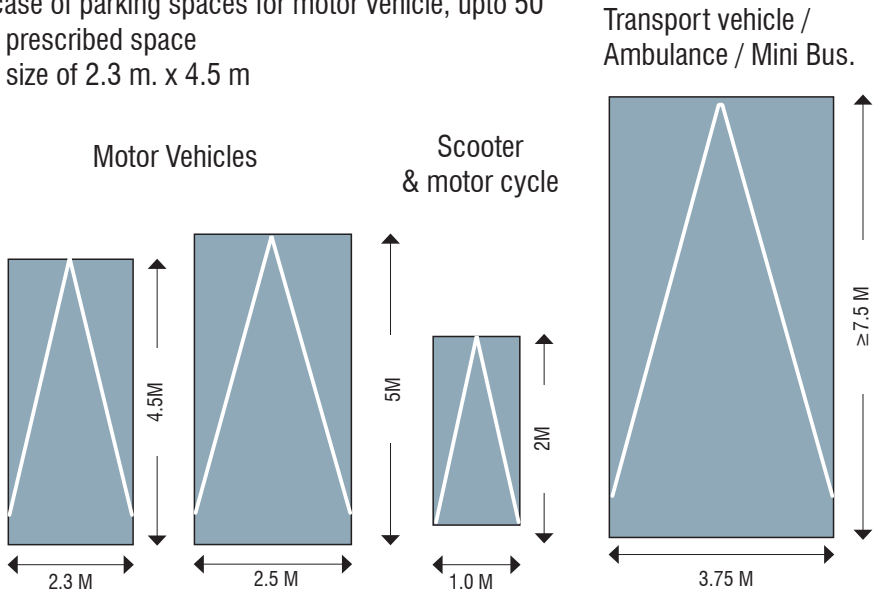
Chapter VIII -Parking loading & unloading spaces

Regulation : **8.1 Parking spaces**

Regulation 8.1.1 General Space requirements

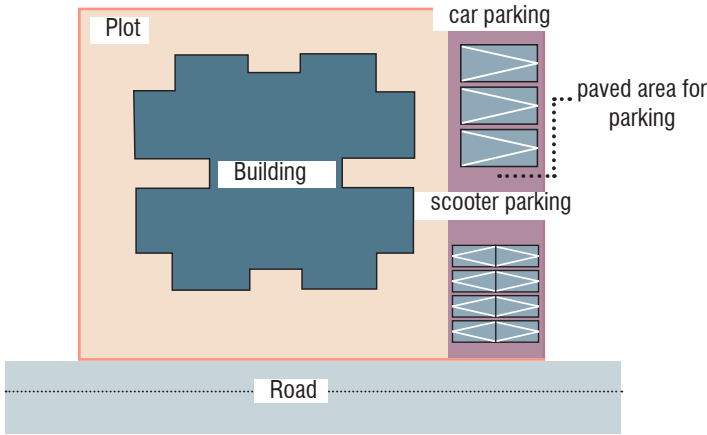
ii) Size of parking spaces

Note : In the case of parking spaces for motor vehicle, upto 50 present of the prescribed space may be of the size of 2.3 m. x 4.5 m



iii) Marking of parking spaces

Parking space shall be paved and clearly marked for different types of vehicles.



iv) Manoeuvring and Other Ancillary Spaces

Off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such other provisions required for adequate manoeuvring of vehicles.

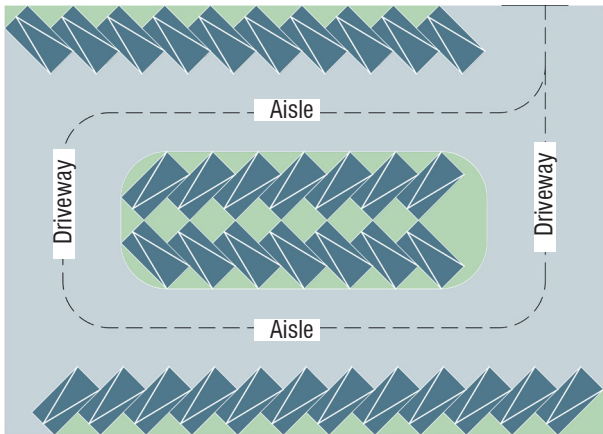


Fig. 116

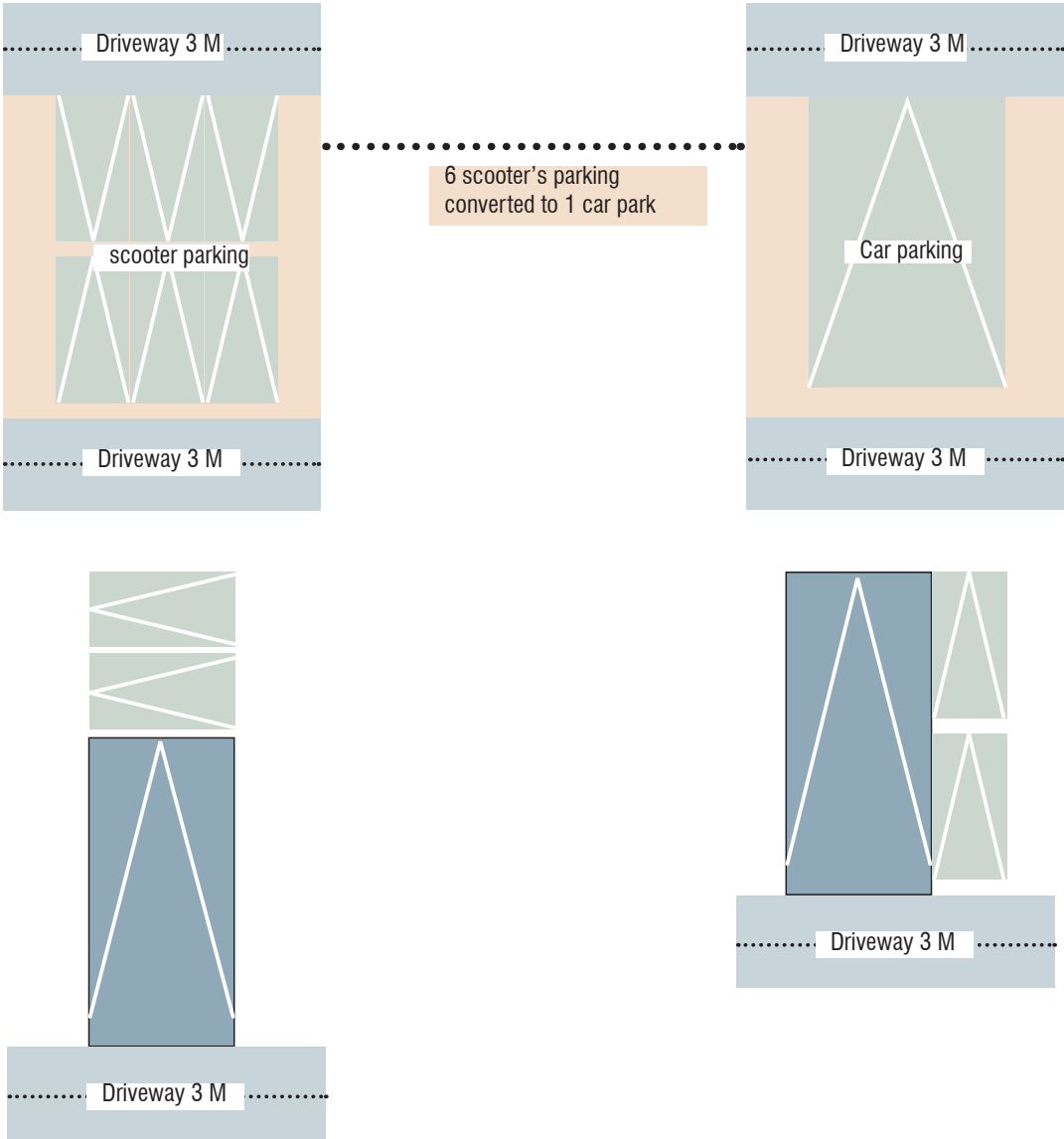
Chapter VIII -Parking loading & unloading spaces

Regulation : **8.1 Parking spaces**

Regulation 8.1.1 General Space requirements

v) Composite parking.

The composite parking of vehicles like one car with two scooters may be allowed. Also, six scooters' parking may be allowed to be converted in one car parking. In such cases, drives or aisles shall be required taking into consideration entire composite parking.



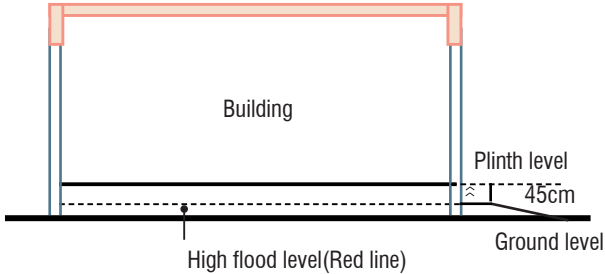
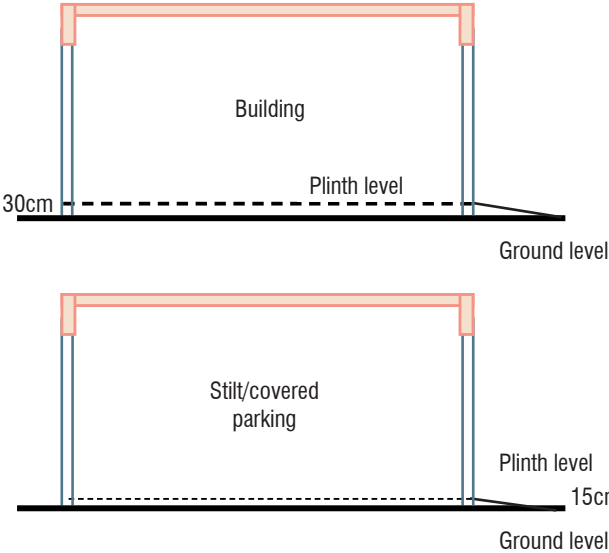
Chapter IX*Requirements of part of Building*

- | | |
|--|--------------------------------|
| 9.1. Plinth | 9.30 Architectural projections |
| 9.2. Habitable rooms | 9.33 Service floor |
| 9.3. Kitchen | |
| 9.4. Bath Rooms, Water Closets, Combined
Bath Room and Water Closet | |
| 9.5. Ledge or Tand/Loft | |
| 9.6. Cupboard | |
| 9.7. Mezzanine floor | |
| 9.9. Garage | |
| 9.11. Basement | |
| 9.14. Balcony | |
| 9.28. Exit Requirement | |
| 9.29. Other Requirements of Individual Exit at
Each Floor | |

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Chapter IX - Requirements of part of Building

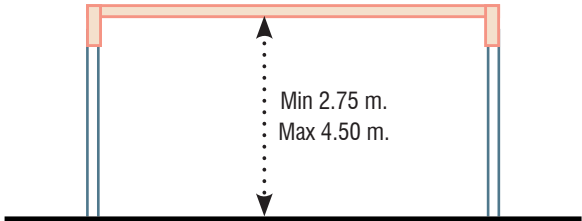
Regulation : 9.1 Plinth



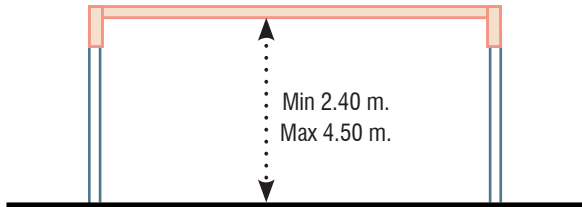
Regulation : 9.2 Habitable rooms

1. Flat

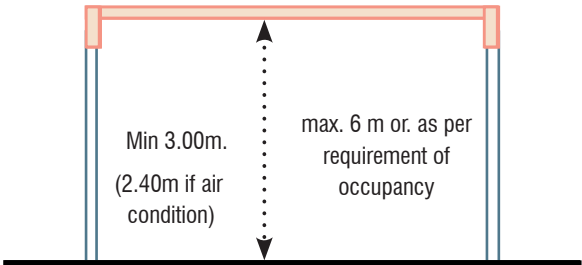
a. Any Habitable room



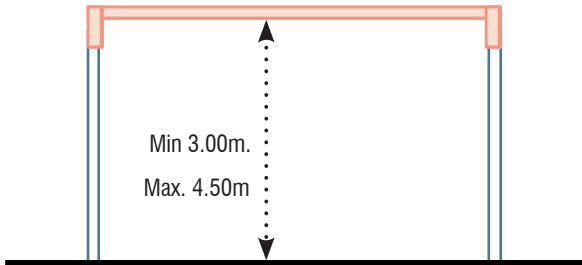
b. Air conditional habitable room



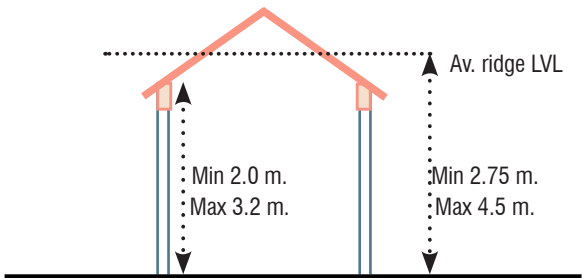
c. Assembly halls, hotels, etc



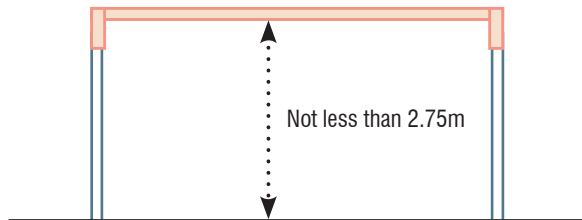
d. Shops



2. Pitched Roof



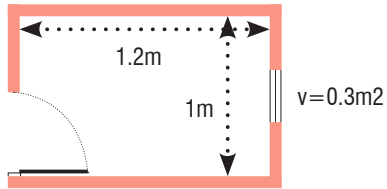
Regulation : 9.3 Kitchen



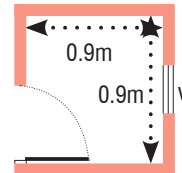
Chapter IX - Requirements of part of Building

Regulation : **9.4 Bathrooms, water closets, combine bathrooms & water closet**

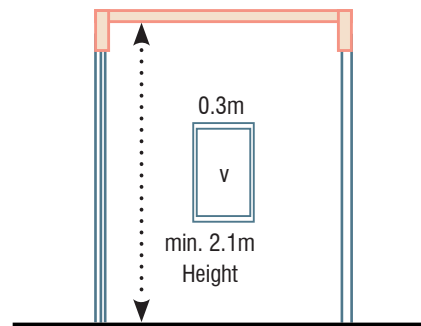
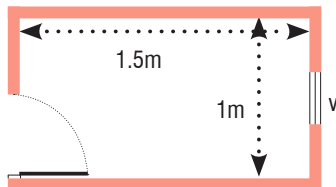
Min. size of independent bathroom



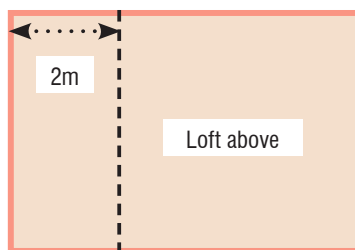
Min. size of independent W.C



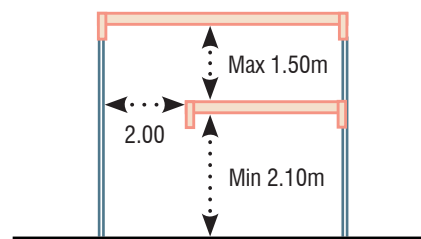
Min. size of combined toilet



Regulation : **9.5 Ledge or Tand/ loft**

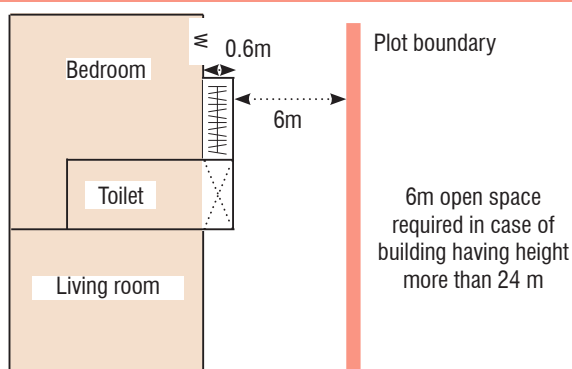


Plan
(In commercial building)



Section
(In commercial building)

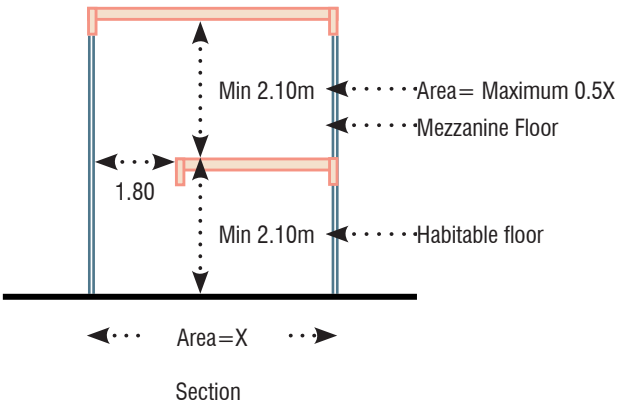
Regulation : **9.6 Cupboard**



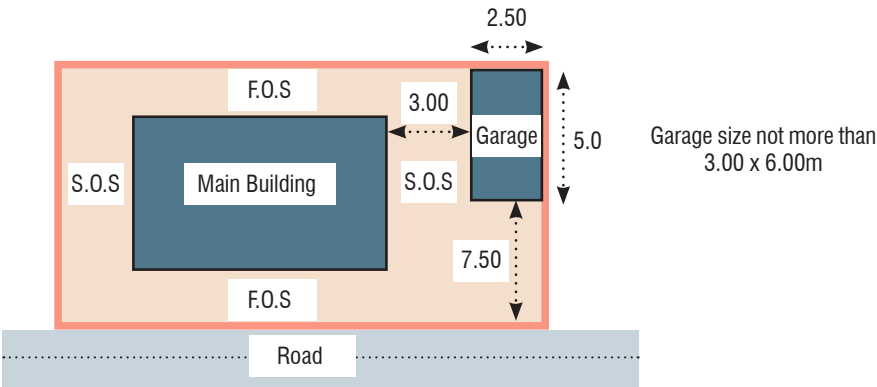
Chapter IX - Requirements of part of Building

Regulation : 9.7 Mezzanine floor

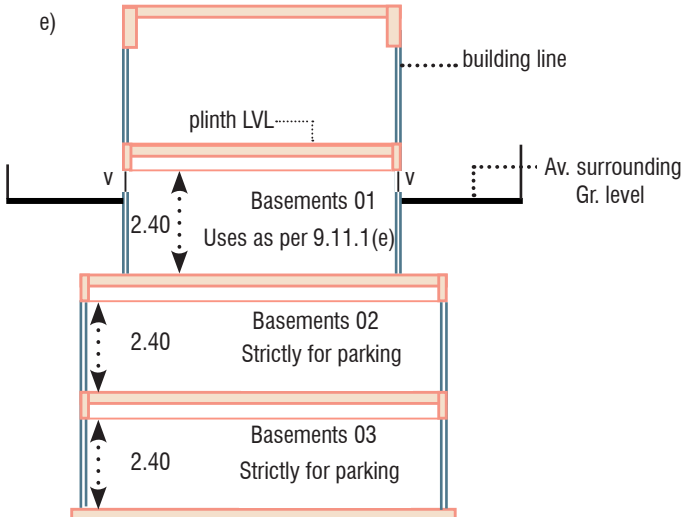
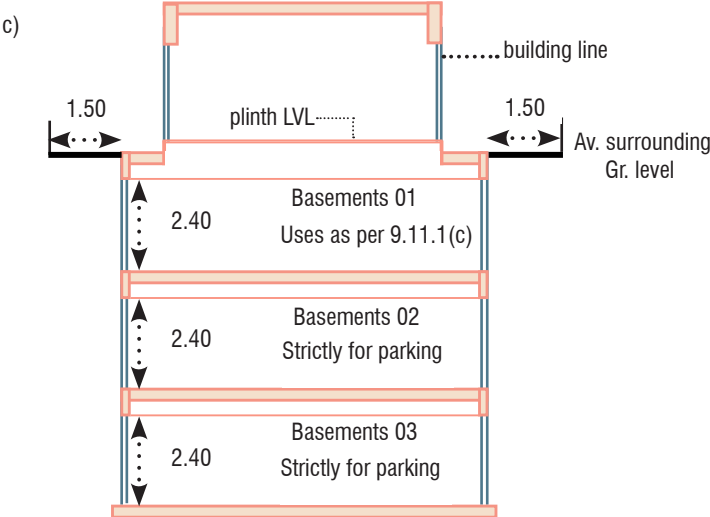
(To be counted in FSI)



Regulation : 9.9 Garage

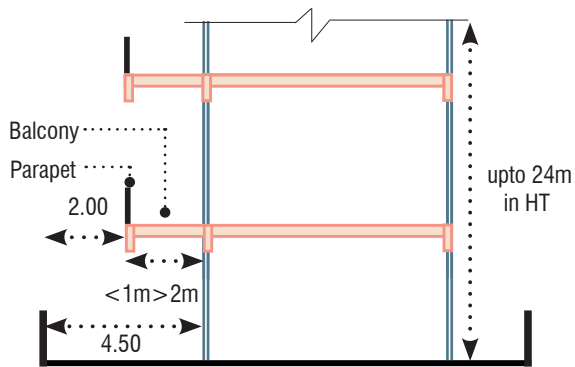


Regulation : 9.11 Basement

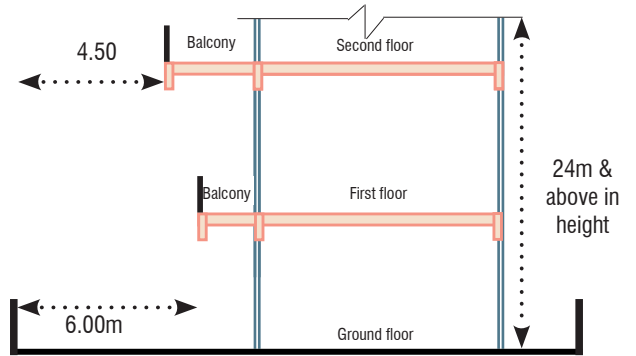


Chapter IX - Requirements of part of Building

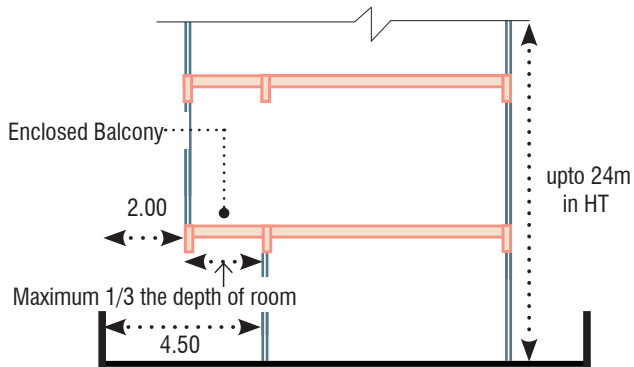
Regulation : **9.14 Balcony**



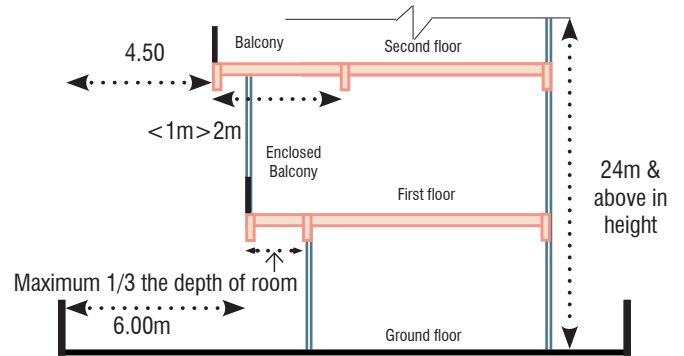
Section in non-congested area upto 24m height



9.14 i). Section in non congested area 24m & above in height



Section in non-congested area upto 24m height



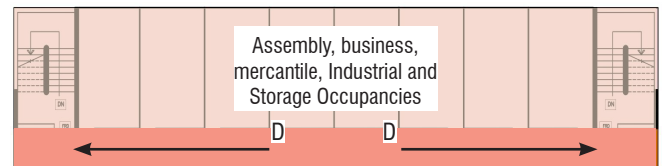
For special buildings

Regulation : **9.28 Exit Requirement**



Max. travel dist.
22.5m

Max. travel dist.
22.5m

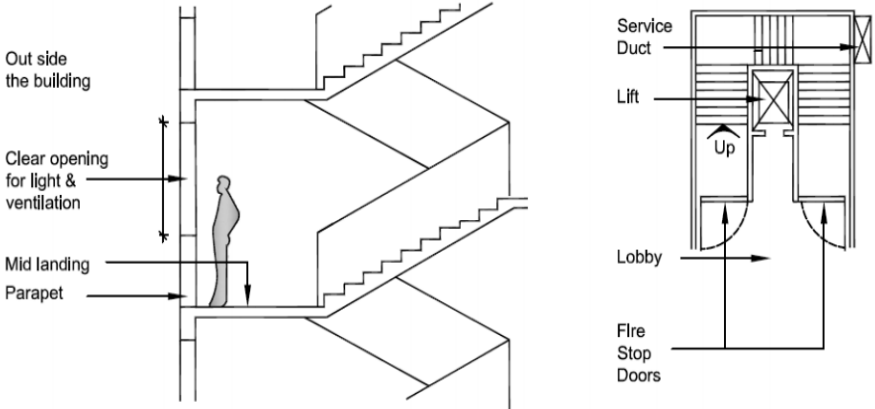


Max. travel dist.
30.0m

Max. travel dist.
30.0m

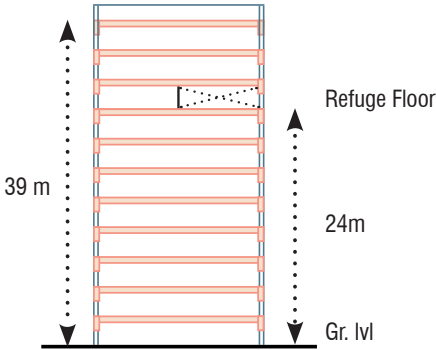
Chapter IX - Requirements of part of Building

Regulation : 9.28.7 Staircase

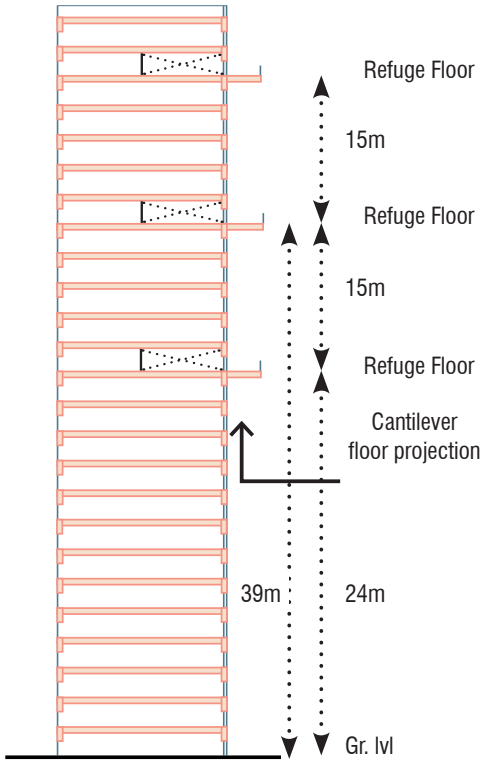


Regulation : 9.29.6 Refuge area

15 sq.m or area equivalent to 0.3 sq.m/ person can be provided on periphery of the cantilever floor projection open to air with protected railing.



a) Refuge area for building with height 24 - 39 M

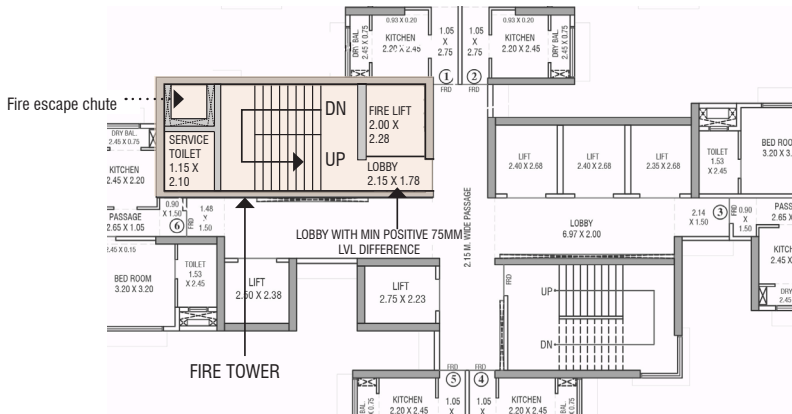


b) Refuge area for building with height > 39 M

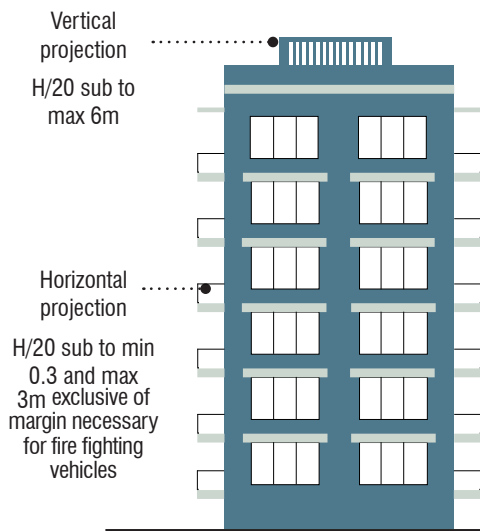
Chapter IX - Requirements of part of Building

Regulation : **9.29.8 Fire escape lift**

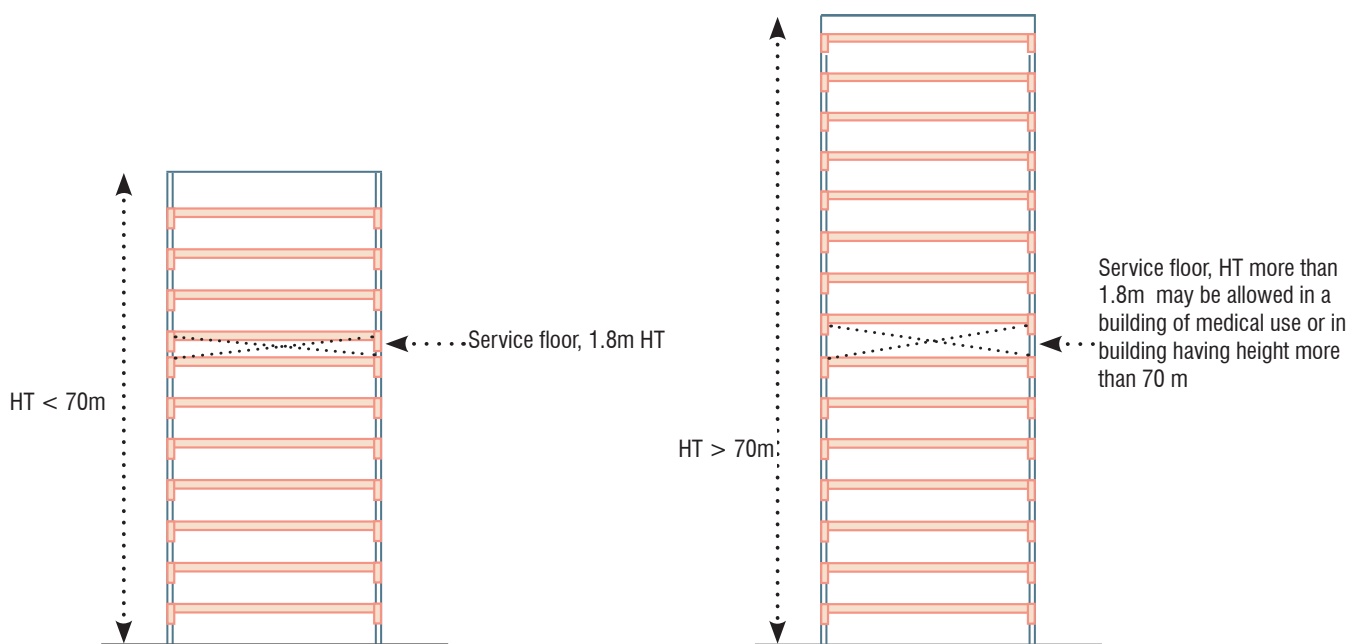
Regulation : **9.29.9 Fire escape chutes**



Regulation : **9.30 Architectural projections**



Regulation : **9.33 Service floor**



Chapter X

City Specific Regulations

- | | |
|--|--|
| 10.0. General | 10.12. Maharashtra Airport Development Company Notified Area |
| 10.1. Pune City Municipal Corporation | 10.13. Bhiwandi Surrounding Notified Area. |
| 10.2. Thane Municipal Corporation area | 10.14. CIDCO Area Excluding NAINA Area |
| 10.3. Nagpur Municipal Corporation | 10.14A. CIDCO Area within Panvel Municipal Corporation |
| 10.4. Nagpur Metropolitan Region Development Authority | 10.15. Certain Regulations Cease to Operate in Future |
| 10.5. Nashik Municipal Corporation | |
| 10.6. Vasai-Virar City Municipal Corporation | |
| 10.7. Mira-Bhayandar Municipal Corporation | |
| 10.8. Ulhasnagar City Municipal Corporation | |
| 10.9. Kolhapur Municipal Corporation | |
| 10.10. Navi Mumbai Municipal Corporation | |
| 10.11. National Park and Tungreshwar Eco Sensitive Zone. | |

NOTE-To be referred in UDCPR

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Chapter XI

Acquisition and development of reserved sites in Development plans

11.2. Regulations for grant of transferable development rights

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Regulation : 11.2 Regulations for grant of transferable development rights

Regulation : 11.2.4 Generation of the Transferable Development Rights (TDR)

TDR Surrender of area of land, subject to LAR Act at the rate given below :-

Area Designated on DP	Entitlement for TDR / DR
Non-Congested Area	2 times the area of surrendered land.
Congested Area	3 times the area of surrendered land

Note :-

- i) The quantum of TDR generated having total legal impediment / constraint on construction or development like CRZ / Hazardous zone / Low Density zone, shall be 50% of TDR generated as prescribed above.
- ii) The quantum of TDR generated for Bio Diversity Park reservation shall be 8% of gross area.
- iii) To be handed over free from all encumbrances and free of cost.
- iv) In case leveling / compound wall is not possible then TDR shall be reduce 1:1.85 and 1:2.85
Or pay the cost of leveling / compound wall
Incentive TDR of 5% incase owner, submit the proposal within 2 years.
Incase of lease land, lessee paying the amount of lessor’s interest as per LAR Act 2013.

Regulation : 11.2.5 TDR against Construction of Amenity :-

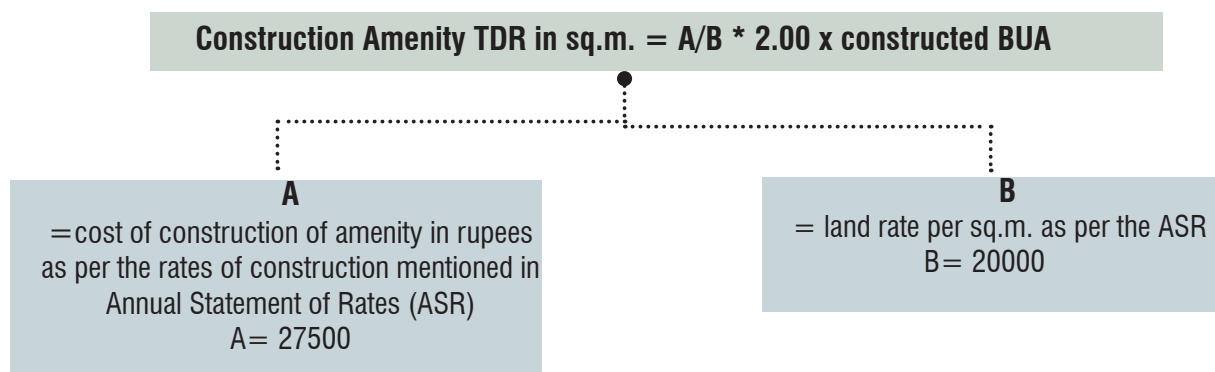
When an owner or lessee, with prior approval of Authority, develops or constructs the amenity on the surrendered plot, then he may be granted a TDR in the form of FSI as per the following formula :-

For Example :-

The land under reservation of _____ Market adm 4000 Sq mtr as per reg. for municipal A Class 40% land and 50% construction to be handed over to Authority.

1600 sq Mtr land and 2000 Sq Mtr construction to be handed over to Authority.

$$\begin{aligned}
 \text{The TDR generation} &= (A/B \times 2.00) \times \text{Constructed BUA} \\
 &= 27500 / 20000 \times 2.0 \times 2000 \\
 &= 5500 \text{ sq.mt.}
 \end{aligned}$$



Chapter XII

Structural safety, water supply, drainage and sanitary requirements, outdoor display and other services.

12.5 Water supply, Drainage and Sanitary requirements

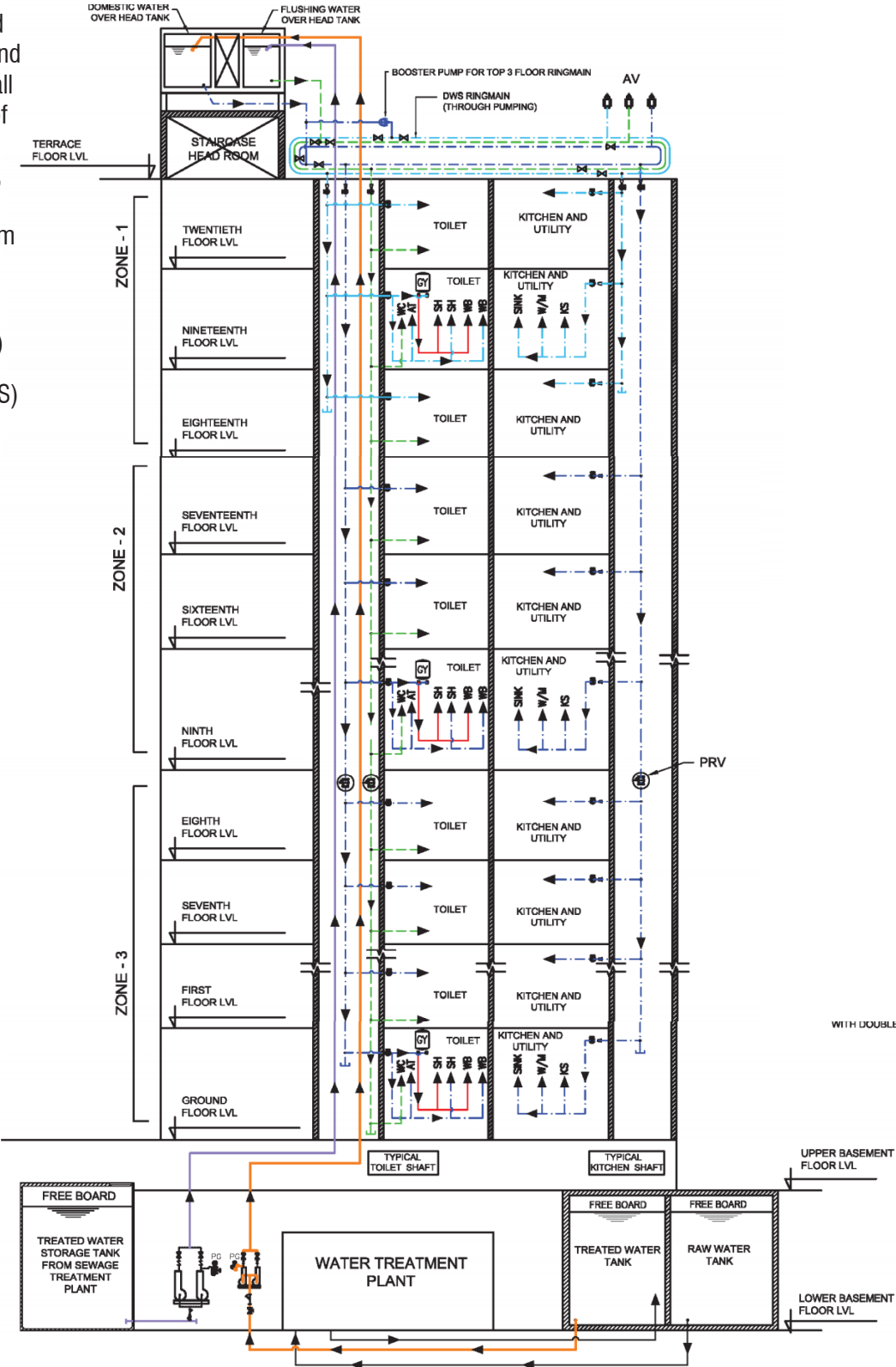
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Chapter XII - Structural safety, water supply, drainage and sanitary requirements, outdoor display and other

Regulation : **12.5 Water supply, Drainage and Sanitary requirements**

The planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with the provisions of Part 9 - Plumbing Services, Section 1- Water Supply, Drainage and Sanitation, Section 2 - Gas supply of National Building Code of India as amended from time to time

- Flushing water supply (FWS)
- Domestic water supply (DWS)
- Hot water supply
- Domestic water riser
- Flushing water riser



Chapter XIII

Special Provisions for certain buildings

- 13.1.3. Site development
- 13.1.4. Building requirements
- 13.2 Installation of Solar assisted water heating (SWH) system/ Roof Top photovoltaic (RTPV) system.
- 13.3 Rainwater harvesting
- 13.4 Grey water recycling and reuse

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Chapter XIII - Special provisions for certain buildings

Regulation : 13.1.3 Site Development

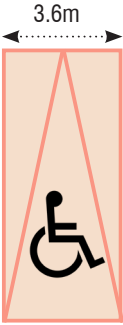
2. Parking:- For parking of vehicles of handicapped people, the following provisions shall be made :-



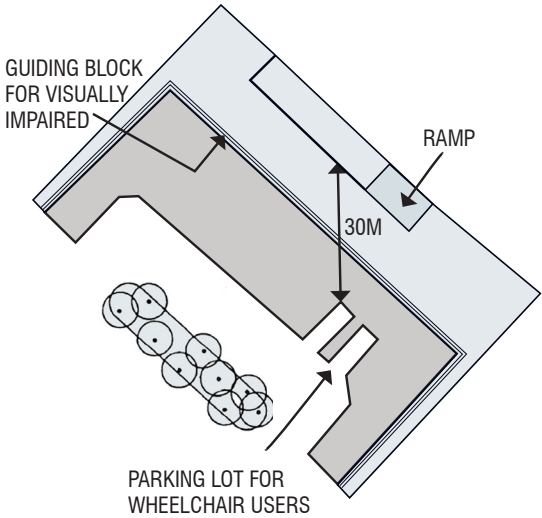
Guiding materials



Signages

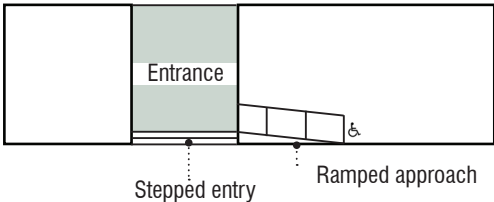


Min. width

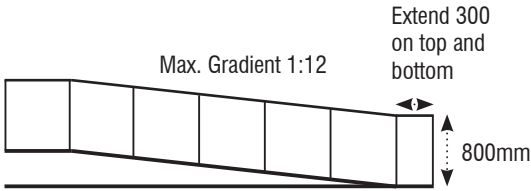


Regulation : 13.1.4 Building requirements

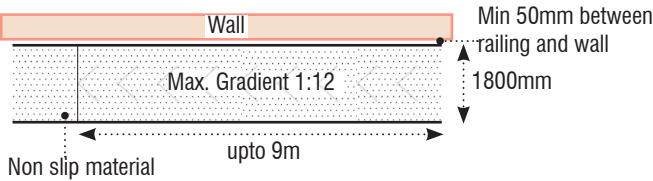
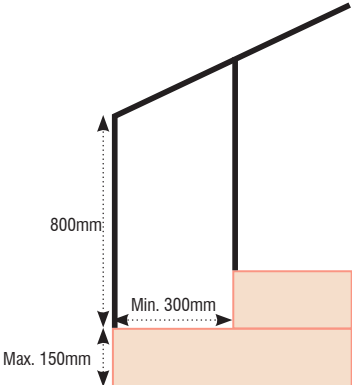
1. Approach to plinth level



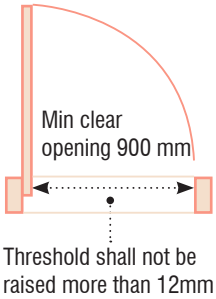
2. Ramped approach



3. Stepped approach



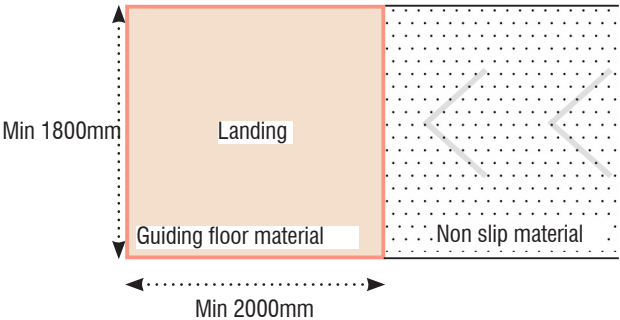
4. Exit/ Entrance Door



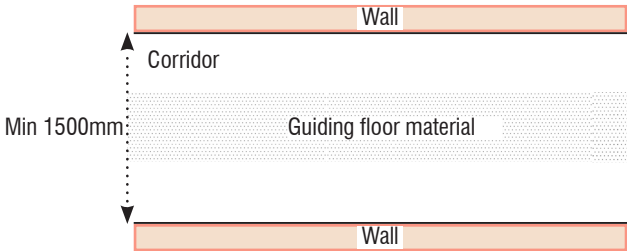
Chapter XIII - Special provisions for certain buildings

Regulation : **13.1.4 Building requirements**

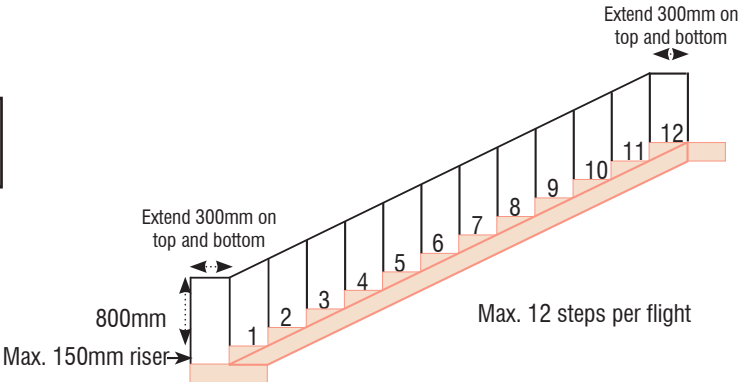
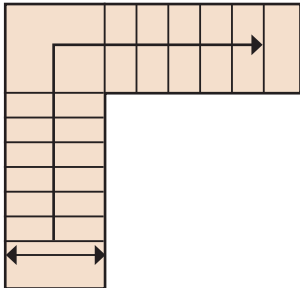
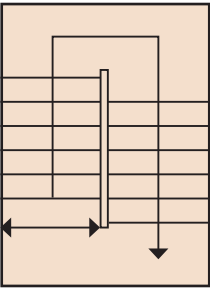
5. Entrance Landing



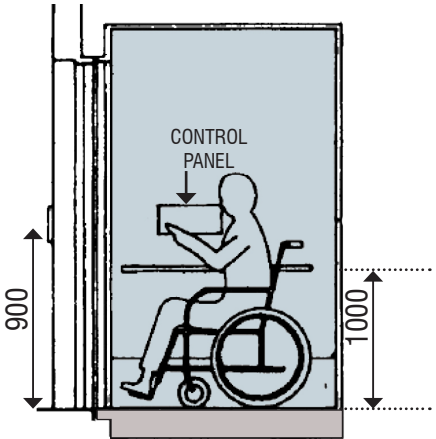
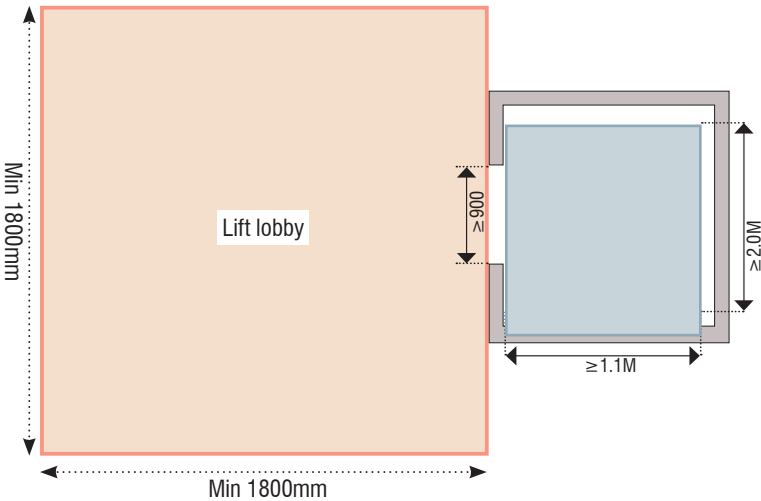
6. Corridor connecting the entrance / exit for the differently abled



7. Stairways



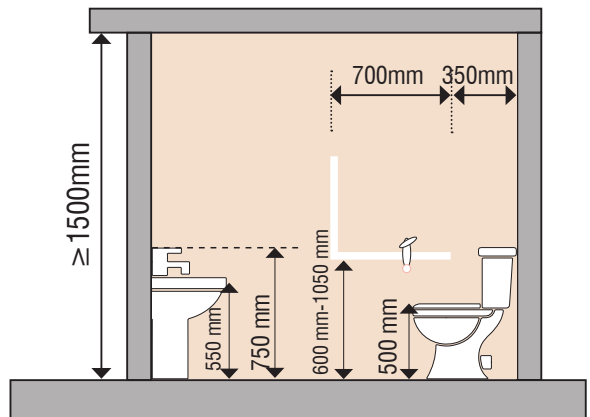
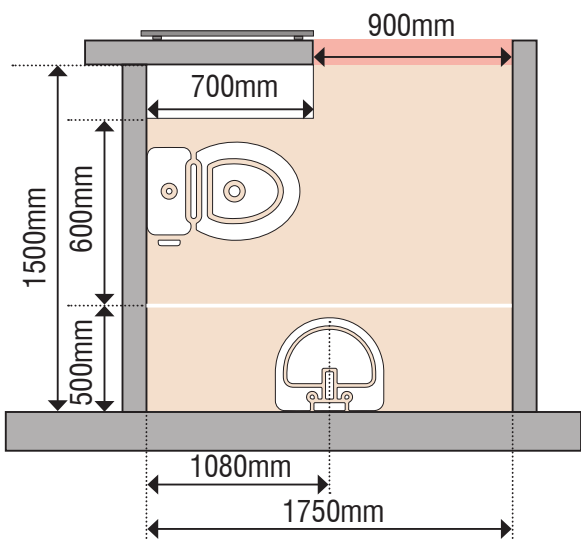
8. Lifts



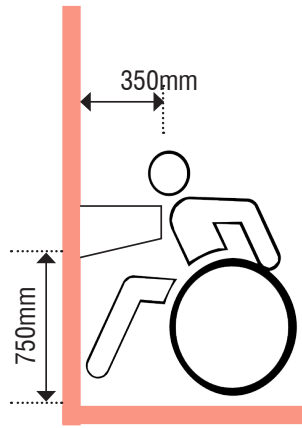
Chapter XIII - Special provisions for certain buildings

Regulation : **13.1.4 Building requirements**

9. Toilets



10. Drinking Water

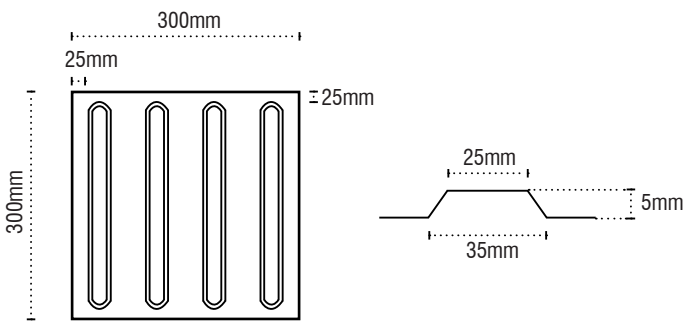


11. Designing for children

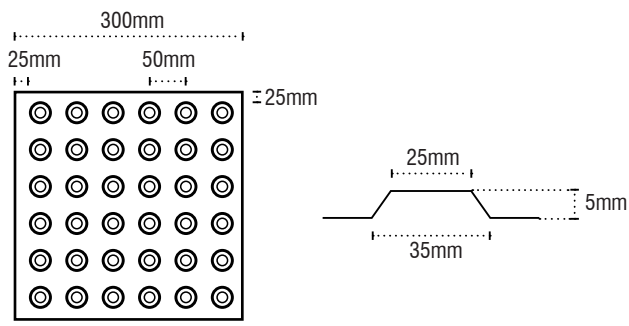
In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures, etc.

Note

1. Guiding/ Warning floor material



Guiding blocks

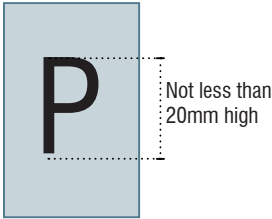


Warning blocks

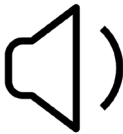
Chapter XIII - Special provisions for certain buildings

Regulation : **13.1.4 Building requirements**

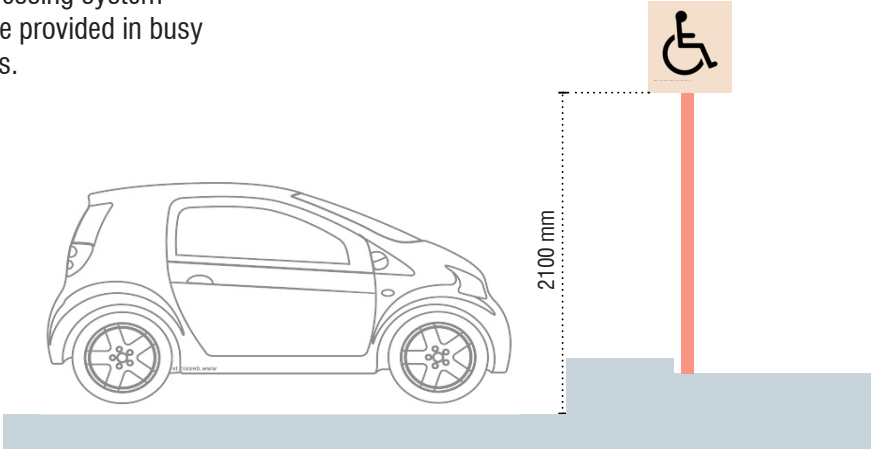
2. Proper signage



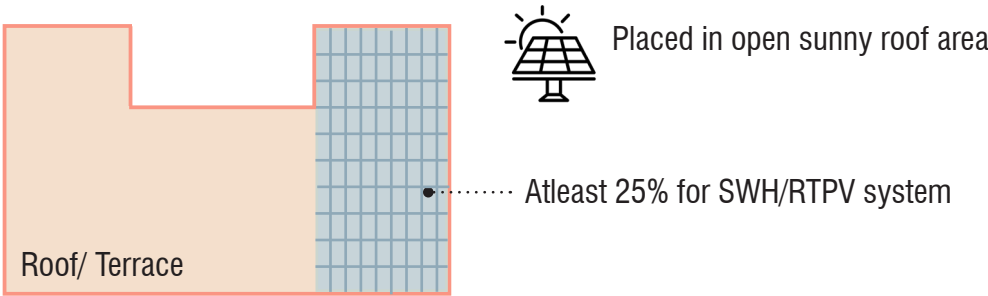
Suitable letter height



Public addressing system may also be provided in busy public areas.

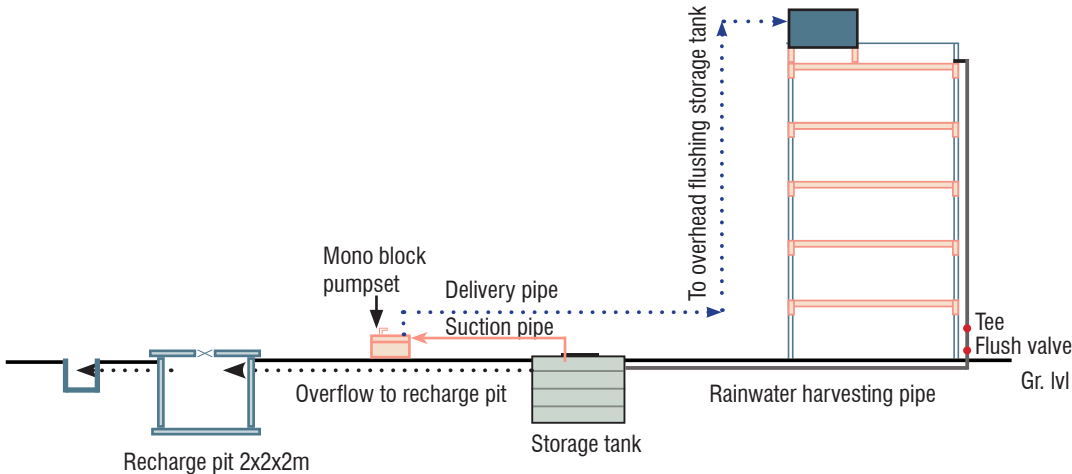


Regulation : **13.2 Installation of Solar assisted water heating (SWH) system/ Roof Top photovoltaic (RTPV) system.**

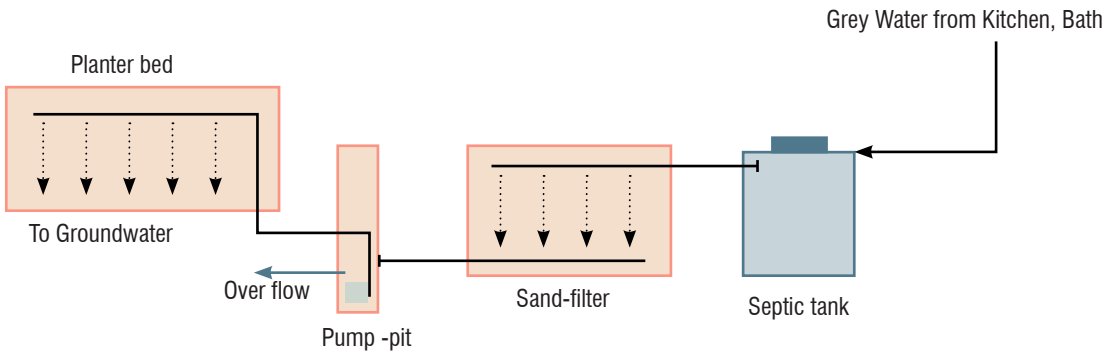


Chapter XIII - Special provisions for certain buildings

Regulation : 13.3 Rain water harvesting



Regulation : 13.4 Grey water recycling and reuse



These Regulations shall be applicable to all Developments/ Redevelopments/part Developments for the uses as mentioned under Regulation No. 13.4.1 to 13.4.6 shall have the provision for treatment, recycling and reuse of Grey Water

Typology	Condition
Residential layout	Area admeasuring 10000 sq.m. or more
Group housing/ Apartment building	Group Housing scheme or a multi-storeyed building having 100 or more tenements
Educational, industrial, Commercial, Government etc	built-up area 1500 sq.m. or more or if water consumption is 20,000 litre per day whichever is minimum
Hospital	Hospitals having 40 or more beds
Vehicle servicing garage	Grey water generated through washing of vehicles is treated and recycled back for the same use
Other hazardous uses	All such establishments are required to treat grey water

Chapter XIV *Special Schemes*

- 14.1. Integrated township projects
- 14.2. Transit oriented development(TOD)
- 14.3. Affordable housing scheme
- 14.7. Slum Rehabilitation Scheme for Other
Municipal Corporations
- 14.8. Urban Renewal Scheme
- 14.9. Development of Tourism and Hospitality
Services under Community Nature
Conservancy Around Wild Life
Sanctuaries and National Parks
- 14.10. Integrated Information Technology
Township (IITP)
- 14.11. Integrated Logistics Park

Disclaimer - All contents and the information in this book is a graphical dictionary on UDCPR which for the purpose of better understanding, however for exact interpretation of the regulation UDCPR dated 02 December 2020 and amendments made from time to time may be referred and that will be treated as final for all legal interpretation.

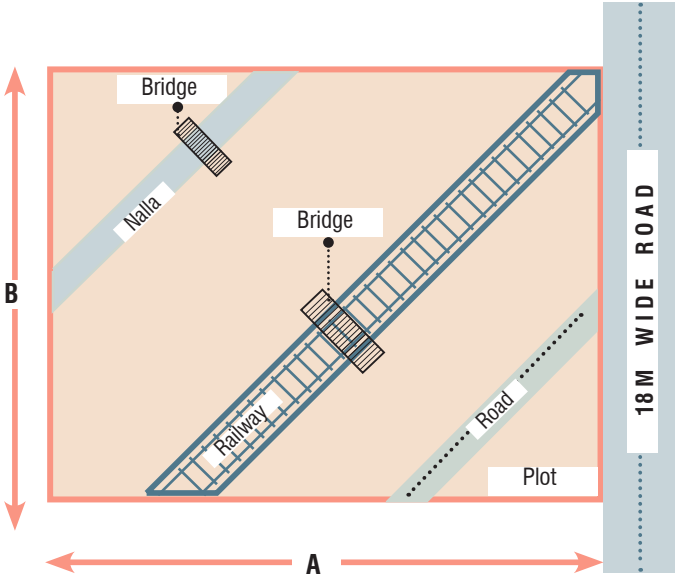
Chapter XIV - Special schemes

Regulation : **14.1 Integrated Township Projects (ITP)**

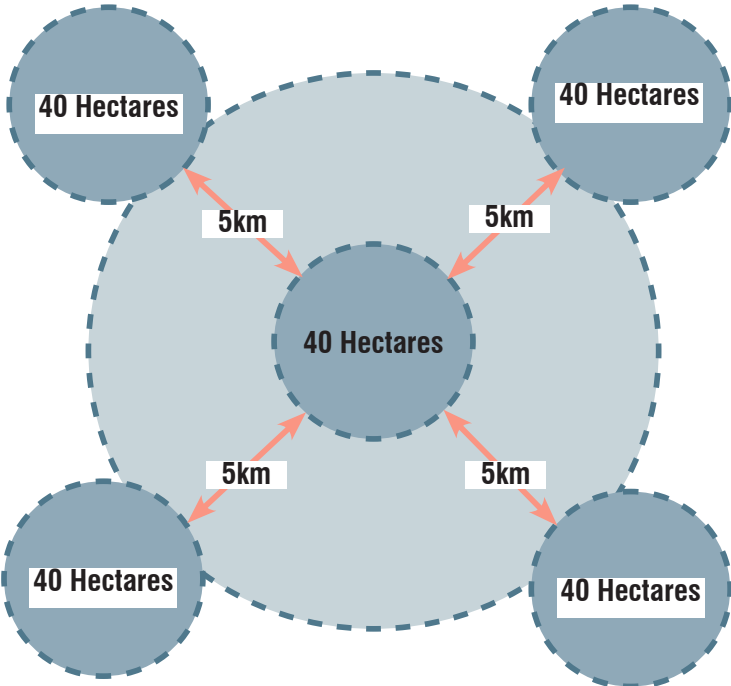
Regulation : **14.1.1 For Regional Plan Area**

Regulation : **14.1.1.2 Requirements of site**

- i). Any suitable area having area of 40 hect. (100 Acres) or more at one place.
 $A \times B = 40$ hect (one contiguous plot)



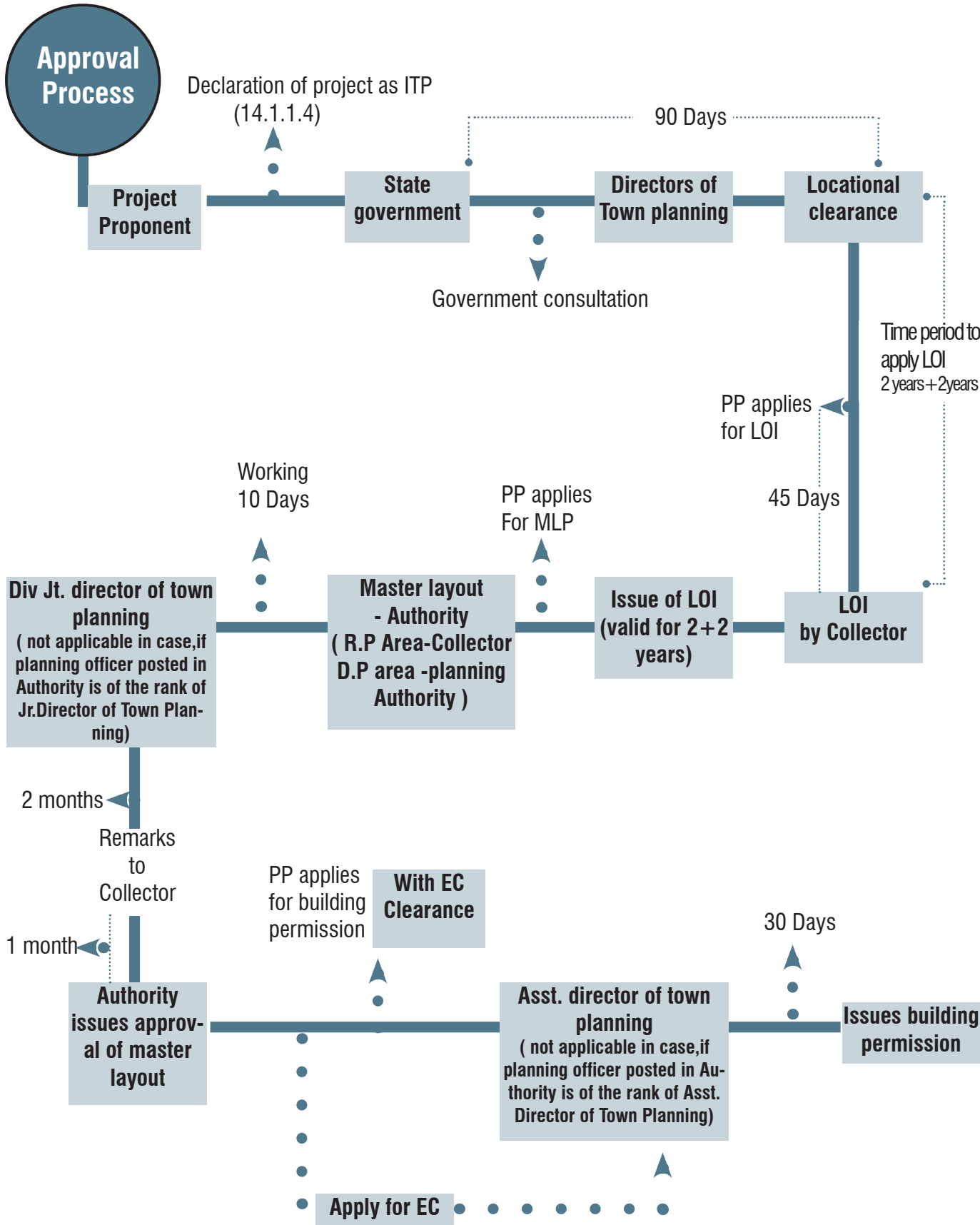
- ii). If the Integrated Township area is more than 200 Ha., it can be segregated as long as each parcel is more than 40 Ha. and is located within a radius of 5 kms. Provided that the land use mix is maintained in each parcel.



Chapter XIV - Special schemes

Regulation : 14.1 Integrated Township Projects (ITP)

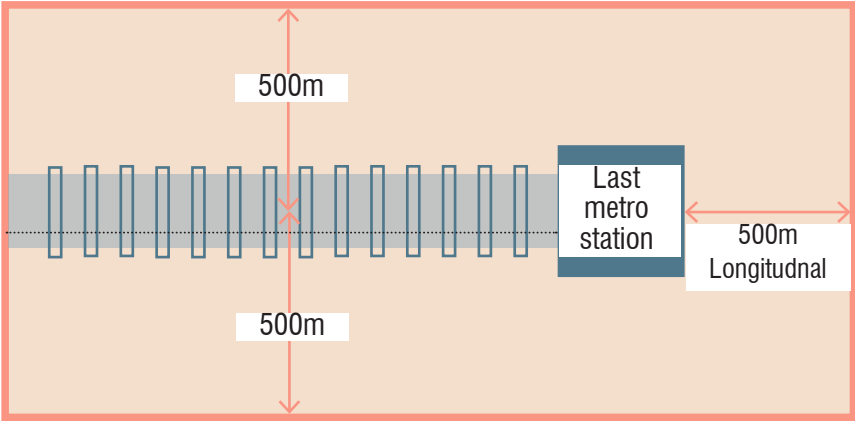
Regulation : 14.1.1.6 Master Layout Plan Approval by the Collector:-



Chapter XIV - Special schemes

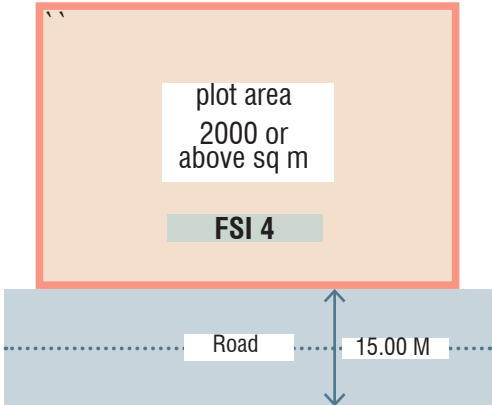
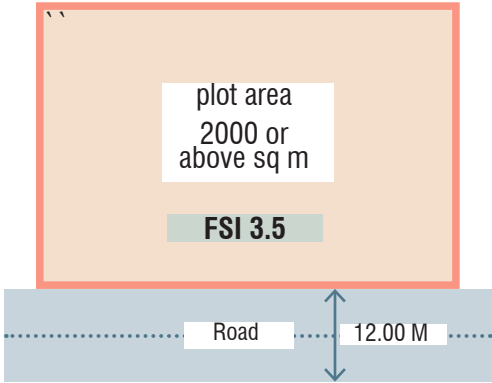
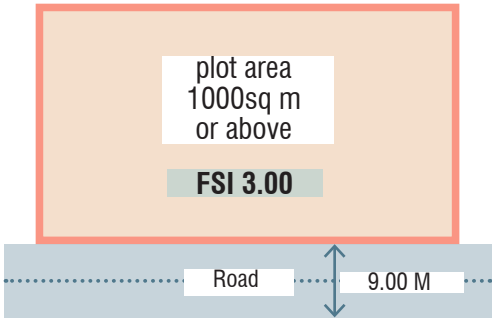
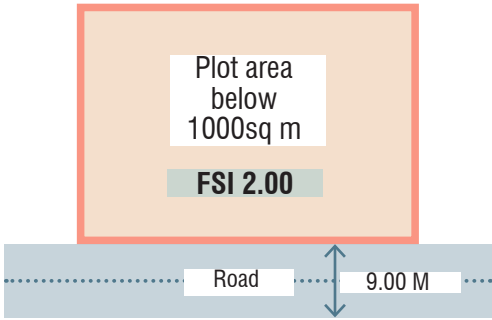
Regulation : **14.2.3 Transit Oriented Development (TOD) for Nagpur**

 500m metro rail corridor to take FSI benefit uner TOD



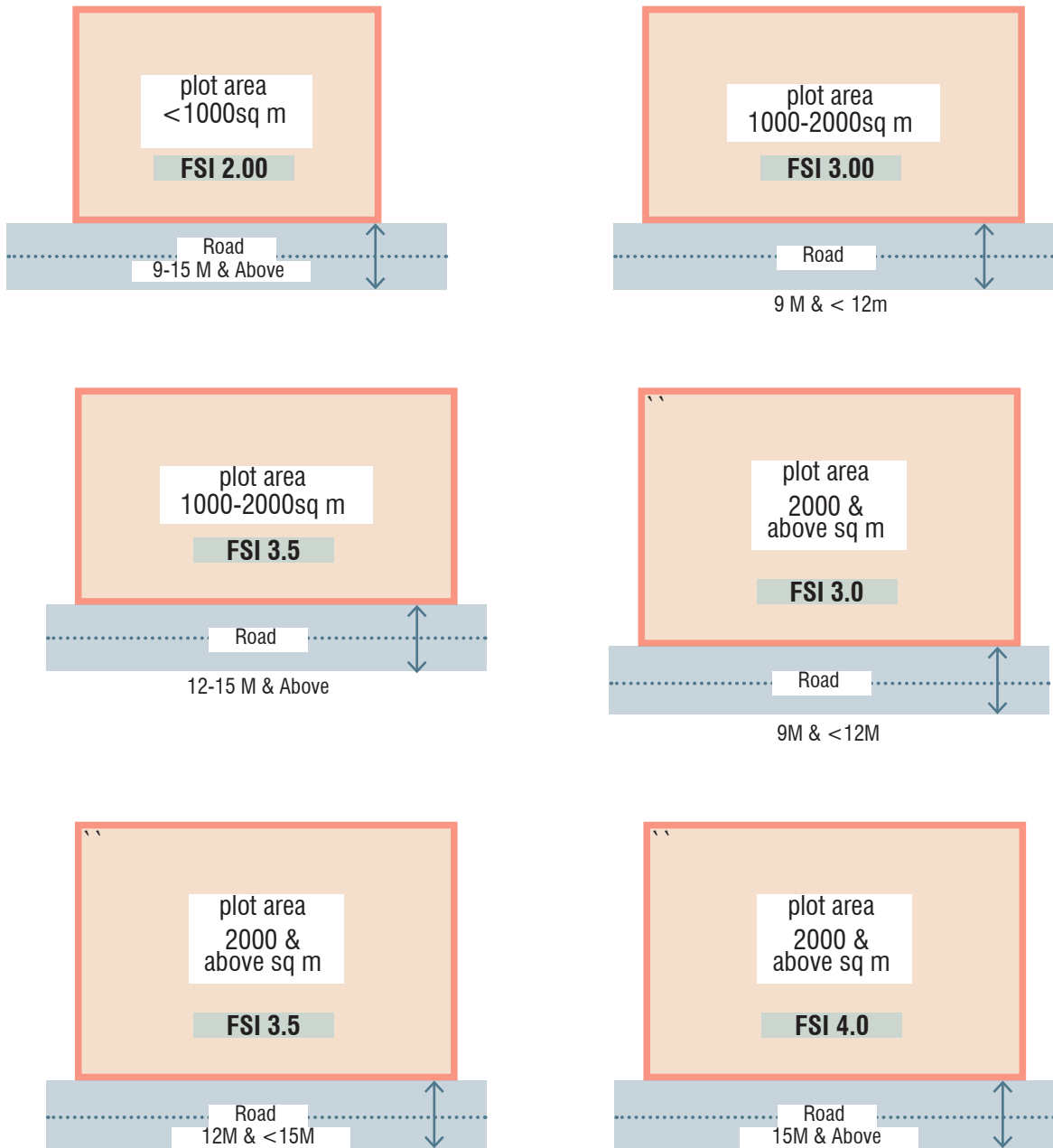
Regulation : **14.2.3 Table no 14 0**

The maximum permissible total FSI in NMRC shall be 4.00 including the basic permissible FSI, subject to condition that, the additional FSI over and above the basic permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given i below :



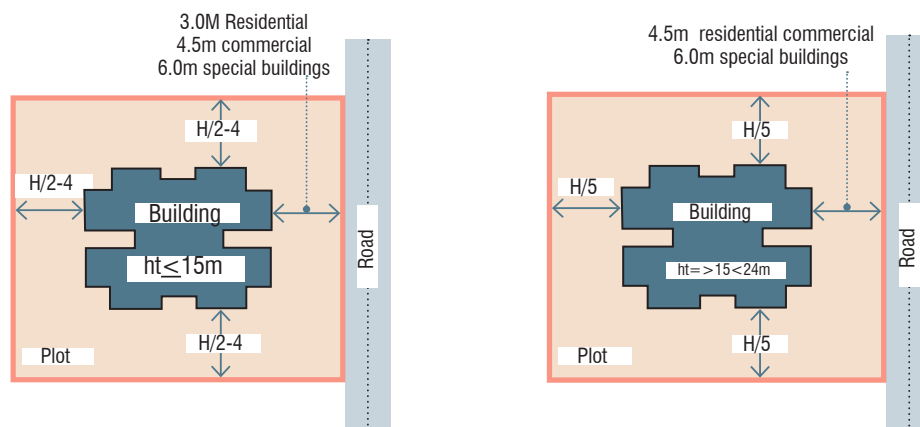
Chapter XIV - Special schemes

Regulation : **14.2.3 Table no 14.P**



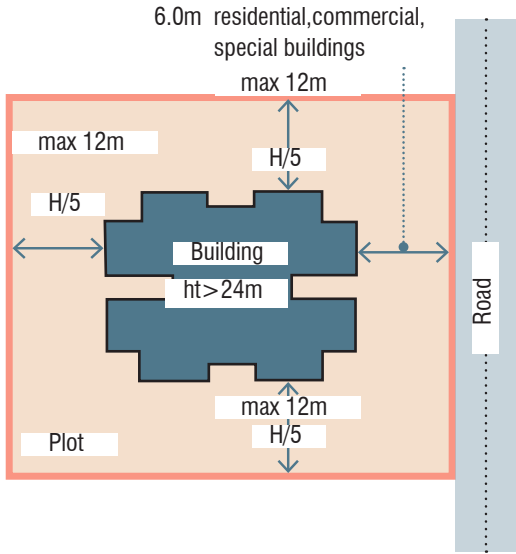
Regulation : **14.2.3 Table no. 14 Q**

Marginal Spaces:



Chapter XIV - Special schemes

Regulation : 14.2.3 Table no : 14 Q



NOTE 2:
 The Municipal Commissioner may relax the side & rear marginal distances as per Regulation No. 2.4 of UDCPR subject to following provisions.
 A) If clear minimum marginal distance is proposed from one side as per these Regulation then other side marginal distance may be relaxed up to 50%.
 B) Front margin relaxation to allow additional FSI may be granted subject to condition that the Minimum road width shall be 12 m. and above.

NOTE: FOS to be relaxed if minimum road width is 12m & above

Regulation : 14.3 Affordable housing scheme

b) Minimum plot

$(A \times B) - (C \times D) - (E \times F) = \text{min plot } 4000 \text{ sq.m}$

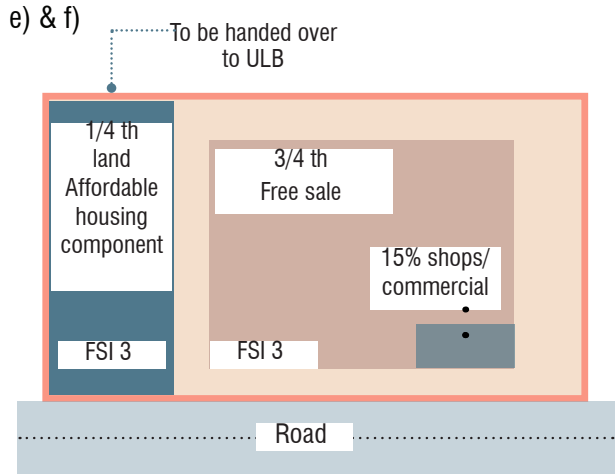
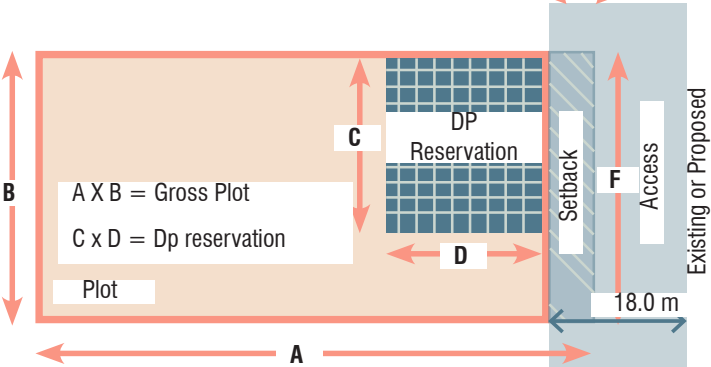


Table 14 S

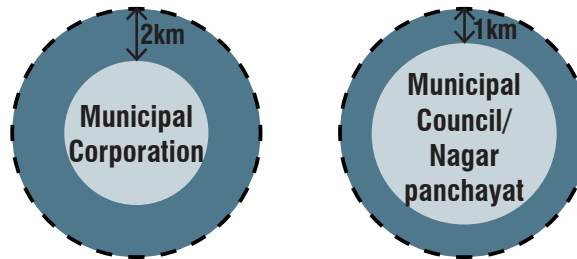
Sr. no	Stages of Release of FSI	Affordable housing component	Free Sale Component
1.	On Grant of Building Permission / Commencement Certificate up to plinth by Commissioner to the Affordable Housing Project	3.00	1.00
2.	On completion of 50% BUA of Affordable component	-	0.75
3.	On completion of 100% BUA of Affordable component	-	0.75
4.	On handing over of 25% land and completed Affordable Component	-	0.50
	Total	3.00	3.00

Chapter XIV - Special schemes

Regulation : **14.4 Pradhan Mantri Awas Yojana**

Affordable housing for EWS/LIG shall be permitted, in following areas, subject to conditions

- i **D.P. Area in state**
 Basic FSI in developable zone = 2.5 (if Building potential above 2.5 FSI is permissible as per regulation 6.1/6.5 may be utilized)
 Basic FSI in No Development Zone/ Agricultural Zone/ Green zone-1 = 1.00
 - Min width of road = 9.00 m
- ii **Mumbai Metropolitan Regional Plan area**
- iii **Other Regional plan area**
 PMAY shall be permissible in respective zones, within distances mentioned in following diagram



Chapter XIV - Special schemes

Regulation : 14.7.8 Rehabilitation and free sale component

Rehabilitation construction area component
 $(1)(A \times B) - (C \times D) + (2) \text{ to } (15) = C$ (Rehab Component BUA)

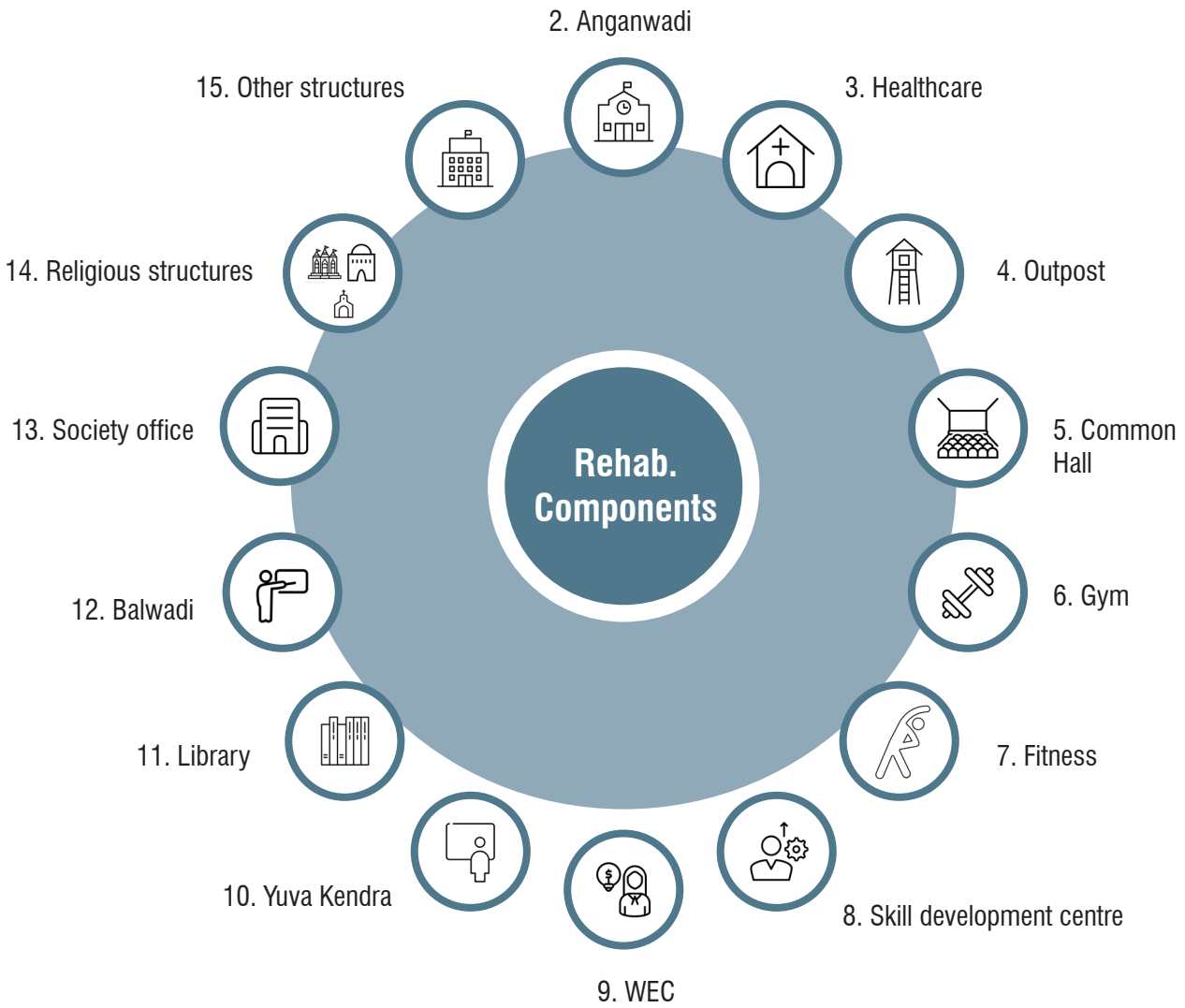
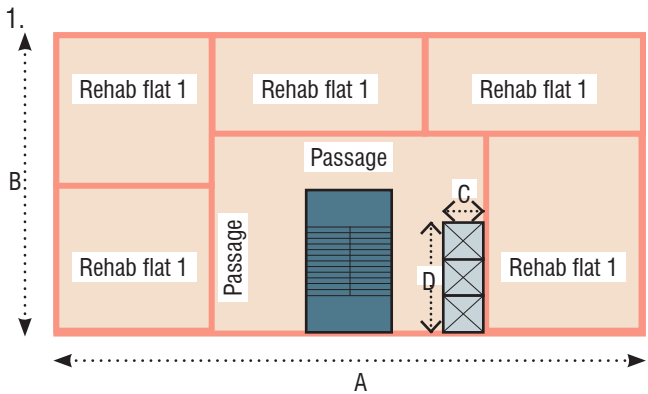
Incentive as per scheme
 $(120\% \text{ to } 240\%) \times C = X$ (as per 14.7.8(iii))
 = Sale BUA

Total permissible BUA = C + X

Note

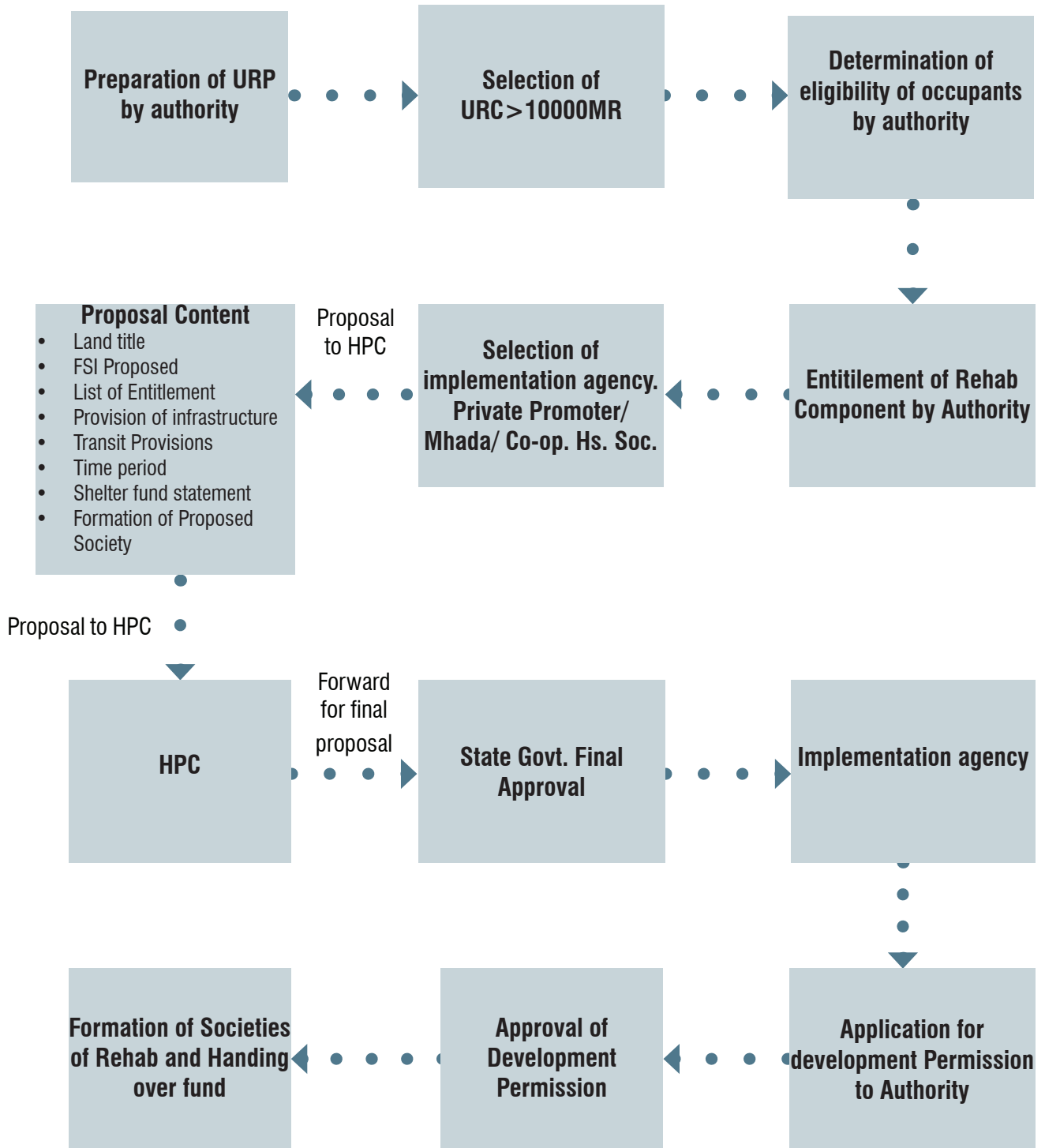
6.1.1 (60% to R & 80% to NR ancillary area. Not applicable to SRA schemes.

- Amendment proposed vide notice dated 2.12.2020
 FSI = 4.00 or Rehab area + incentive FSI whichever is more with minimum tenement density of 650 per net hectare. Due to local planning constraints and viability of slum rehabilitation project , tenement density norms of 650 net per hectare may be reduced upto 25% by CEO , SRA subject to minimum tenement density of 500 per net hectare



Chapter XIV - Special schemes

Regulation : **14.8 Urban Renewal scheme**

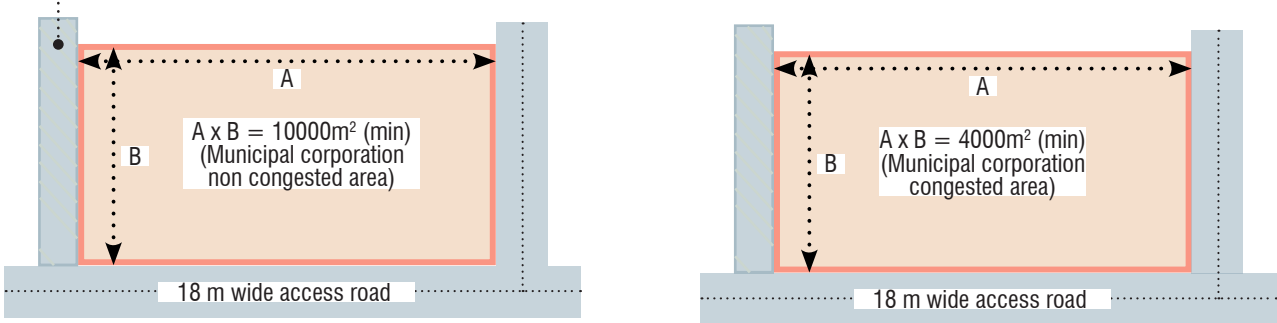


Chapter XIV - Special schemes

Regulation : **14.8 Urban Renewal scheme**

Regulation : **14.8.1 Urban Renewal scheme(URS) for municipal corporation area**

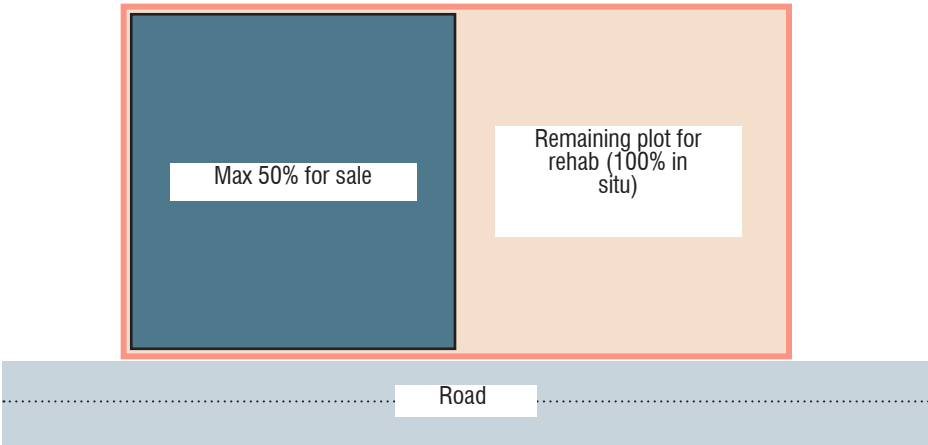
Boundaries such as Road/ Nalla/ Railway track



Note:

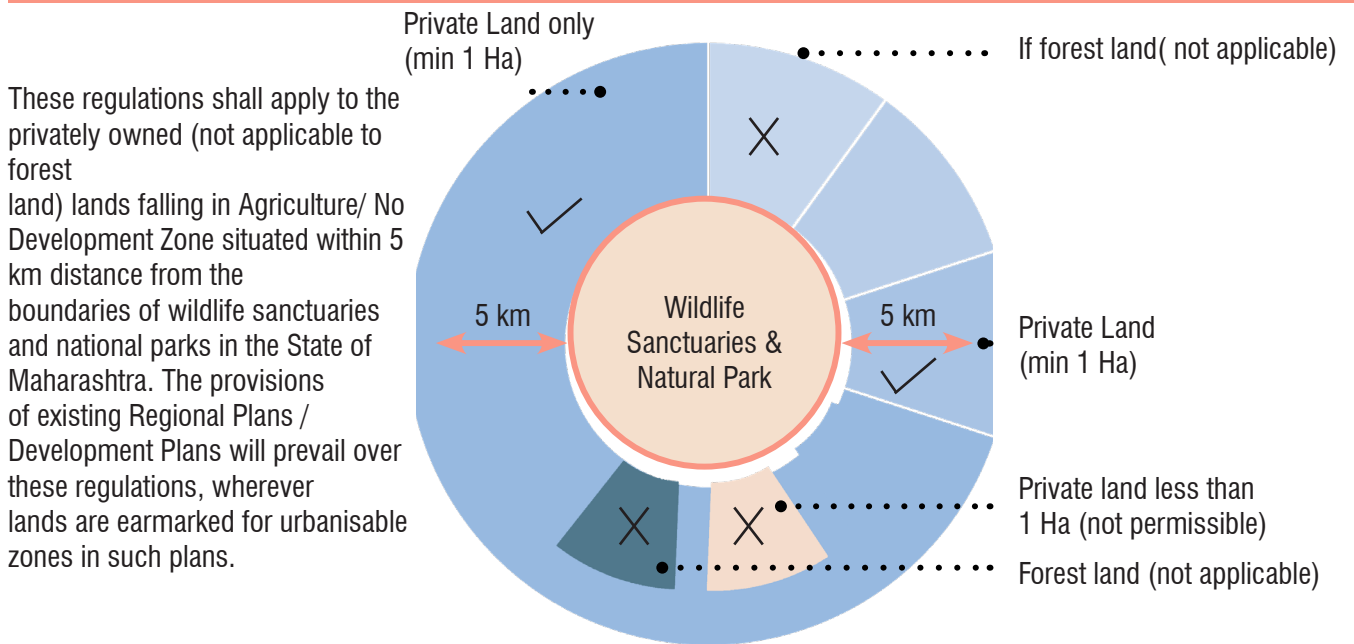
- If plot is not bounded, cluster to be finalized by municipal corporation in consultation with High power committee (HPC).
- In case of demonstrable hardship in non congested area, min. area can be reduced to 8000m² by Municipal commissioner with HPC.

Regulation : **14.8.9 Planning for Rehabilitation and Free Sale Plots in URS**

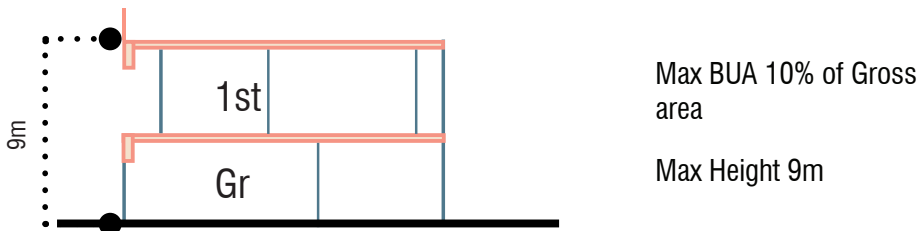


Chapter XIV - Special schemes

Regulation : 14.9 Development of tourism and hospitality services under Community nature conservancy around wild life sanctuaries and national parks

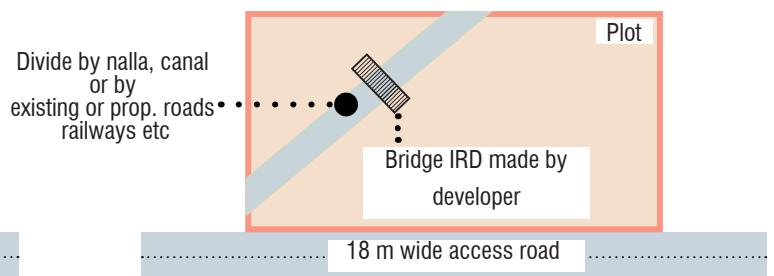
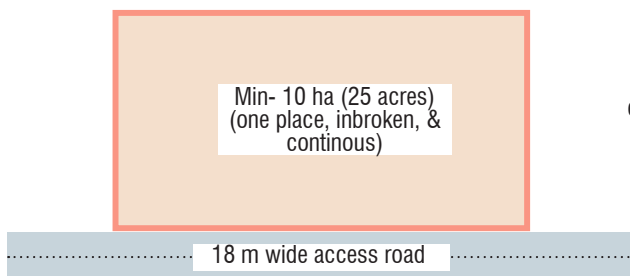


Regulation : 14.9.2



Regulation : 14.10 Integrated information technology township

Regulation : 14.10.1 Area requirement

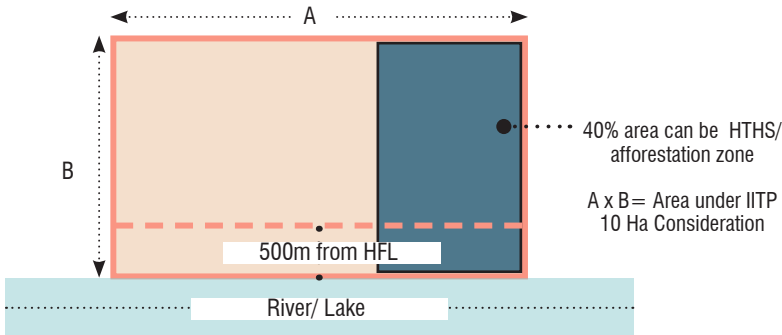


Any suitable area in Regional plan or Development plan having access by means of an existing road or a proposed Regional plan/Development Plan road having a minimum width of 18.0 m. can be identified for the purpose of development as Integrated IT Township.

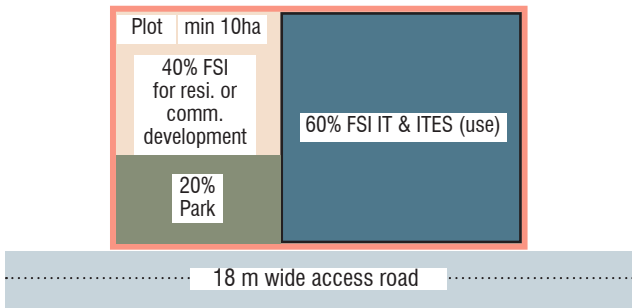
Integrated IT Township is divided by one or more water courses (such as nallahs, canal, etc.)existing or proposed roads of any width or railways, etc. then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the developer shall construct necessary connecting roads or bridges as per site requirements.

Chapter XIV - Special schemes

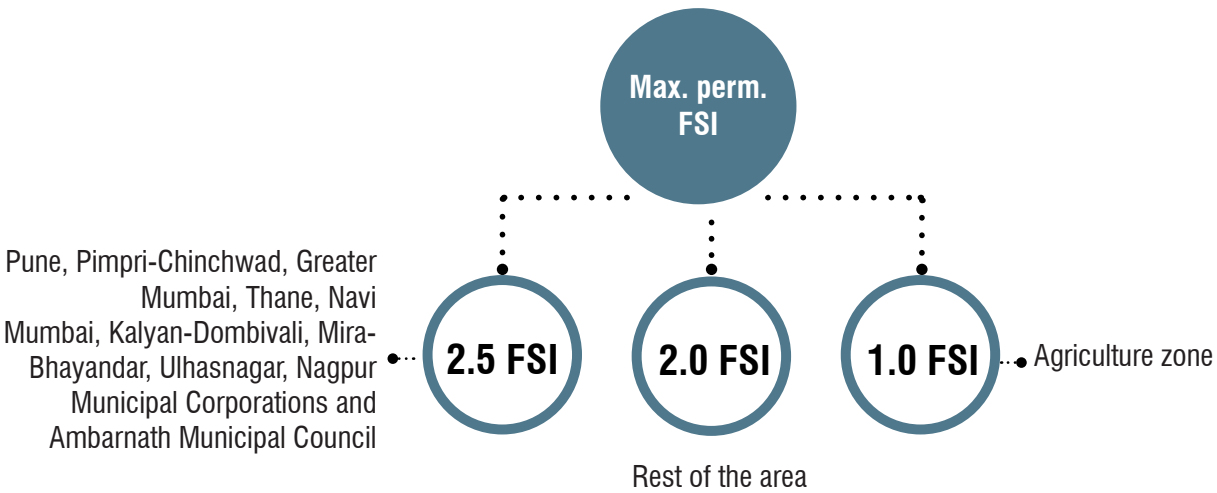
Regulation : 14.10 Integrated information technology township



Regulation : 14.10.3 General norms for different land use

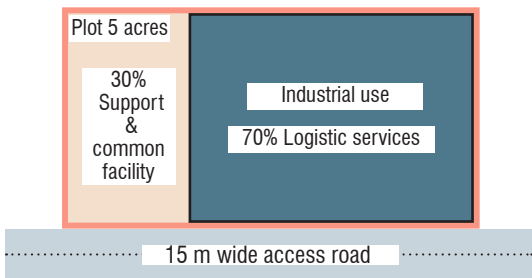


Regulation : 14.10.4 FSI in Integrated IT township



Regulation : 14.11 Integrated Logistic Park

Permissibility in Industrial, commercial, agriculture zone(in agriculture zone @ 15% land ASR Premium- 14.11.3

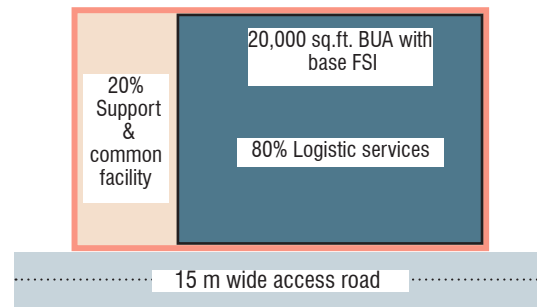


Chapter XIV - Special schemes

Regulation : 14.11 Integrated Logistic parks

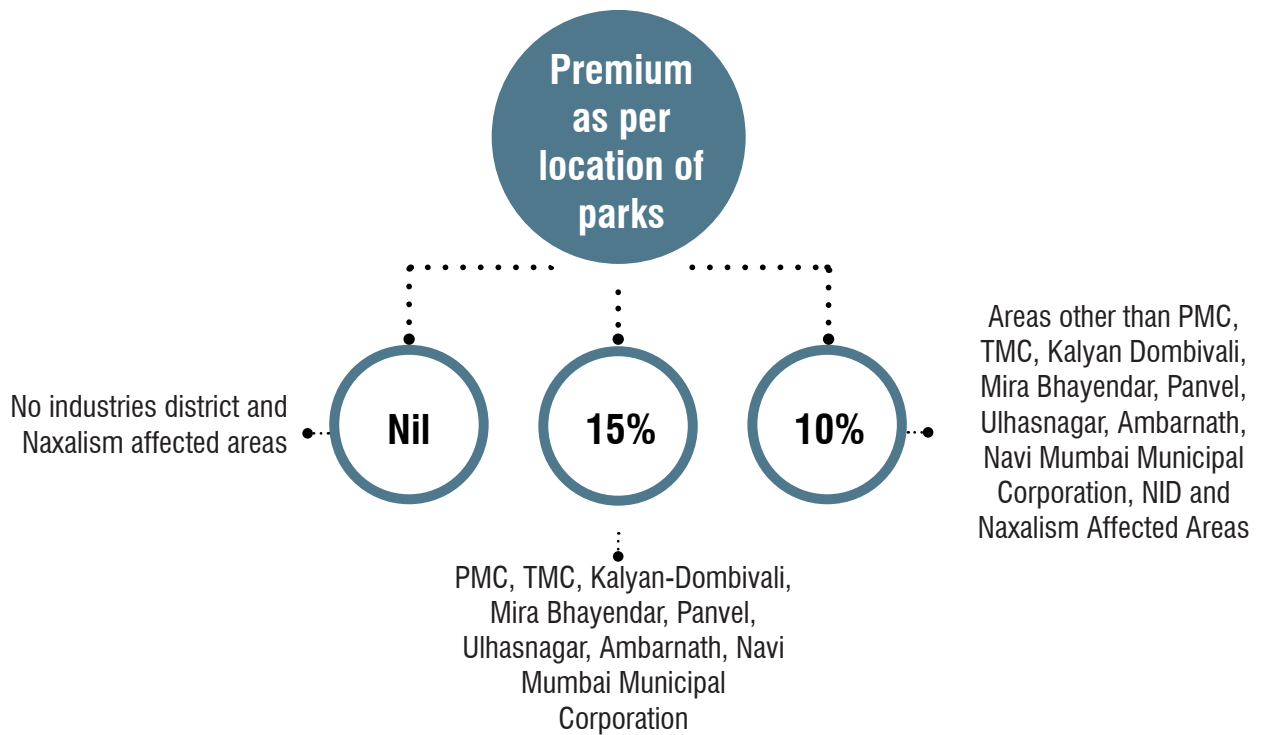
Note:

- LOI. - from Department of Industries.
- Min validity = 3 years of LOI
- Extension = 3yrs + 3yrs = 6yrs



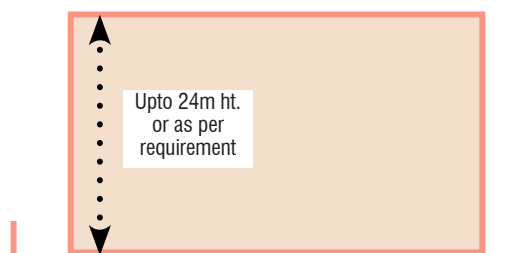
Regulation : 14.11.6 Upto 200% Additional FSI for Integrated Logistics Park & Logistics Park

For Integrated Logistic Parks & Logistic Parks, the FSI permissible for Industrial Zone as per these regulations shall be applicable. Upto 200% of additional FSI shall be admissible over and above the basic FSI for development of Integrated Logistic Park & Logistics Park with or without premium as follows :-



Regulation : 14.11.7 Permissible Height

For Integrated Logistic Park & Logistics Park, height of building upto 24.mt. or as per requirement shall be permitted.



Graphical Dictionary for UDCPR