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YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Jesal Shah

To,
Shri Sunil Rathod,
Chief Engineer [Development Plan] [I/C]
Brihanmumbai Municipal Corporation
BMC Head Office, 5th Floor, Annexe Bldg
Fort, Mumbai-400001



Subject: Request to modify the provisions of Regulation 14.1, Integrated Township Project (ITP) in UDCPR-2020 for incorporation of geographical constraints in the holding.

Reference: The Government in Urban Development Department Notification modifying Regulation 14.1 of UDCPR-2020 vide No. TPS-1821/452/CR-105/2022/(Part-2)/UD-13, dated 05.09.2024

Respected Sir,

We are grateful for approving the modifications in regulation 14.1 of UDCPR-2020 for proper Implementation of Integrated Township Project (ITP) vide Government in Urban Development Department notification referred above.

However, the issue of geographical constraints in holding area and its corresponding effect on consideration of its area, contiguity and its declaration as ITP and if needed the acquisition of certain area are not effectively dealt with in the recently modified regulation like in cluster development/ redevelopment scheme under the said UDCPR-2020

As per prevailing provisions of ITP, the project proponent/s shall have the ownership of all the land parcels under project of minimum 40 hectares and the entire land shall be contiguous one, then only it is possible to develop such lands under existing prevailing regulations for ITP purposes.

However, somewhere the geographical location of land may be typical in nature. Such lands may be surrounded by natural water bodies, such as river, creek, Nallah or some other water body on all sides having only the access by an existing road or the proposed road. Just like an Island area. somewhere there are constraints in comprehensive development of such areas, as some land holdings are with central government/ state government/ planning authority/ special planning authority in spars locations and some private owners which are having spars holdings in such Island area. Thus, it is not possible either to the government or a private landholder to develop their lands in a comprehensive manner, not being a contiguous land. However, such area forms a part of any Development Plan area within the Municipal Corporation limit. The piecemeal development of such isolated land like an Island area which is not contiguous leads to haphazard development in the entire such area due to lack of detailed planning or any TP Scheme in such Island area.

In normal TP scheme under MRTP Act, 1966, there is a concept of land pooling, the lands of all land owners are pooled together and then after proper layout, 50 % land area of each land owner is taken out for basic social infrastructure and roads. The remaining 50 % land area is distributed amongst all owners in the proportion of their land holdings.

In some area due to geographical constraints, it is difficult for a single landowner to develop his non-contiguous land in isolation if other landowners not come together for comprehensive development.

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARIJAT-KHALAPUR-KHOPOLI | YOUTH NMR

However, the provision of TP Scheme by different owners after coming together is applicable only to the Agriculture Zone as per prevailing provision in UDCPR -2020.

To overcome such difficulties of spars ownership in cluster redevelopment, the government has introduced acquisition provision in DCPR-2034 of MCGM, but this is limited to built up area only. However, in UDCPR-2020, under regulation 14.8.8(c)(i) to (v) of Urban Renewal Scheme, it is provided for acquisition of land including vacant land also for the purpose of Urban Renewal Scheme of smaller area of minimum 10000 sq.m. if it included in cluster to be defined by the Authority/ the Municipal Commissioner. So why not such provision shall be incorporated in larger areas of ITP in exceptional cases.

Thus, it will be better to have a provision in UDCPR-2020 for acquisition of land under notified ITP scheme area, provided all expenses of such acquisition of land shall be borne by the project proponent. Provided further that, such project proponent shall have minimum 70 % land holding for declaration of ITP scheme area.

Thus, to achieve a comprehensive and well planned development of such Island area and for most effective implementation of ITP in such isolated area a suitable modification in ITP regulation with provision for acquisition like in cluster development is seems to be necessary for the limited purpose as stated above.

Accordingly, the provisions where modifications are necessary in regulation 14.1 are attached herewith for your consideration as a ready reference.

In view of the above, you are requested to do the necessary modifications in Regulation 14.1 of UDCPR-2020 under section 37(1AA)(a) of the MRTP Act, 1966.

Thanking you,

Yours sincerely,
For **CREDAI-MCHI**

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - + 91 9619345193

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६

मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीतील (UDCPR) मधील एकात्मिक नगर
वसाहत प्रकल्पाच्या 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-१८२१/४५२/प्र.क्र.१०५/२०२२/(भाग-२)/नवि-१३,
दिनांक : ०५.०९.२०२४

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 महसूल 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).



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NOTIFICATION
Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai - 400 032
Dated : 05.09.2024

The Maharashtra Regional & Town Planning Act, 1966

No.TPS-1821/452/CR.105/2022/(Part-2)/UD-13 :- Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR)(hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai, & some Planning Authorities 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, the said Regulation No.14.1, is regarding Integrated Township Project (ITP) (hereinafter referred to as "the said provisions") and it has been observed by the Government that there are some difficulties to the developers for the proper implementation of the said provisions ;

And whereas, the State Government has received some applications for the proper implementation of Integrated Township Project (ITP) and therefore, in such circumstances the State Government is of the opinion that it is necessary, to make certain changes in the Regulation No.14.1 for the Integrated Township Project (hereinafter referred to as "the said proposed the 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-1821/452/CR.105/2022/(Part-2)/UD-13 dated 05.03.2024 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 05.03.2024 was published in the Maharashtra Government Gazette Extra Ordinary Part-1, Kokan Division dated 7th March, 2024 in the Page No.01 – 29 and the said Officers have submitted their report to government 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 Officers 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:-



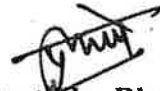
- A) Sanctions the proposed modification in the Unified Development Control and Promotion Regulations (UDCPR) in respect of the Regulation No.14.1, regarding Integrated Township Project (ITP) as described more specifically in the **Schedule-A** appended herewith.
- B) Fixes the date of publication of 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

Schedule – A

Government in Urban Development Department Notification No.TPS-1821/452/CR.105/2022/(Part-2)/UD-13, Dt.05.09.2024
Sanctioned modification in the Unified Development Control and Promotion Regulations (UDCPR) in respect of the Regulation No.14.1, regarding
Integrated Township Project (ITP)

Sr. No.	Regulation No.	Regulation in Sanctioned UDCPR	Sanctioned Regulation as per Notification dt. 05.09.2024
1		2	3
1	<u>14.1.1</u>	<u>14.1.1</u> For Regional Plan Area + Development Plan Area 14.1.1.1 Applicability :- These regulations shall be applicable to the areas under Regional Plan sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").	14.1.1 For Regional Plan Area + Development Plan Area 14.1.1.1 Applicability :- These regulations shall be applicable to the areas under Regional Plan or Development Plan, as the case may be, sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act")
2	<u>14.1.1.2</u>	<u>14.1.1.2</u> Requirements of Site :- The area proposed for Integrated Township shall fulfil the following requirements :-	
		ii (e) Buffer zone of Eco-sensitive Zone notified subject to all restriction on development and FSI permissible in such buffer zone and mangroves /CRZ outside HTL, subject to all restrictions on development as per MoEF Notification as amended from time to time.	ii (e) Buffer zone of Eco-sensitive Zone notified subject to all restriction on development and FSI permissible in such buffer zone and mangroves /CRZ outside HTL, subject to all restrictions on development as per MoEF Notification as amended from time to time.
		ii (f) Areas under flood line/flood zone subject to clearance from Water Resource Department	ii (f) Area under flood line/flood zone subject to provisions mentioned in regulation no. 3.1.3 of these regulations (UDCPR).
		iv) The area shall have an access by means of an existing, or proposed road having minimum width of 18 m. In case of proposed road, such area shall have an access by existing road having width 12 m. for the purpose. of declaration locational clearance and Loi of such project but it is necessary for the project proponent to have an existing access of 18m. before sanction of Commencement Certificate to the FSI beyond 25% of project.	iv) Provided that, If the access to the ITP is from any public road or Development / Regional Plan road then, such road shall be developed on priority by the concerned authority.



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	Provided that Government land or land belonging to tribal can be considered for the purpose of road if there a registered Agreement. However, development permission shall be granted only after due permission of appropriate authority is given.	
	v) The ITP Area shall not include the area under:-	
	b) Water bodies like river, creek, canal, reservoir, etc. Mangroves, Tidal Zone, Mud Flats	b) Water bodies like river, creek, canal, reservoir, etc. Mangroves, Tidal Zone, Mud Flats , area within HTL.
3	14.1.1.4 Permission and Declaration of Project by State Government	
	c. Part plan of sanctioned Regional Plan, showing all the lands falling in the project.	c. Part plan of sanctioned Regional Plan, or Development Plan, as the case may be showing all the lands falling in the projec
	i) The Project Proponents hall apply to the State Government for obtaining permission and declaration of such project to be a "Integrated Township Project" Such application shall be accompanied by the following attested documents in two sets.	i) The Project Proponents hall apply to the State Government for obtaining permission and declaration of such project to be a "Integrated Township Project" Such application shall be accompanied by the following attested documents in two sets. New Clause (j) – Area Statement showing the following details :- a) Total Area under ITP b) Area Covered by Hill Top, Hill Slope, CRZ, ESZ etc. c) Area under various D.P. / R.P. Reservations. d) Plot Area of 2% Amenity Space if any. e) Plot Area and Built Up Area Allocations of Each Mandatory Town Level Amenities as per Clause No. 14.1.1.7 (iii).
	ii) On receipt of an application under Clause (i) above, the Government after consulting the Director of Town Planning, Maharashtra State, by notification in the Official Gazette, grant the Locational Clearance and declare such project to be a "Integrated Township Project", subject to such general and/or special conditions or/reject the application, under the provisions of Section 18(3) of the said Act, within a period of 90 days from the date of receipt of application or reply from	ii) On receipt of an application under Clause (i) above, the Government after the High Power Committee (HPC) appointed by State Government for Scrutiny , Monitoring , Promotions, Transition's and Review of ITP's by notification in the Official Gazette, grant the Locational Clearance and declare such project to be a "Integrated Township Project", subject to such general and/or special conditions or/reject the application, under the provisions of Section 18(3) and/or Section 44(2), as the case may be of the said Act, within a period of 90 days from the date of receipt of application or reply from the



		the Project Proponents in respect of any requisition made by the Government, whichever is later. If the project proponents fails to comply with the conditions specified while granting location clearance within the specified time limit, then in such cases location clearance given earlier stands automatically cancelled and premium/fees/expenses etc. shall be eligible. The High Power Committee (HPC) for Scrutiny , Monitoring , Promotions, Transition's and Review of ITP's shall consists of following members :- a) Principal Secretary – UD -1 – Chairman b) Director of Town Planning – Maharashtra State, Pune – Member c) Concerned Collector/Concerned Planning Authority – Member. d) Joint Secretary/ Director – UD – Member Secretary Location Clearance for all new ITP's proposals and proposals as per Transition Policy is to be granted by State Government after consulting the above High Power Committee. (HPC) (Explanation - In circumstances described in Clause (ii) above, such grant of permission and declaration of project shall be made under the provisions of Section 18(3) and/or section 44(2), as the case may be of the Maharashtra Regional and Town Planning Act, 1966)	Project Proponents in respect of any requisition made by the Government, whichever is later. If the project proponents fails to comply with the conditions specified while granting location clearance within the specified time limit, then in such cases location clearance given earlier stands automatically cancelled and no refund or adjustment of premium/fees/expenses etc. shall be eligible.
4	14.1.1.6	14.1.1.6 Master Layout Plan Approval by the Collector : i) Project Proponents shall apply to the concerned Collector for obtaining the approval to the Master Layout Plan of the entire area as per Letter of Intent. Such application shall be accompanied by the documents in two sets as prescribed below :- c) Part plan of Sanctioned Regional Plan showing the lands under the Master Layout Plan	14.1.1.6 Master Layout Plan Approval by the Collector or by the Authority, as the case may be. ii) Project Proponents shall apply to the concerned Collector or to the Authority, as the case may be for obtaining the approval to the Master Layout Plan of the entire area as per Letter of Intent. Such application shall be accompanied by the documents in two sets as prescribed below :- c) Part plan of Sanctioned Regional Plan or Development Plan, as the case may be, showing the lands under the Master Layout Plan
		f) Bank Guarantee of requisite amount as prescribed in	Following Provisions shall be added in regulation No. 14.1.1.12 (vi)



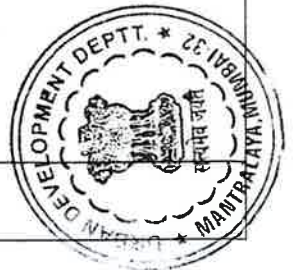
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	Regulation No. 14.1.1.12 (vi)	i) Bank Guarantee shall be released as per stages of infrastructure Development. ii) If the basic infrastructure of the development is done before the commencement of the building, then no need of the bank guarantee at the time of Master Plan. if the infrastructure is getting built before taking the building permission then in such cases also there is no need of Bank Guarantee. g) Undertaking and Affidavit as may be prescribed by the Collector or by the Authority, as the case may be. J) Location Marking on Coloured Google earth image /Bhuvan image/Drone survey image etc. showing lands under Master Layout Plan signed by the project proponent/s.
	g) Undertaking and Affidavit as may be prescribed by the Collector	
	J) Coloured Google earth image /Bhuvan image/Drone survey image etc. showing lands under Master Layout Plan	
	ii) If the application is not accompanied by the documents mentioned in Regulation No. 14.1.1.6(i) above, the Collector convey the same to the Project Proponents immediately within 10 working days giving specific time period for fulfillment of such documents and if the same are not submitted by the said project proponent in given time then return the proposal at his level only.	ii) If the application is not accompanied by the documents mentioned in Regulation No. 14.1.1.6(i) above, the Collector or the Authority, as the case may be, convey the same to the Project Proponents immediately within 10 working days giving specific time period for fulfillment of such documents and if the same are not submitted by the said project proponent in given time then return the proposal at his level only
	iii) On receipt of application, complete in all respects, as prescribed under Regulation No. 14.1.1.6(i) above, the Collector shall forward the same to the concerned Divisional joint Director of Town Planning for technical consultation within 10 working days.	iii) On receipt of application, complete in all respects, as prescribed under Regulation No. 14.1.1.6(i) above, the Collector or the Authority, as the case may be, shall forward the same to the concerned Divisional joint Director of Town Planning for technical consultation within 10 working days.
	iv) The office of the Divisional Joint Director of Town Planning shall send its remarks to Collector within two months from the receipt of proposal from the Collector or receipt of reply from the Project Proponents in respect of any requisition made by him, whichever is later. Such master layout approval will be given with the condition that project proponent will not commence work without environmental clearance, Such environmental clearance shall be submitted at the	iv) The office of the Divisional Joint Director of Town Planning shall send its remarks to Collector or the Authority, as the case may be, within two months from the receipt of proposal from the Collector or the Authority, as the case may be, or receipt of reply from the Project Proponents in respect of any requisition made by him, whichever is later. Such master layout approval will be given with the condition that project proponent will not commence work without environmental clearance, Such environmental clearance shall be submitted at the



(Signature)

	clearance, Such environmental clearance shall be submitted at the time of sanction to the building permission. Sanctioned master Plan layout along with complete set of drawings shall be endorsed to the concerned branch office of Town Planning Department, for the further permissions.	time of sanction to the building permission. Sanctioned master Plan layout along with complete set of drawings shall be endorsed to the concerned branch office of Town Planning Department, as required for the further permissions.
	v) Approval to the Master Plan :- The Collector shall grant approval to the master layout or reject the application, under Section 18 of the said Act, within one month from the receipt of reply from the Divisional Joint Director of Town Planning as mentioned in Regulation No. 14.1.1.6(iv) above.	v) Approval to the Master Plan :- The Collector or the Authority as the case may be, shall grant approval to the master layout or reject the application, under Section 18 or section 45 as the case may be, of the said Act, within one month from the receipt of reply from the Divisional Joint Director of Town Planning as mentioned in Regulation No. 14.1.1.6(iv) above.
	vi) Approval to the building Plan :- Detailed building permission under the Regulation No. 14.1.1.6(v) shall be granted by the Assistant Director of Town Planning /Town Planner of concerned Branch within 30 days from the receipt of the proposal from the project proponent as mentioned in (a) below.	vi) Approval to the building Plan :- Detailed building permission under the master layout plan sanctioned as per Regulation No. 14.1.1.6(v) shall be granted by the Assistant Director of Town Planning /Town Planner of concerned Branch or by the Authority, as the case may be, with prior consultation as prescribed in proviso to Regulation 14.1.1.12 (iv), within 30 days from the receipt of the proposal from the project proponent as mentioned in (a) below.
	a) The Project Proponents shall apply to the concerned head of the Branch office of the Town Planning Department, for grant of building permission, along with all relevant documents and attested copy of Environment Clearance for the project from MoEF or the Authority empowered by the MoEF.	a) The Project Proponents shall apply to the concerned head of the Branch office of the Town Planning Department, or to the Authority, as the case may be, for grant of building permission, along with all relevant documents and attested copy of Environment Clearance for the project from MoEF or the Authority empowered by the MoEF.
	b) The Project Proponents shall submit the certificate of Architect regarding completion of plinth stating that the construction of plinth is as per the approved building Plans to the concerned branch office of the Town Planning along with approved plan. The Branch Office of the Town Planning verify the same within stipulated time period. If it is found that the construction of plinth is not as per the building permission sanctioned, the said office shall reject such plinth checking certificate. In such circumstances, the Project	b) The Project Proponent/s shall give intimation through his Architect, in the prescribed form in Appendix. F of UDCPR to the Concern Branch office of Town Planning or to the Authority as the case may be, after completion of the work upto plinth level. This shall be certified by Architect /licensed Engineer/Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further. The branch office of the Town Planning or the Authority, as the case may be, who are empowered to grant Development Permission, shall inspect about 10% of such plinth



		Proponents shall either demolish the said plinth or get the revised plan sanction according to changes. If it is found that the construction of plinth is as per the building permission sanctioned, the said office shall reject such plinth checking certificate. In such circumstances, the Project Proponents shall either demolish the said plinth or get the leveled plan sanction according to changes.	certified cases. If it is found that the construction of plinth is not as per the building permission sanctioned, the said office shall reject such plinth checking certificate. In such circumstances, the Project Proponents shall either demolish the said plinth or get the leveled plan sanction according to changes.																														
5	14.1.1.7	14.1.1.7 Planning Considerations																															
		i) Permissibility in respect of Zoning :-																															
		b) For the areas falling in zones, other than residential, commercial and U1 & U2 zone as per the sanctioned Regional Plan the Project Proponents shall have to pay a premium for permitting project in such zones at the rates prescribed below in Table No. 14 A :-	b) For the areas falling in zones, other than residential, commercial and U zone as per the sanctioned Regional Plan or Development Plan, as the case may be, the Project Proponents shall have to pay a premium for permitting project in such zones at the rates prescribed below in Table No. 14 A. This Provision only applicable to new ITP's in Development Plan Area's.																														
		<table><tr><th colspan="3">Table No. 14 A</th></tr><tr><th>Sr. No.</th><th>Type of Zone</th><th>Premium Charges</th></tr><tr><td>1</td><td>Afforestation Zone Hill Top & Hill Slope Zone as shown as Regional Plan/Development Plan</td><td>15%</td></tr><tr><td>2</td><td>Public /Semi -pub ic Zone, Industrial Zone, TH & LP</td><td>8%</td></tr><tr><td>3</td><td>Agriculture No Development Zone/GI zone /Low Density Residential Zone/Buffer Zone of ESZ and other zones excepting at Sr. No. a & b above</td><td>10%</td></tr></table>	Table No. 14 A			Sr. No.	Type of Zone	Premium Charges	1	Afforestation Zone Hill Top & Hill Slope Zone as shown as Regional Plan/Development Plan	15%	2	Public /Semi -pub ic Zone, Industrial Zone, TH & LP	8%	3	Agriculture No Development Zone/GI zone /Low Density Residential Zone/Buffer Zone of ESZ and other zones excepting at Sr. No. a & b above	10%	<table><tr><th colspan="3">Table No. 14 A</th></tr><tr><th>Sr. No.</th><th>Type of Zone</th><th>Premium Charges</th></tr><tr><td>1</td><td>Afforestation Zone Hill Top & Hill Slope Zone as shown as Regional Plan/Development Plan</td><td>15%</td></tr><tr><td>2</td><td>Public /Semi -public Zone, Industrial Zone, TH & LP</td><td>8%</td></tr><tr><td>3</td><td>Agriculture No Development Zone/GI zone /Low Density Residential Zone/Buffer Zone of ESZ / Mangroves /CRZ whether shown on Regional Plan/Development Plan or not and other zones excepting at Sr. No. a & b above</td><td>10%</td></tr></table>	Table No. 14 A			Sr. No.	Type of Zone	Premium Charges	1	Afforestation Zone Hill Top & Hill Slope Zone as shown as Regional Plan/Development Plan	15%	2	Public /Semi -public Zone, Industrial Zone, TH & LP	8%	3	Agriculture No Development Zone/GI zone /Low Density Residential Zone/Buffer Zone of ESZ / Mangroves /CRZ whether shown on Regional Plan/Development Plan or not and other zones excepting at Sr. No. a & b above	10%
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		ii) Permissible Floor Space Index (FSI) :-																															



b) Further, additional FSI on payment of premium as mentioned below Table No. 14B shall be permissible on payment of premium at the rate of 10% of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time building permission.

Table No. 14 B	
Area under Township	Additional built -up area on payment of premium
40 hect. and upto 200 Hector	Up to 70% of basic permissible FSI
More than 200 hect. And upto 500 Hector	Up to 80% of basic permissible FSI
More than 500 hect. Hector	Up to 100% of basic permissible FSI

c) Over and above the FSI as prescribed above, an additional FSI in lieu of construction of tenements for social housing shall be permissible as prescribed in Regulation No. 14.1.1.9 without charging premium.

d) It shall be permissible to utilize the maximum permissible built -up area as prescribed above, anywhere in the area under sanctioned Master Layout Plan.

UDCPR Regulation No. 6.3 Table 6G-Note (i) - Ancillary FSI is permissible in ITP. In the result, free of FSI items in the said scheme, if any, other than that mentioned in UDCPR shall stand deleted.)



b) Further, 100% additional FSI shall be permissible on payment of premium at the rate of 10% of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time building permission.

It is proposed to permit Incentive FSI at Par with the Provisions of UDCPR -2020 for construction of Green Buildings / ECGC Buildings in the ITP's.

iii) Mandatory Town -Level Amenities - Area and FSI

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To be amended as under -

Table No. 14 H

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No.	Required	Built-up Area required	Sr. No.	Particulars	Minimum Built-up Area required
i	For Master Layout area of 40 Ha.	40000 sq.m.	i	For Master Layout area of 40 Ha.	80000 sq.m.
ii	For Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	ii	For Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.
Note :- 1) Users as mentioned in b,c, d, e & f may be clubbed together, in Economic Activities Component, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users, irrespective of their individual plot area requirements. 1) No dedicated plot shall be insisted for Economic activities. Such activity may be allowed in the ITP area at suitable location/s and in composite building also. Economic Activities Component Users may be clubbed together with activities mentioned in c and d above, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users and other use restrictions as mentioned in UDCPR. 2) However, for the additional FSI availed by paying premium, additional built up area for Economic Activities shall be provided @10%. 3) If any area as mentioned in 14.1.1.2 is excluded by the project proponent for calculation of FSI, then the mandatory Town level Amenities and 2% area to be handed over to local authority shall be calculated on the area by deducting such excluded area from the gross plot.					
Note :- g) Public Utilities :- For Master Layout area up to & inclusive of 200 Ha.					
Note :- 1) If the facility of the Cremation ground/Burial Ground is available in the					



	is available in the village where the Township is located in such case these requirements need not be insisted subject to NOCs to respective Ggram Panchayat .	village where the Township is located in such case these requirements need not be insisted subject to NOCs from respective Local Planning Authority, as the case may be.
	h) Transport and Communication :-	
	i) The entire area of the project shall have a proper road pattern, taking into consideration the linkages with exciting roads with exciting road within the project and outside area as well. All such roads shall be developed by the Project Proponents as per standard prescribed by the Indian Road Congress.	i) The entire area of the project shall have a proper road pattern, taking into consideration the linkages with exciting roads or proposed Regional Plan / Development Plan roads, within the project and outside area as well. All such roads shall be developed by the Project Proponents as per standard prescribed by the Indian Road Congress.
	General Note For Amenities (a) to (h) :	
	1) The requirements prescribed above for items (a) to (f) are by considering FSI proposed for the project is only 1.0 If the FSI proposed is increased or decreased then the only built up area requirement shall be increased or decreased proportionately.	1) The requirements prescribed above for items (a) to (e) are by considering FSI proposed for the project is only 1.0 If the FSI proposed is increased or decreased then the only built up area requirement shall be increased or decreased proportionately.
	14.1.1.7(v) - Share of Local / Planning Authority. The integration of Integrated Township Projects included in the Local / Planning Authority, an area @ 2% of gross area shall be earmarked and shall be handed over free of cost to the respective Authority for development of the City Level Facilities. For determining eligibility of ITP, the above 2% area shall be considered in area calculation. This area shall not contain area under hill slopes, and shall be accessible by major road. Base FSI of such 2% land shall be made available to the applicant on remaining land.	Regulation No. 14.1.1.7 (v) Share of Local / Planning Authority a) The integration of Integrated Township Projects included in the Local / Planning Authority, an area @ 2% of area after deducting area of Development Plan / Regional Plan Reservations if any (excluding D.P./ R.P. Roads / Roads Widening) shall be earmarked and shall be handed over free of cost to the respective Authority for development of the City Level Facilities. However, this provision shall not be applicable to the 2% Amenity Space which is already handed over to the Planning Authority. For determining eligibility of ITP, the above 2% area shall be considered in area calculation. This area shall not contain area under hill slopes, and shall be accessible by major road. Base FSI of such 2% land shall be made available to the Project Propent/s on remaining land of the ITP area.
		b) If the Project Propent/s constructs the Amenity as per norms prescribed by the Authority and handed over the same to the Authority then he shall be entitled for Amenity Construction TDR as per Regulation No.

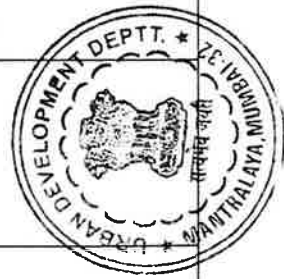
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		11.2 of UDCPR. Such TDR can be utilised within the same Local Planing Authority area or within the ITP area over and above ITP potential subject to other provisions of Regulation No. 11 of UDCPR. Also, provided that, if the land is handed over to Planning Authority and Project promonent is willing to construct the amenity in this land, than he will be eligible for the Amenity Construction TDR.
6	<u>New Regulation</u> <u>14.1.1.7(vi) Accomodation Reservation (AR) Policy :-</u>	<u>New Regulation</u> <u>14.1.1.7(vi) Accomodation Reservation (AR) Policy :-</u> The Development Plan reservations included in the ITP area may be developed as per the provisions of Accomodation Reservations (AR) i.e. Regulation No. 11 of UDCPR subject to following conditions :- a) Area to be handed over to the Local Planing Authority and area to be retained with the Project Proponent/s as per AR Regulations shall be an integral part of ITP and area / construction allowed to the Project Proponent/s may be developed anywhere within the ITP boundary. b) If the area of Reservations (excluding D.P. Roads/ Road Widening) is more than 51% of the area of the Master Plan Layout then such situation can be considered as hardship and a composite building may allowed by charging premium for Land component @ 20% of the average ASR rate of ITP. However if area of reservations (excluding D.P. Roads / Road Widening) is more than 70% of the area of the Master Plan Layout then such premium shall be @ 10% of the average ASR rate of ITP. c) Construction TDR generated by implementation of AR Regulations may be allowed to be utilised within the same Local Planing Authority area or within the ITP area over and above ITP potential subject to other provisions of Regulation No. 11 of UDCPR. d) Outside TDR shall not be applicable within ITP area. However, this provision of AR shall not be applicable for the area of Reservations which is already handed over to the Planning Authority.
7	<u>14.1.1.8 Development Control Regulations :-</u>	<u>14.1.1.8 Development Control Regulations :-</u> For those aspects which are not covered under this regulation, prevailing provisions as prescribed in the standardised



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		Development Control And Promotion Regulation for Regional plans in Maharashtra shall, apply mutatis-mutandis. The provision of MoEF CRZ notification amended from time to time shall also be applicable. However where in prevailing DCR of the respective authority the maximum height of building is not mentioned in such case the maximum height shall be allowed subject to provisions of Maharashtra Fire Prevention and Life safety measures Act 2006 and any restriction imposed by Chief Fire Officer.	time for Regional Plan or Development Plan area, as the case may be, shall apply mutatis-mutandis. The provisions of MoEF CRZ notifications amended from time to time shall also be applicable. Notwithstanding anything contained in UDCPR applicable for respective Authorities, the maximum height of building, as permitted by the Chief Fire Officer or Director, Maharashtra Fire Services, shall be allowed, subject to provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and any restriction imposed by Chief Fire Officer.
8	14.1.1.10	14.1.1.10 Liability of Project Proponents :- ii) The Regional Plan Roads & Reservations which are included in ITP shall be Developed by project proponent and after development made available to the general public, Such reservations may be allowed to shift within 500 m. (within Township Area only) in consultation with the concerned Divisional Joint Director of Town Planning.	ii) The Development Plan/Regional Plan Reservations as the case may be, which are included in ITP shall be developed and handed over by the Project Proponent to the concern Authority, for the use of general public in lieu of TDR or as per regulations of Accommodation Reservations, such Reservation may be allowed to be developed. Such reservations may be allowed to shifted within Township Area , preferably along the boundary facing developed area so that general public can access these Reservations / Amenities without entering ITP area. In case of Regional Plan such relocation shall be carried out in consultation with the concerned Divisional Joint Director of Town Planning and in case of Development Plan in Consultation with concerned Planning Authority.
		iv) a) For the people residing in the project area, an efficient and timely public and timely public transportation system up to the nearest public transportation station/hub/depl/stand. He shall develop or tie with Government /Semi Government or private transport agency for such efficient public transportation. The number of buses and trips will be decided by MSRTC /Local Transport Authority.	iv) a) For the people residing in the project area, an efficient and timely public transportation system up to the nearest public transportation station/hub/ depl / stand. He shall develop it himself or tie with Government /Semi Government / Planning Authority or private transport agency for such efficient public transportation. The number of buses and trips will be decided by MSRTC /Local Transport Authority.
		National highways and state highways: Lands underneath shall be transferred to concerned authorities by project proponent in lieu of compensation. Such lands however shall be counted towards the requirement of minimum area of	



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			ITP. Other DP roads: Land underneath shall be transferred to SPA or local authority by project proponent in lieu of FSI. Such lands however shall be counted towards the requirement of minimum area of ITP. Also, if project proponent so desires, then with the approval of SPA/ local authority project proponent may construct the road in lieu of construction TDR as per the design and specification approved by SPA/ local authority.
		n) Ensure that the buildings have at least 3 star rating from GRIHA	n) Ensure that the building have at least 3 star ratings from GRIHA / Silver from IGBC/Silver from LEED /equivalent rating from the ASSOCHAM GEM.
9	14.1.1.11	14.1.1.11 Occupancy Certificate :-	
		i) Application for obtaining the Occupancy Certificate for building in project, in full or part shall be submitted by Project Proponents to the concerned branch Officer of Town Planning. Such application shall be accompanied by-	i) Application for obtaining the Occupancy Certificate for building in project, in full or part shall be submitted by Project Proponents to the concerned branch Officer of Town Planning or to the concern Authority, as the case may be. Such application shall be accompanied by
		ii). The concern Branch Officer of Town Planning shall grant Occupancy Certificate or reject the application giving specific reason within one month from the receipt of application.	ii) The concern Branch Officer of Town Planning or the concern Authority, as the case may be, shall grant Occupancy Certificate or reject the application giving specific reason within one month from the receipt of application.
		iii) The Collector, before issuing the Occupancy Certificate for the project as a whole, shall verify and satisfy himself about the completion of erection / development construction of all the basic required infrastructure in Master Layout plan. In case, an application for part occupancy, such completion shall be as prescribed in phase programme.	iii) The concerned Collector or the Authority, as the case may be, before issuing the Occupancy Certificate for the project as a whole, shall verify and satisfy himself about the completion of erection / development construction of all the basic required infrastructure in Master Layout plan. In case, an application for part occupancy, such completion shall be as prescribed in phase programme.
10	14.1.1.12	14.1.1.12 General Stipulations:	
		i) Development of basic infrastructure and amenities shall be	i) Development of basic infrastructure and amenities shall be completed by the



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		completed by the Project Proponent's to the satisfaction of the Collector either for whole or as per phases, of the project	Project Proponent's to the satisfaction of the Collector or the Authority as the case may be, either for whole or as per phases, of the project.
		iv) All the powers and functions that are supposed to be exercised by the Collector under this regulation shall be exercised by the Chief Office / Chief Executive Officer of the concerned Planning Authority wherever applicable, excepting the powers to grant Lener of Intent under Regulation No. 14.1.1.5 of this regulation. Provided that before grant or refusal to the Master Layout Plan, the Authority shall consult the, concerned Divisional Joint Director of Town Planning as prescribed in Regulation No.14.1.1.6 (iii) and (iv), is the Planning Officer posted in such Authority is below the rank of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Regulation No.14.1.6 (vi) and Regulation No.14.1.1.11, if the Planning Officer posted in such Authority is below the rank of Assistant Director of Town Planning.	iv) All the powers and functions that are supposed to be exercised by the Collector under this regulation shall be exercised by the Authority of the concerned Planning Authority wherever applicable, excepting the powers to grant Lener of Intent under Regulation No. 14.1.1.5 of this regulation. Provided that before grant or refusal to the Master Layout Plan, the Authority shall consult the, concerned Divisional Joint Director of Town Planning as prescribed in Regulation No.14.1.1.6 (iii) and (iv), is the Planning Officer posted in such Authority is below the rank of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Regulation No.14.1.6 (vi) and Regulation No.14.1.1.11, if the Planning Officer posted in such Authority is below the rank of Assistant Director of Town Planning.
		vii) The Project Proponent/s shall construct and maintain the Fire Station building & Infrastructure at their cost. The project proponent shall post well-trained staff at fire station as per the recommendations of the Director of Fire Services. Maharashtra State / Chief Fire Officer of the concerned Authority or the cost of staff appointed by Chief Fire Officer for this purpose shall be borne by the Project Proponent. The amount of all expenditure on such staff shall be the responsibility of the Project Proponents. After completion of fire station and as per requirement such fire brigade station shall be handed over to the nearest respective authority on the terms and condition decided by the respective authority and project proponent.	vii) Provided that, if such fire station building and infrastructure is handed over to the concerned Planning Authority, in such cases, the expenditure on establishment and the expenditure shall be born by the concerned Planning Authority.
11	14.1.1.14	14.1.1.14 Transition Policy	
		i) It shall be permissible for the Project Proponent/s, to whom Special Township project has already been granted location	i) It shall be permissible for the Project Proponent/s, to whom Special Township project/ ITP as per earlier Regulations has already been granted location



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		clearance and/or LOI or the project is on-going wherein part Occupancy Certificate is granted before 26/12/2016 to-	clearance and/or LOI or the project is on-going wherein part Occupancy Certificate is granted as per then Prevailing Regulation before coming in to force of this Regulation.
		b) If the project proponents wish to develop township according to this regulations then he may apply for grant of Letter of Intent or Master. Layout Plan as the case may be wherever required under dis regulation.	b) If the project proponents wish to develop township according to this regulation then he may apply for grant of revised Location Clearance from State Government as per Regulation No. 14.1.1.4 alongwith the additional documents mentioned at Sr. No. (j) therein.
12	14.1.1.18	14.1.1.18 Read the concern Planning Authority / Special Planning Authority constituted under relevant Acts instead Collector, wherever applicable.	14.1.1.18 Read the concern Planning Authority / Special Planning Authority constituted under relevant Acts instead Collector, wherever applicable except the powers to grant Letter of Intent under Regulation No. 14.1.1.5.
13	14.1.2	Regulation No.14.1.2 - For Development Plan Area	Deleted
14	-----	All the remaining provisions of Chapter No.14.1 with the proposed modifications will be applicable for the ITP Projects.	All the remaining provisions of Regulation No.14.1 with the proposed modifications will be applicable for the ITP Projects.

Note :- These proposed modifications are related to the ITP policy of UDCPR and for the effective implementation of UDCPR, these proposed modifications will be applicable to the prevailing ITP policy of the respective DCR of NAINA, CIDCO, MSRDC & PMRDA and the prevailing provisions of ITP policy of respective DCR of NAINA, CIDCO, MSRDC & PMRDA will continue wherein no modifications are proposed.

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



(Dr. Pratibha Bhadane)
Joint Secretary to Government