

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६
मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीतील काही तरतुदींमध्ये सुधारणा
करणेसंदर्भात कलम ३७(१कक)(ग) व कलम
२०(४) अन्वये अधिसूचना...

अधिसूचना

महाराष्ट्र शासन

नगर विकास विभाग

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

शासन निर्णय क्र.टिपीएस-१८२३/अनौसं-५४/२०२३/प्र.क्र.९७/२०२३/नवि-१३,
दिनांक : १२.०१.२०२४

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर
प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(डॉ. प्रतिभा भदाणे)
सह सचिव, महाराष्ट्र शासन

प्रत :-

१. मा.मुख्यमंत्री महोदय यांचे अपर मुख्य सचिव, मंत्रालय, मुंबई.
२. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
३. मा.विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
४. मा.सभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
५. मा.अध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
७. संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
८. सहसंचालक, नगर रचना तथा उप सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
/- सदरची अधिसूचना 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) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी, बेलापूर, नवी मुंबई-४०० ६१४.
- ९) सर्व विशेष नियोजन प्राधिकरणे
- १०) मुख्य कार्यकारी अधिकारी, कोल्हापूर नागरी क्षेत्र विकास प्राधिकरण, कोल्हापूर.
- ११) सर्व नवनगर विकास प्राधिकरणे.
- १२) सहायक संचालक, नगर रचना / नगर रचनाकार, नगर रचना व मूल्यनिर्धारण विभाग, सर्व शाखा कार्यालये.
- १३) मुख्य कार्यकारी अधिकारी, सर्व जिल्हापरिषद.
- १४) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी, नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- १५) मुख्याधिकारी (सर्व नगरपरिषदा / नगरपंचायती)
- १६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.
/- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती नगर विकास विभागास व सर्व कार्यालयांना पाठवाव्यात.
- १७) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
/- सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.
/- सदरची अधिसूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
- १९) निवडनस्ती, कार्यासन (नवि-१३).



अधिसूचना
महाराष्ट्र शासन
नगर विकास विभाग
४ था मजला, मुख्य इमारत, मंत्रालय,
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
मुंबई-४०० ०३२.
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महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

क्र. टिपीएस-१८२३/अनौसं-५४/२०२३/प्र.क्र.१७/२०२३/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, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरीता लागू करावयाच्या एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीस ("युडीसीपीआर") महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) मधील तरतुदीनुसार, शासन अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/ वियो. व प्रायो./कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.०२/१२/२०२० अन्वये मंजुरी दिली 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, कलम ३७(१कक) अन्वये उक्त सूचनेद्वारे प्रसिध्द उक्त नियमावलीस शासनाने अधिसूचना क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८(भाग-३)/कलम ३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.१२/१०/२०२२ अन्वये, नवनगर विकास प्राधिकरणाच्या माध्यमातून नियोजन प्राधिकरण म्हणून सिडको क्षेत्रासाठीच्या उक्त नियमावलीस मंजुरी दिली आहे;

पुणे



आणि ज्याअर्थी, शासनाचे उद्योग, उर्जा व कामगार विभागाने शासन निर्णय क्र.आटीपी-२०२१/प्र.क्र.१७०/उद्योग-२, दि.२७.०६.२०२३ अन्वये, महाराष्ट्र राज्याचे नविन माहिती तंत्रज्ञान व माहिती तंत्रज्ञान सहाय्यभूत सेवा धोरण - २०२३ मंजूर केले आहे (यापुढे ज्याचा उल्लेख “उक्त धोरण” असा करण्यात आलेला आहे);

आणि ज्याअर्थी, उक्त धोरणातील तरतुदींच्या अनुषंगाने उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील काही तरतुदी सुधारीत करणे आणि मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील माहिती तंत्रज्ञान व माहिती तंत्रज्ञान सहाय्यभूत सेवा विषयी तरतुदी पुणे महानगर प्रदेशाकरिता लागू करणे (यापुढे ज्याचा उल्लेख “उक्त प्रस्तावित फेरबदल” असा करण्यात आलेला आहे) आवश्यक आहे, असे शासनाचे मत झाले आहे;

आणि ज्याअर्थी, शासनाने उक्त अधिनियमाच्या कलम ३७(१कक)(क) व २०(३) मधील तरतुदीप्रमाणे शासनास प्राप्त अधिकारांचा वापर करून सूचना क्र.टिपीएस-१८२३/अनौस-५४/२०२३/प्र.क्र.१७/२०२३/नवि-१३, दि.२२.०९.२०२३ रोजी प्रसिद्ध करून सुचनेसोबत जोडलेल्या “परिशिष्ट-अ” मध्ये नमूद केलेनुसार, उक्त प्रस्तावित फेरबदलाच्या अनुषंगाने आम जनतेकडून सूचना/हरकती मागविल्या आहेत आणि संबंधितांची सुनावणी घेऊन शासनाकडे उक्त अधिनियमाच्या कलम ३७(१कक)(क) व २०(३) मधील तरतुदीप्रमाणे नमूद वैधानिक कार्यवाही पूर्ण करून अहवाल सादर करण्यासाठी शासनाने संबंधित विभागीय सहसंचालक, नगर रचना यांची ‘अधिकारी’ म्हणून नियुक्ती केली आहे. (यापुढे ज्याचा उल्लेख ‘उक्त अधिकारी’ असा करण्यात आलेला आहे);

आणि ज्याअर्थी, उक्त दिनांक २२, सप्टेंबर, २०२३ ची सूचना महाराष्ट्र शासन राजपत्र असाधारण भाग-१, मध्य उपविभाग, दिनांक १६ ऑक्टोबर, २०२३ मध्ये प्रकाशित करण्यात आली होती आणि उक्त अधिकारी यांनी आपला अहवाल उक्त अधिनियमाच्या कलम ३७(१ क क) आणि २०(३) अंतर्गत विहित केलेली वैधानिक कार्यवाही पूर्ण केल्यानंतर संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचे मार्फत सादर केला आहे;

आणि ज्याअर्थी, संबंधित उक्त नियुक्त अधिकारी यांचे अहवाल विचारात घेतल्यानंतर आणि संचालक, नगर रचना महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्रस्तावित फेरबदल, काही सुधारणांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ (१कक) (ग) आणि कलम २०(४) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे :-

अ) उक्त मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील काही तरतुदींमधील फेरबदलांना काही सुधारणांसह, **सोबतच्या परिशिष्ट-अ** मध्ये सविस्तरपणे नमूद केल्याप्रमाणे, मंजूरी देत आहे.

ब) सदर मंजूर फेरबदल, सदर अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल, असे निश्चित करीत आहे.



सदरची अधिसूचना, कामकाजाचे दिवशी एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ सर्व संबंधित नियोजन प्राधिकरणे आणि नगर रचना आणि मुल्यनिर्धारण विभागाची जिल्हा कार्यालये या कार्यालयांमध्ये उपलब्ध राहिल.

ही अधिसूचना शासनाचे संकेतस्थळ www.maharashtra.gov.in (कायदे / नियम) वर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(डॉ. प्रतिभा भदाणे)
सह सचिव, महाराष्ट्र शासन

शासन नगर विकास विभागाकडील अधिसूचना क्र. क्र. टिपीएस-१८२३/अनौसं-५४/२०२३/प्र.क्र.१७/२०२३/नवि-१३, दि.१२.०१.२०२४ सोबतचे सहपत्र
परिशिष्ट 'अ'

Sr. No.	Regulation No in Sanctioned UDCPR	Instated of	Read As
1	2 7.8	3 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT 7.8.1 For Municipal Corporation, Area Development Authority and Special Planning Authority area. Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No.ITP-2013/CR-265/IND-2, dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification No. TPB 4316/CR-167/2016/(3)/UD-11, dated 15th July, 2016 and amended from time to time which are mentioned below :- i) The Authority may permit additional FSI up to 200% over and above the basic permissible F.S.I. to all registered Public and Private IT/ ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ ITES units in public IT Park (including IT/ ITES units located in Residential / Industrial/ No Development/ Green/ Agriculture Zone or any other land use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 20% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. In the case of lessor authorities such as New Town Development Authorities as land owner, such Authorities may recover lease premium for additional F.S.I., if applicable, under their land disposal policy.	4 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT/ <u>DATA CENTERS</u> <u>7.8.1 For Municipal Corporations in Mumbai Metropolitan Region and Pune Metropolitan Region.</u> Development of Information Technology Establishments / <u>Data Center</u> shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy <u>2023</u> as declared by Industries Department vide Government Resolution No. <u>ITP-2021/CR-170/ IND-2, dated 27/06/2023</u> and amended from time to time which are mentioned below :- i) <u>a)</u> The Authority may permit additional FSI <u>as mentioned below</u> over and above basic permissible F.S.I., to all registered Public and Private IT/ ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ ITES units in public IT Park/ <u>Data Centers</u> (including IT/ ITES units / <u>Data Centers</u> located in Residential / Industrial or any other land use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of <u>10%</u> of the land rate for the said land <u>OR</u> <u>if such land is included in Central Business District (CBD) by charging premium of 25% of the land rate for the said land, as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I., without applying guidelines.</u>



Sr.No.	Min. Road width (m)	Max Permissible FSI
<u>1</u>	<u>12</u>	<u>Up to 3</u>
<u>2</u>	<u>18</u>	<u>Up to 3.5</u>
<u>3</u>	<u>27</u>	<u>Up to 4</u>

Maximum additional FSI permissible shall be as mentioned above or as per Regulation No. 6.1 or 6.3, as case may be, whichever is more.

b) The Authority may permit additional FSI up to 200% over and above the basic permissible F.S.I., to all registered Public and Private IT/ ITES Parks/AVGC Parks / IT SEZs or IT Parks in SEZs / Stand-alone IT/ ITES units in public IT Park/ Data Centers located in No Development / Green / Agriculture Zone in which such users are permissible, which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 10% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I., without applying guidelines.

Provided that additional FSI above 100% and up to 200% shall be permissible only on plots having an access road of minimum 18 m. width.

In the case of lessor authorities such as New Town Development Authorities as land owner, such Authorities may recover lease premium for additional F.S.I., if applicable, under their land disposal policy.

In addition to what is mentioned above, ancillary FSI as mentioned in Regulation No. 6.1.1 shall be applicable.

Premium for additional FSI, ancillary FSI, Development Charges, other charges as may be required to be recovered under this regulations shall be allow to be paid to the authority in instalments with interest @ 8.5% p.a. as per options and conditions mentioned in Regulation No. 2.2.14.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50:50. The

Provided that additional FSI above 100% and up to 200% shall be permissible only on plots having an access road of minimum 18 m. width.

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50:50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department.

(Explanation:- Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)

ii) No premium shall be chargeable in areas of Planning Authorities, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the "Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State.)

iii) Maximum 20% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks. Remaining built-up area shall be utilized for IT/ ITES.

iv) Such new unit shall allocate at least 2% of the total proposed built-up area for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly.

v) Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries;

Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the



	relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate. Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.	share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation:- Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines)
vi) Permission for erecting towers and antenna up to height permitted by the Civil Aviation Department shall be granted by the authority as per the procedure followed for development permission or otherwise as may be decided by the Government. vii) While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015 or amended from time to time, shall be allowed. viii) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of IT/ITES buildings. ix) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide/ update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the IT Park for IT/ITES and support services on yearly basis. If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities/ any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1. a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park. b) A per day penalty equal to 0.3% of the prevailing ASR value of the built-up	ii) Maximum <u>40%</u> of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for <u>allied services / support services including commercial and residential activities except polluting activities</u> in IT Parks. Remaining built-up area shall be utilized for <u>IT/ITES/Data Center.</u> <u>Stand alone building /Group of buildings in IT Parks with a minimum built-up area of 20,000 sq.ft will also be eligible for above benefits.</u> iii) Such new unit shall allocate at least 2% of the total proposed built-up area for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly. iv) Premium to be received by the Planning Authority <u>against availing additional FSI for IT& ITes industries / Data Center</u> as per provisions in this regulation shall be deposited in <u>a separate account head as provided by State Government</u> as a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries / <u>Data Center. The matching contribution from the State Government/MIDC (as a special planning authority) will be deposited in the same infrastructure fund</u> Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After	



Signature

c) area that has been found to be used for non- IT/ ITES activities. The penalty will be recovered from the date of commencement of unauthorized use till the day non-IT use continues. After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the private IT Park fails to pay penalty and/ or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.	completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate. Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer. v) Permission for erecting towers and antenna up to height permitted by the Civil Aviation Department shall be granted by the authority as per the procedure followed for development permission or otherwise as may be decided by the Government. vi) While developing site for IT/ITES/ <u>Data Center</u> with additional FSI, support services as defined in the IT Policy <u>2023</u> or amended from time to time, shall be allowed. vii) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of IT/ITES/<u>Data Center</u> buildings. viii) The Directorate of industries will develop a web portal on which the developer of every IT park/<u>Data Center</u> will be bound to provide/ update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the IT Park for IT/ITES/<u>Data Center</u> and support services on yearly basis. If a private IT park / <u>Data Center</u> has availed additional FSI as per the provisions of IT/ ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ ITES /<u>Data Center</u>/ commercial activities/any other activity not permitted as per the IT/ ITES policy under which the said park / Data Center was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1. a) The misuse shall be ascertained by physical site verification of the said private IT park / <u>Data Center</u> by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park. b) A per day penalty equal to 0.3% of the prevailing ASR value of the built-
7.8.2 For Municipal Council, Nagar Panchayat and Non-Municipal Town Development Plan area. The regulations mentioned in Regulation No. 7.8.1 above shall be applicable to Municipal Council area with following modifications. The Chief Officer shall grant additional FSI accordingly. i) In case of Ambarnath and Kulgaon-Badlarpur Municipal Council, premium to be paid for additional FSI shall be 30% of the land as prescribed in Annual Statement of Rates. In other areas, it shall be 10%. ii) Sharing of premium between the Planning Authority and the Government shall be 75:25. iii) In case of Ambarnath and Kulgaon-Badlarpur Municipal Council 20% and other areas Maximum 40% of total proposed Built-up area may be permitted for support services	7.8.3 For Regional Plan area The regulations mentioned in Regulation No. 7.8.1 above shall be applicable to Regional Plan area with following modifications. The Authority shall grant additional FSI accordingly. i) In case of Regional Plan area, premium to be paid for additional FSI shall



		be 10% of the land as prescribed in Annual Statement of Rates and shall be paid to the Government through District office of the Town Planning and Valuation Department. ii) Maximum 40% of total proposed Built-up area may be permitted for support services.	up area that has been found to be used for non- IT/ ITES activities <u>/Data Center</u>. c) The penalty will be recovered from the date of commencement of unauthorized use till the day non-IT use continues. After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the private IT Park/<u>Data Center</u> fails to pay penalty and/ or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks. <u>7.8.2 For areas except areas mentioned in Regulation No. 7.8.1 above and except Regional Plan areas.</u> The regulations mentioned in Regulation No. 7.8.1 above shall be applicable to the <u>areas except areas mentioned in Regulation No. 7.8.1 above and except Regional Plan areas</u> with following modifications. The <u>Authority</u> shall grant additional FSI accordingly. i) Premium to be paid for additional FSI shall be <u>15%</u> of the land <u>rates for the said land</u> as prescribed in Annual Statement of Rates, <u>without applying guidelines.</u> ii) Sharing of premium between the Planning Authority and the Government shall be 75:25. iii) Maximum 50% of total proposed Built-up area may be permitted for <u>allied services / support services including commercial and residential activities except polluting activities.</u> <u>Stand alone building /Group of buildings in IT Parks with a minimum built-up area of 20,000 sq.ft will also be eligible for above benefits.</u>
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		7.8.3 For Regional Plan areas The <u>provisions</u> mentioned in Regulation No. 7.8.1 above shall be applicable to Regional Plan areas with following modifications. The Authority shall grant additional FSI accordingly. i) In case of Regional Plan area, premium to be paid for additional FSI shall be 5% of the land <u>rates for the said land</u> as prescribed in Annual Statement of Rates <u>without applying guidelines</u> and shall be paid to the Government through District office of the Town Planning and Valuation Department. ii) Maximum <u>50%</u> of total proposed Built-up area may be permitted for <u>allied services / support services including commercial and residential activities except polluting activities</u>. <u>Note:-1) In case of Regulation No.7.8.2 and 7.8.3, no premium shall be chargeable in areas of Planning Authorities, if they are covered under Vidarbha, Marathawada, Dhule, Nandurbar, Ratnagiri and Sindhudurg districts and No Industry Districts and Naxalism affected areas of the State (as defined in the "Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State.)</u> <u>2) If additional development potential over and above maximum permissible development potential mentioned in this provision is permissible under any other provisions of the prevailing Development Control and Promotion Regulations, such additional development potential shall be permissible as per the provisions of the relevant regulations of the prevailing Development Control and Promotion Regulations.</u>
2	14.10	INTEGRATED INFORMATION TECHNOLOGY TOWNSHIP (IITP) 14.10.1 Area Requirement Any suitable area in ----- and in any case shall not be less than 10 Ha. (25 acres) at one place. (Explanation- If such minimum 10 Ha. (25 acres) area proposed to be developed under a Integrated IT Township -----The said areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of Floor Space Index (FSI), such areas shall be excluded.
		INTEGRATED INFORMATION TECHNOLOGY TOWNSHIP (IITP) 14.10.1 Area Requirement Any suitable area in ----- and in any case shall not be less than <u>10 acres (4 Hect.)</u> at one place. (Explanation- If such minimum <u>10 acres (4 Hect.)</u> area proposed to be developed under a Integrated IT Township -----The said areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of Floor Space Index (FSI), such areas shall be excluded.



	14.10.3 General Norms for Different Land Use Out of the total area notified as "Integrated IT Township" 60% FSI shall be used for IT/ ITES activities and 50% FSI for the development of residential and commercial activities provided that 20% area shall be kept for Park / Play Ground / Garden of total IITP. Residential and commercial activities ----- The development of entire township, i.e., 60% area for IT/ITES and 40% other area can take place ----- occupation certificate is granted by the Authority and after 1/3rd area kept for IT/ ITES activity is occupied. 14.10.4 FSI in Integrated I.T. Township The maximum permissible FSI on the gross area of the notified Integrated IT Township shall vary as follows :- For Integrated IT Township located in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, ----- The premium chargeable shall be as in para.5(ii) of Annexure I Maharashtra's Information Technology / Information Technology Enabled Services Policy (IT / ITES) - 2015 issued by Industries, Energy & Labour Department vide Government Resolution No.ITP-2013/CR-265)Ind-2, dated 25th August, 2015 as amended from time to time. Floating of FSI ----- areas of IT / ITES and Support Activities separately 14.10.11 Special Concession (f) No provision. 14.10.13 Implementation and Completion Development of any notified Integrated IT Township shall be completed within 5 years from the date of final sanction to the layout plan of the area.	
	14.10.3 General Norms for Different Land Use Out of the total area notified as "Integrated IT Township" 50% FSI shall be used for IT/ ITES activities and 50% FSI for the development of residential and commercial activities provided that 20% area shall be kept for Park / Play Ground / Garden of total IITP. Residential and commercial activities ----- The development of entire township, i.e., 50% area for IT/ITES and 50% other area can take place ----- occupation certificate is granted by the Authority and after 1/3rd area kept for IT/ ITES activity is occupied. 14.10.4 FSI in Integrated I.T. Township The maximum permissible FSI on the gross area of the notified Integrated IT Township shall vary as follows :- For Integrated IT Township located in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, ----- The premium chargeable shall be as <u>mentioned in Maharashtra's</u> Information Technology / Information Technology Enabled Services Policy (IT / ITES) - <u>2023</u> issued by Industries, Energy & Labour Department vide Government Resolution No. <u>ITP-2021/CR-170/IND-2, dated 27th June, 2023</u> as amended from time to time. Floating of FSI ----- areas of IT / ITES and Support Activities separately 14.10.11 Special Concession (f) <u>Staggered payment facility for premium to be paid for additional FSI shall be allowed to be paid in two installments but within a year or on the date of obtaining the Occupancy / Part Occupancy certificate, whichever is earlier.</u> 14.10.13 Implementation and Completion <u>If the area of Integrated Information Technology Township is 10 acres (4 Hect.) to 25 acres (10 Hect.), the period of completion of the project shall be 7 ½ years and if the area is more than 25 acres (10 Hect.), this period shall be 10 years. In case of delay the extension shall be granted with the approval of the Committee constituted in this regard.</u>	



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3	8.2.1	Off-street parking requirement	<table><tr><th colspan="5">Table No. 8B - Parking Requirements</th></tr><tr><th rowspan="2">Sr. No.</th><th rowspan="2">Occupancy</th><th rowspan="2">Size of tenement</th><th colspan="2">Parking Space required</th></tr><tr><th>Car</th><th>Bike</th></tr><tr><td>9</td><td>no provision for Data Center</td><td>-</td><td>-</td><td>-</td></tr></table>	Table No. 8B - Parking Requirements					Sr. No.	Occupancy	Size of tenement	Parking Space required		Car	Bike	9	no provision for Data Center	-	-	-
Table No. 8B - Parking Requirements																				
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Table No. 8B - Parking Requirements																				
Sr. No.	Occupancy	Size of tenement	Parking Space required																	
			Car	Bike																
9	Data Center	Per 400 sq. m.	1	0																
4	9.11.1	Basement shall generally be constructed within the prescribed setbacks / margins with one or more level. Following uses shall be permissible at free of FSI. i) Air-Conditioning equipment's ----- ii) Parking spaces; iii) D.G. set room ----- iv) Storage (only for use of Data Center)	<table><tr><th colspan="5">Table No. 8B - Parking Requirements</th></tr><tr><th rowspan="2">Sr. No.</th><th rowspan="2">Occupancy</th><th rowspan="2">Size of tenement</th><th colspan="2">Parking Space required</th></tr><tr><th>Car</th><th>Bike</th></tr><tr><td>9</td><td>Data Center</td><td>Per 400 sq. m.</td><td>1</td><td>0</td></tr></table> Basement shall generally be constructed within the prescribed setbacks / margins with one or more level. Following uses shall be permissible at free of FSI. i) Air-Conditioning equipment's ----- ii) Parking spaces; iii) D.G. set room ----- iv) Storage (only for use of Data Center)	Table No. 8B - Parking Requirements					Sr. No.	Occupancy	Size of tenement	Parking Space required		Car	Bike	9	Data Center	Per 400 sq. m.	1	0
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			Car	Bike																
9	Data Center	Per 400 sq. m.	1	0																

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(Signature)

(डॉ. प्रतिभा भदाणे)

सह सचिव, महाराष्ट्र शासन

NOTIFICATION
Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai - 400 032
Dated :12.01.2024

The Maharashtra Regional & Town Planning Act, 1966

No.TPS-1823/UOR-54/2023/CR.97/2023/UD-13 :-Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations ('UDCPR') 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;

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 along with 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, the said Regulations published u/s.37(1AA) vide the said Notice has been sanctioned by the Government vide Notification No.TPS-1818/CR-236/18(Part-3)/Sec.37(1AA)(c) & Sec.20(4)/UD-13, dated 12/10/2022, for the area of CIDCO as Planning Authority by virtue of New Town Development Authority;

And whereas, the Government in Industry, Energy and Labor Department has sanctioned the New Information Technology and Information Technology Enabled Services Policy of Maharashtra State – 2023 vide Government Resolution No.ITP-2021/CR-170/Ind-2, dt.27.06.2023 (hereinafter referred to as 'the said Policy');

And whereas, the Government is of opinion that, as per the provisions of the said Policy it is necessary to modify some provisions of the said sanctioned Unified Development Control and Promotion Regulations and the provisions regarding Information Technology and Information Technology Support Services in the sanctioned Unified Development Control and Promotion Regulations are required to be applied for the Pune Metropolitan Region (hereinafter referred to as 'the Proposed Modification');



And whereas, in exercise of the powers conferred under section 37(1AA) and 20(3) of the said Act and all other powers enabling in that behalf, the Government has published a **Notice** No.TPS-1823/UOR-54/2023/CR.97/2023/UD-13 dated 22.09.2023 for inviting suggestions/objections from general public in respect to the Proposed Modification as mentioned in the Schedule-A appended to the said notice and appointed the concerned Divisional Joint Director of Town Planning as an 'Officer' (hereinafter referred to as 'the said Officer') to completed procedure as stipulated under section 37(1AA) and 20(3) of the said Act and to submit report on the objections/suggestions received in respect of the Proposed Modification to the Government after giving hearing to the concerned persons;

And whereas, the said Notice dated 22nd, September 2023 was published in the Maharashtra Government Gazette Extra Ordinary Part-1, Central Sub-Division dated 16th October, 2023 and the said Officer has submitted his report through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under Section 37(1AA) and 20(3) of the said Act;

And whereas, after considering the Report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned with certain changes.

Now therefore, in exercise of the powers conferred upon it under section 37(1AA)(a) and 20(4) of the said Act, the Government hereby:-

- A) Sanctions the proposed modification as described more specifically in the **Schedule-A** appended herewith.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.

This Notification shall be kept open inspection to the general public in the office 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 **Notification** 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,




(Dr. Pratibha Bhadane)
Joint Secretary to Government

**Accompaniment of Notification No. TPS-1823/UOR-54/2023/CR.97/2023/UD-13, dated 12.01.2024
Schedule 'A'**

Sr. No.	Regulation No in Sanctioned UD CPR	Instated of	Read As
1	2 7.8	3 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT 7.8.1 For Municipal Corporation, Area Development Authority and Special Planning Authority area. Development of Information Technology Establishments shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy 2015 as declared by Industries Department vide Government Resolution No.ITP-2013/CR-265/IND-2, dated 25/08/2015, along with the special regulations sanctioned by the Government vide notification No. TPB 4316/CR-167/2016/(3)/UD-11, dated 15th July, 2016 and amended from time to time which are mentioned below :- i) The Authority may permit additional FSI up to 200% over and above the basic permissible F.S.I. to all registered Public and Private IT/ ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ ITES units in public IT Park/ <u>Data Centers</u> (including IT/ ITES units / <u>Data Centers</u> located in Residential / Industrial/ No Development/ Green/ Agriculture Zone or any other land use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of 20% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional F.S.I. In the case of lessor authorities such as New Town Development Authorities as land owner, such Authorities may recover lease premium for additional F.S.I., if applicable, under their land disposal policy.	4 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT/<u>DATA CENTERS</u> <u>7.8.1 For Municipal Corporations in Mumbai Metropolitan Region and Pune Metropolitan Region.</u> Development of Information Technology Establishments / <u>Data Center</u> shall be regulated as per the Information Technology & Information Technology Enabled Services (IT/ITES) Policy <u>2023</u> as declared by Industries Department vide Government Resolution No.<u>ITP-2021/CR-170/ IND-2, dated 27/06/2023</u> and amended from time to time which are mentioned below :- i) <u>The Authority may permit additional FSI as mentioned below over and above basic permissible F.S.I., to all registered Public and Private IT/ ITES Parks/AVGC Parks /IT SEZs or IT Parks in SEZs / Stand-alone IT/ ITES units in public IT Park/ Data Centers</u> (including IT/ ITES units / <u>Data Centers</u> located in Residential / Industrial or any other land use zone in which such users are permissible), which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of <u>10%</u> of the land rate for the said land <u>OR if such land is included in Central Business District (CBD) by charging premium of 25% of the land rate for the said land, as prescribed</u> in Annual Statement of Rates for the relevant year of granting such additional F.S.I., <u>without applying guidelines.</u>



	Provided that additional FSI above 100% and up to 200% shall be permissible only on plots having an access road of minimum 18 m. width. Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50:50. The share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation:- Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines) ii) No premium shall be chargeable in areas of Planning Authorities, if they are covered under No Industry Districts and Naxalism affected areas of the State (as defined in the "Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State.) iii) Maximum 20% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for support services in IT Parks. Remaining built-up area shall be utilized for IT/ITES. iv) Such new unit shall allocate at least 2% of the total proposed built-up area for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly. v) Premium to be received by the Planning Authority as per provisions in this regulation shall be deposited in a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries; Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the	<table> <tr> <th>Sr.No.</th><th>Min. Road width (m)</th><th>Max Permissible FSI</th></tr> <tr> <td>1</td><td>12</td><td>Up to 3</td></tr> <tr> <td>2</td><td>18</td><td>Up to 3.5</td></tr> <tr> <td>3</td><td>27</td><td>Up to 4</td></tr> </table> <u>Maximum additional FSI permissible shall be as mentioned above or as per Regulation No. 6.1 or 6.3, as case may be, whichever is more.</u> b) The Authority may permit additional FSI up to 200% over and above the basic permissible F.S.I., to all registered Public and Private IT/ITES Parks/AVGC Parks / IT SEZs or IT Parks in SEZs / Stand-alone IT/ITES units in public IT Park/ <u>Data Centers</u> located in No Development / Green / Agriculture Zone in which such users are permissible, which have been approved by the Directorate of Industries, proposed to be set up or already set up under present / previous IT/ITES policies, (hereinafter referred to as the "said unit") by charging premium of <u>10%</u> of the land rate for the said land <u>as prescribed</u> in Annual Statement of Rates for the relevant year of granting such additional F.S.I., <u>without applying guidelines.</u> Provided that additional FSI above 100% and up to 200% shall be permissible only on plots having an access road of minimum 18 m. width. In the case of lessor authorities such as New Town Development Authorities as land owner, such Authorities may recover lease premium for additional F.S.I., if applicable, under their land disposal policy. <u>In addition to what is mentioned above, ancillary FSI as mentioned in Regulation No. 6.1.1 shall be applicable.</u> <u>Premium for additional FSI, ancillary FSI, Development Charges, other charges as may be required to be recovered under this regulations shall be allow to be paid to the authority in installments with interest @ 8.5% p.a. as per options and conditions mentioned in Regulation No. 2.2.14.</u> Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50:50. The	Sr.No.	Min. Road width (m)	Max Permissible FSI	1	12	Up to 3	2	18	Up to 3.5	3	27	Up to 4
Sr.No.	Min. Road width (m)	Max Permissible FSI												
1	12	Up to 3												
2	18	Up to 3.5												
3	27	Up to 4												



	relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate. Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.	
	vi) Permission for erecting towers and antenna up to height permitted by the Civil Aviation Department shall be granted by the authority as per the procedure followed for development permission or otherwise as may be decided by the Government. vii) While developing site for IT/ITES with additional FSI, support services as defined in the IT Policy 2015 or amended from time to time, shall be allowed. viii) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of IT/ITES buildings. ix) The Directorate of industries will develop a web portal on which the developer of every IT park will be bound to provide/ update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the IT Park for IT/ITES and support services on yearly basis. If a private IT park has availed additional FSI as per the provisions of IT/ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ITES / commercial activities/ any other activity not permitted as per the IT/ITES policy under which the said park was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1. a) The misuse shall be ascertained by physical site verification of the said private IT park by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park. b) A per day penalty equal to 0.3% of the prevailing ASR value of the built-up	share of the Government shall be paid to the concerned Branch office of the Town Planning Department. (Explanation:- Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR for the relevant year without applying the guidelines) ii) Maximum 40% of total proposed Built-up area (excluding parking area) inclusive of such additional F.S.I. may be permitted for <u>allied services</u> / support services <u>including commercial and residential activities except polluting activities</u> in IT Parks. Remaining built-up area shall be utilized for <u>IT/ITES/Data Center.</u> <u>Stand alone building /Group of buildings in IT Parks with a minimum built-up area of 20,000 sq.ft will also be eligible for above benefits.</u> iii) Such new unit shall allocate at least 2% of the total proposed built-up area for providing incubation facilities for new units. This area would be treated as a part of the Park to be used for IT activities and eligible for additional FSI benefits accordingly. iv) Premium to be received by the Planning Authority <u>against availing additional FSI for IT& ITes industries / Data Center</u> as per provisions in this regulation shall be deposited in <u>a separate account head as provided by State Government</u> as a separate fund viz. "Critical Infrastructure Fund for IT/ITES Industries" and this fund shall be utilized only for creation of Critical Infrastructure for IT/ITES Industries / <u>Data Center. The matching contribution from the State Government/MIDC (as a special planning authority) will be deposited in the same infrastructure fund</u> Provided that in the event, the developer come forward for providing such off site infrastructure at his own cost, instead of paying premium as prescribed above, then the Planning Authority may determine the estimated cost of the work by using rates prescribed in District Schedule of Rates (DSR) of the relevant year, in which order for commencement of such work is issued. The Planning Authority shall also prescribe the standards for the work. After



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	area that has been found to be used for non- IT/ ITES activities. c) The penalty will be recovered from the date of commencement of unauthorized use till the day non-IT use continues. After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the private IT Park fails to pay penalty and/ or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.	completion of the works, the Planning Authority shall verify and satisfy itself that the same is developed as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered from such developer before issuing Occupancy Certificate. Provided that, in case the cost of work is more than the premium to be recovered, such additional cost to be borne by such developer.
	7.8.2 For Municipal Council, Nagar Panchayat and Non-Municipal Town Development Plan area. The regulations mentioned in Regulation No. 7.8.1 above shall be applicable to Municipal Council area with following modifications. The Chief Officer shall grant additional FSI accordingly. i) In case of Ambarnath and Kulgaon-Badlarpur Municipal Council, premium to be paid for additional FSI shall be 30% of the land as prescribed in Annual Statement of Rates. In other areas, it shall be 10%. ii) Sharing of premium between the Planning Authority and the Government shall be 75:25. iii) In case of Ambarnath and Kulgaon-Badlarpur Municipal Council 20% and other areas Maximum 40% of total proposed Built-up area may be permitted for support services 7.8.3 For Regional Plan area The regulations mentioned in Regulation No. 7.8.1 above shall be applicable to Regional Plan area with following modifications. The Authority shall grant additional FSI accordingly. i) In case of Regional Plan area, premium to be paid for additional FSI shall	v) Permission for erecting towers and antenna up to height permitted by the Civil Aviation Department shall be granted by the authority as per the procedure followed for development permission or otherwise as may be decided by the Government. vi) While developing site for IT/ITES/ <u>Data Center</u> with additional FSI, support services as defined in the IT Policy <u>2023</u> or amended from time to time, shall be allowed. vii) Notwithstanding anything contained in the Development Control Regulations of Planning Authorities, no amenity space is required to be left for development of IT/ITES/<u>Data Center</u> buildings. viii) The Directorate of industries will develop a web portal on which the developer of every IT park/<u>Data Center</u> will be bound to provide/ update detailed information about names of the units in the park, utilization of built-up area and activities being carried out, manpower employed in the IT Park for IT/ITES/<u>Data Center</u> and support services on yearly basis. If a private IT park / <u>Data Center</u> has availed additional FSI as per the provisions of IT/ ITES policy and subsequently it is found that the built-up space in the park is being used for non IT/ ITES / <u>Data Center</u>/ commercial activities/any other activity not permitted as per the IT/ ITES policy under which the said park / Data Center was approved, a penal action as below will be taken, the payment shall be shared between the concerned Planning Authority and the Government in the ratio of 3:1. a) The misuse shall be ascertained by physical site verification of the said private IT park / <u>Data Center</u> by a team of officers from the Directorate of industries and the Planning Authority which has approved the building plans of the said private IT park. b) A per day penalty equal to 0.3% of the prevailing ASR value of the built-



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be 10% of the land as prescribed in Annual Statement of Rates and shall be paid to the Government through District office of the Town Planning and Valuation Department.	up area that has been found to be used for non-IT/ ITES activities / <u>Data Center</u>. c) The penalty will be recovered from the date of commencement of unauthorized use till the day non-IT use continues. After payment of the penalty to the concerned Planning Authority which has sanctioned the building plans of the concerned private IT park, the said private IT Park will restore the use of premises to the original purpose for which LOI/ Registration was granted. If the private IT Park/<u>Data Center</u> fails to pay penalty and/ or restore the use to its original intended use, the concerned Planning Authority will take suitable action under the Maharashtra Regional and Town Planning Act 1966, against the erring private IT Park under intimation to the Directorate of Industries. This provision will also be applicable to existing IT Parks.
ii) Maximum 40% of total proposed Built-up area may be permitted for support services.	<u>7.8.2 For areas except areas mentioned in Regulation No. 7.8.1 above and except Regional Plan areas.</u> The regulations mentioned in Regulation No. 7.8.1 above shall be applicable to the areas except areas mentioned in Regulation No. 7.8.1 above and except <u>Regional Plan areas</u> with following modifications. The <u>Authority</u> shall grant additional FSI accordingly. i) Premium to be paid for additional FSI shall be <u>15%</u> of the land <u>rates for the said land</u> as prescribed in Annual Statement of Rates, <u>without applying guidelines.</u> ii) Sharing of premium between the Planning Authority and the Government shall be 75:25. iii) Maximum 50% of total proposed Built-up area may be permitted for <u>allied services / support services including commercial and residential activities except polluting activities.</u> <u>Stand alone building /Group of buildings in IT Parks with a minimum built-up area of 20,000 sq.ft will also be eligible for above benefits.</u>



		7.8.3 For Regional Plan areas The <u>provisions</u> mentioned in Regulation No. 7.8.1 above shall be applicable to Regional Plan areas with following modifications. The Authority shall grant additional FSI accordingly. i) In case of Regional Plan area, premium to be paid for additional FSI shall be 5% of the land <u>rates for the said land</u> as prescribed in Annual Statement of Rates <u>without applying guidelines</u> and shall be paid to the Government through District office of the Town Planning and Valuation Department. ii) Maximum <u>50%</u> of total proposed Built-up area may be permitted for <u>allied services / support services including commercial and residential activities except polluting activities</u>. <u>Note:-1) In case of Regulation No.7.8.2 and 7.8.3, no premium shall be chargeable in areas of Planning Authorities, if they are covered under Vidarbha, Marathawada, Dhule, Nandurbar, Ratnagiri and Sindhudurg districts and No Industry Districts and Naxalism affected areas of the State (as defined in the "Package Scheme of Incentives-2013" of the Industries, Energy & Labour Department of the State.)</u> <u>2) If additional development potential over and above maximum permissible development potential mentioned in this provision is permissible under any other provisions of the prevailing Development Control and Promotion Regulations, such additional development potential shall be permissible as per the provisions of the relevant regulations of the prevailing Development Control and Promotion Regulations.</u>
2	14.10	INTEGRATED INFORMATION TECHNOLOGY TOWNSHIP (IITP) 14.10.1 Area Requirement Any suitable area in ----- and in any case shall not be less than 10 Ha. (25 acres) at one place. (Explanation- If such minimum 10 Ha. (25 acres) area proposed to be developed under a Integrated IT Township -----The said areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of Floor Space Index (FSI), such areas shall be excluded.
		INTEGRATED INFORMATION TECHNOLOGY TOWNSHIP (IITP) 14.10.1 Area Requirement Any suitable area in ----- and in any case shall not be less than <u>10 acres (4 Hect.)</u> at one place. (Explanation- If such minimum <u>10 acres (4 Hect.)</u> area proposed to be developed under a Integrated IT Township -----The said areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of Floor Space Index (FSI), such areas shall be excluded.



	14.10.3 General Norms for Different Land Use Out of the total area notified as "Integrated IT Township" 60% FSI shall be used for IT/ ITES activities and 50% FSI for the development of residential and commercial activities provided that 20% area shall be kept for Park / Play Ground / Garden of total IITP. Residential and commercial activities ----- The development of entire township, i.e., 60% area for IT/ITES and 40% other area can take place ----- occupation certificate is granted by the Authority and after 1/3rd area kept for IT/ ITES activity is occupied. 14.10.4 FSI in Integrated I.T. Township The maximum permissible FSI on the gross area of the notified Integrated IT Township shall vary as follows :- For Integrated IT Township located in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, ----- The premium chargeable shall be as in para.5(ii) of Annexure I Maharashtra's Information Technology / Information Technology Enabled Services Policy (IT / ITES) - 2015 issued by Industries, Energy & Labour Department vide Government Resolution No.ITP-2013/CR-265)Ind-2, dated 25th August, 2015 as amended from time to time. Floating of FSI ----- areas of IT / ITES and Support Activities separately 14.10.11 Special Concession (f) No provision. 14.10.13 Implementation and Completion Development of any notified Integrated IT Township shall be completed within 5 years from the date of final sanction to the layout plan of the area.	14.10.3 General Norms for Different Land Use Out of the total area notified as "Integrated IT Township" 50% FSI shall be used for IT/ ITES activities and 50% FSI for the development of residential and commercial activities provided that 20% area shall be kept for Park / Play Ground / Garden of total IITP. Residential and commercial activities ----- The development of entire township, i.e., 50% area for IT/ITES and 50% other area can take place ----- occupation certificate is granted by the Authority and after 1/3rd area kept for IT/ ITES activity is occupied. 14.10.4 FSI in Integrated I.T. Township The maximum permissible FSI on the gross area of the notified Integrated IT Township shall vary as follows :- For Integrated IT Township located in Pune, Pimpri-Chinchwad, Greater Mumbai, Thane, ----- The premium chargeable shall be as <u>mentioned in Maharashtra's Information Technology / Information Technology Enabled Services Policy (IT / ITES) - 2023</u> issued by Industries, Energy & Labour Department vide Government Resolution No. <u>ITP-2021/CR-170/IND-2, dated 27th June, 2023</u> as amended from time to time. Floating of FSI ----- areas of IT / ITES and Support Activities separately 14.10.11 Special Concession (f) <u>Staggered payment facility for premium to be paid for additional FSI shall be allowed to be paid in two installments but within a year or on the date of obtaining the Occupancy / Part Occupancy certificate, whichever is earlier.</u> 14.10.13 Implementation and Completion <u>If the area of Integrated Information Technology Township is 10 acres (4 Hect.) to 25 acres (10 Hect.), the period of completion of the project shall be 7 ½ years and if the area is more than 25 acres (10 Hect.), this period shall be 10 years. In case of delay the extension shall be granted with the approval of the Committee constituted in this regard.</u>
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3	8.2.1	Off-street parking requirement	<table><tr><th colspan="5">Table No. 8B - Parking Requirements</th></tr><tr><th rowspan="2">Sr. No.</th><th rowspan="2">Occupancy</th><th rowspan="2">Size of tenement</th><th colspan="2">Parking Space required</th></tr><tr><th>Car</th><th>Bike</th></tr><tr><td>9</td><td>no provision for Data Center</td><td>-</td><td>-</td><td>-</td></tr></table>	Table No. 8B - Parking Requirements					Sr. No.	Occupancy	Size of tenement	Parking Space required		Car	Bike	9	no provision for Data Center	-	-	-	Off-street parking requirement	<table><tr><th colspan="5">Table No. 8B - Parking Requirements</th></tr><tr><th rowspan="2">Sr. No.</th><th rowspan="2">Occupancy</th><th rowspan="2">Size of tenement</th><th colspan="2">Parking Space required</th></tr><tr><th>Car</th><th>Bike</th></tr><tr><td>9</td><td><u>Data Center</u></td><td><u>Per 400 sq. m.</u></td><td><u>1</u></td><td><u>0</u></td></tr></table>	Table No. 8B - Parking Requirements					Sr. No.	Occupancy	Size of tenement	Parking Space required		Car	Bike	9	<u>Data Center</u>	<u>Per 400 sq. m.</u>	<u>1</u>	<u>0</u>
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9	<u>Data Center</u>	<u>Per 400 sq. m.</u>	<u>1</u>	<u>0</u>																																			
4	9.11.1	Basement shall generally be constructed within the prescribed setbacks / margins with one or more level. Following uses shall be permissible at free of FSI. i) Air-Conditioning equipment's ----- ii) Parking spaces; iii) D.G. set room ----- iv) No provision	Basement shall generally be constructed within the prescribed setbacks / margins with one or more level. Following uses shall be permissible at free of FSI. i) Air-Conditioning equipment's ----- ii) Parking spaces; iii) D.G. set room ----- iv) Storage (only for use of Data Center)																																				

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



(Dr. Pratibha Bhadane)
Under Secretary to Government