

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना  
अधिनियम, 1966 चे कलम ३७ (१ ए ए) (सी)  
अन्वये अधिसूचना....

महाराष्ट्र राज्यातील अ, ब व क वर्ग  
नगरपरिषदा / नगरपंचायती / बिगर  
नगरपरिषद क्षेत्र यांच्या मंजूर विकास  
योजनांसाठी सुधारित प्रमाणित विकास  
नियंत्रण नियमावली लागू करणेबाबत.

### महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय,

मुंबई-400 021

शासन निर्णय क्रमांक : टिपीएस 1812/157/प्र.क्र.71/12/पुनर्बांधणी

क्र.34/12/वियो/नवि-13.

दिनांक:- 21/11/2013.

शासन निर्णय :- सोबतची शासकिय अधिसूचना महाराष्ट्र शासनाच्या असाधारण  
राजपत्रामध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(सुनिल मरळे)

अवर सचिव, महाराष्ट्र शासन.

प्रत-

- 1) मा.मुख्यमंत्री यांचे सचिव.
- 2) मा.राज्यमंत्री (नवि) यांचे खाजगी सचिव.
- 3) प्रधान सचिव (नवि-1) नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति:-

- 1) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- 2) मुख्य नियोजनकार, महाराष्ट्र औद्योगिक विकास महामंडळ, मुंबई
- 3) सह सचिव तथा संचालक (नगर रचना), नगर विकास विभाग, मंत्रालय, मुंबई.
- 4) सह संचालक, नगर रचना, अंमलबजावणी कक्ष / मुल्यांकन / पुणे / कोकण /  
नाशिक / नागपूर / औरंगाबाद / अमरावती विभाग
- 5) विभागीय आयुक्त, पुणे / कोकण / नाशिक / नागपूर / औरंगाबाद / अमरावती  
विभाग.

- 6) सहायक संचालक, नगर रचना / नगर रचनाकार, सर्व शाखा कार्यालये, नगर रचना विभाग.
- 7) सर्व जिल्हाधिकारी.
- 8) सर्व मुख्याधिकारी, नगरपरिषद / नगरपंचायत.
- 9) मुख्य कार्यकारी अधिकारी, जिल्हापरिषद, पुणे / सातारा / सोलापूर / अकोला / वाशीम / नागपूर / वर्धा / गडचिरोली / भंडारा / गोंदिया / नांदेड / बीड / नाशिक / अहमदनगर / ठाणे.
- 10) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.  
त्यांना विनंती करण्यात येते कि, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या मध्यवर्ती राजपत्रामध्ये प्रसिध्द करून त्याच्या 100 प्रती नगर विकास विभाग, मंत्रालय, मुंबई व 500 प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, मध्यवर्ती इमारत, पुणे-1 यांचेकडे पाठवाव्यात.
- 11) कक्ष अधिकारी (नवि-29), नगर विकास विभाग, मंत्रालय, मुंबई.  
त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.
- 12) निवडनस्ती (नवि-13).

**NOTIFICATION**  
**Government of Maharashtra,**  
**Urban Development Department,**  
**Mantralaya, Mumbai-400 032.**  
**Dated : 21/11/2013**

**The Maharashtra Regional & Town Planning Act, 1966**

No. TPS-1812/157/CR-71/12/Reconstruction No.34/12/DP/UD-13 :-  
Whereas, the Government in the Urban Development and Public Health Department, vide notification no TPS 3678/814-B-UD-5(1), dated the 2<sup>nd</sup> November 1979 published the Standardized Building Bye-laws and Development Control Rules for A, B and C class Municipal Councils, under the provisions of section 323 of the Maharashtra Municipalities Act 1965;

And whereas, the Government in the Urban Development and Public Health Department vide Resolution No. TPS-3678/814-B-UD-5(1), dated the 16/07/1980 had given directives under the provisions of Section 154 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (*hereinafter referred to as 'the said Act'*) to all the Municipal Councils to adopt the Standardized Building Bye-laws and Development Control Rules for A, B and C class Municipal Councils (*hereinafter referred to as 'the said Existing Rules'*);

And whereas, the Government has sanctioned various Development Plans (*hereinafter referred to as 'the said Development Plans'*) along with the above mentioned Standardized Building Bye-laws and Development Control Rules with or without modifications (*hereinafter referred to as 'the said Development Control Rules'*) to A, B, C Class Municipal Councils, Nagar Panchayats & Non-Municipal towns (*hereinafter referred to as 'the said Planning Authorities'*) in the Maharashtra State under the provisions of the said Act, as mentioned in **Schedule-A** appended hereto;

And whereas, the said Development Control Rules of the said Planning Authorities needed overall changes because of rapid urbanisation, introduction of concepts like FSI, TDR, various land uses and need for regulations which support developments like generation of parking areas, creation of more built-up area for Hospitals, Educational Institutions, Star Category Hotels, Institutional Buildings, development of more housing stock through MHADA, eco-friendly buildings, regulation of height of buildings commensurate with fire fighting facilities etc. and therefore such new provisions were required to be included in the said Development Control Rules of smaller towns;

And whereas, the Government in Urban Development Department, vide its resolution no TPS-1810/612/CR-2200/UD-13, dated the 24/03/2010 appointed an **Expert Drafting Committee** under the Chairmanship of the Director of Town Planning, Maharashtra State for drafting the new

Development Control Regulations for A class, B class & C class Municipalities in the State;

And whereas, the *said Expert Drafting Committee* prepared the Draft Standardised Development Regulations for all classes of Municipal Councils and Nagar Panchayats named as '*Draft Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra*' and submitted the same to the Government vide letter No.6546, dated the 27/10/2010;

And whereas, the Government felt it necessary to replace the said Development Control Rules by the *Draft Standardised Development Control and Promotion Regulations for Municipal Councils and Nagarpanchayats in Maharashtra* prepared by the *Expert Drafting Committee* (hereinafter referred to as '*the said proposed modification*');;

And whereas, the Government, found it expedient in the public interest to take recourse to the provision contained in Section 37(1AA) of the said Act;

And whereas, in accordance with the provisions contained in Section 37 (1AA) of the said Act, the Government has published the notice vide No.TPS-1810/612/CR-2200/2010/UD-13, dated the 30/06/2011 for inviting suggestions and objections to the *said proposed Modification* from the public with reasons thereof within 30 (thirty) days from the date of publication of the notice in official Gazette. The suggestions and objections were supposed to be addressed to the concerned District Heads of the Town Planning Department in respect of the concerned Municipal Councils / Nagar Panchayats / Non-Municipal Towns mentioned in **Schedule-A** appended to the Notification who were appointed as the "Officer" under Section 162 of the said Act for the concerned Municipal Councils / Nagar Panchayats / Non-Municipal Towns and authorized to hear the suggestions and objections which were received within the aforesaid stipulated period and also say of the respective planning authorities and submit their report to the Government;

And whereas, after completing the legal formalities, the appointed Officers have submitted their report to the Government for further necessary action;

And whereas, after making necessary inquiries and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said proposed modification should be approved with some changes;

Now therefore, in exercise of the powers conferred under sub-section (c) of Section 37 (1AA) of the said Act, the Government hereby approves the *said proposed Modification* with some changes.

The ***Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra*** as finally approved by the State Government shall be published in the *Official Gazette* and shall be kept open for inspection by the general public in the Offices of concerned Municipal Councils, Nagar Panchayats, Zilla Parishads in respect of Non-municipal Towns and concerned Branch Officers of the Town Planning Department. The aforesaid approved modification shall come into force on the date of its publication in the *Official Gazette* and shall be applicable to the development proposals in respect of fresh or revised permissions in the areas of Development Plans for the towns, as listed in the Schedule-A hereto.

This Notification along with the finally approved ***Standardised Development Control and Promotion Regulations for Municipal Councils and Nagar Panchayats in Maharashtra*** shall also be made available on the Government web-site [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

By order and in the name of Governor of Maharashtra,

(Sunil Marale)  
Under Secretary  
Government of Maharashtra