



**UNIFIED
DEVELOPMENT
CONTROL AND
PROMOTION
REGULATIONS
FOR
MAHARASHTRA
STATE.**

(As updated upto 30th January, 2022)


**Applicable to all Planning Authorities and Regional Plan areas
except Municipal Corporation of Greater Mumbai, Other Planning Authorities /
Special Planning Authorities / Development Authorities within the limit 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, in Maharashtra.**

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT**

1. These Unified Development control and Promotion Regulations are sanctioned by the State Government under Section 37(1AA) (c) and Section 20(4) of the Maharashtra Regional & Town Planning Act, 1966 vide Notification No.TPS-1818/CR-236/18/DP&RP/Sec.37 (1AA) (c) & Sec.20 (4)/UD-13, Dated 02nd December, 2020.
2. These Unified Development control and Promotion Regulations are published by the State Government under Section 20(3) of the Maharashtra Regional & Town Planning Act, 1966 vide Notice No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, Dated 02nd December, 2020.
3. Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, Dated 02nd December, 2020.
4. These Unified Development control and Promotion Regulations are published by the State Government under Section 37(1AA) (c) of the Maharashtra Regional & Town Planning Act, 1966 vide Notification No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, Dated 02nd December, 2020.
5. Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, Dated 02nd December, 2020.
6. *Corrigendum under section 37 (1AA) (c) & 20(4) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide No.TPS-1818/CR-236/18/DP & RP/Se. 37(1AA)(c)/Sec. 20(4)/Corrigendum/UD-13, Dated 9th December, 2020.*
7. *Notification under Section 37(1AA) & 20 (3) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18(Part3/ UD-13, Dated 14th January, 2021.*
8. *Government Order No. TPS 1818/CR 236/18(Part-1)/UD-13, Dated 1st March, 2021.*
9. *Notification under Section 37(1AA)/(c) & 20 (4) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236 /18(Part1) Sec 37 (1AA) (c)/ & Sec 20 (4)/modification/ UD-13, Dated 16th June, 2021.*
10. *State Government Resolution No.TPS-1818/CR-236/18(Part1)/addendum/UD-13, Dated 23rd June, 2021.*
11. *Government Order No. TPS 1818/CR 236/18(Part-1)/UD-13, Dated 26th July, 2021.*
12. *State Government Resolution No.TPS-1818/CR-236/18(Part1)/addendum/UD-13, Dated 8th October, 2021.*
13. *Guidlies issued by State Government vide Order No. TPS 1818/CR 236/18 (Part 1)/UD-13 dated 02nd December 2021.*
14. *Notification under Section 37(1AA) (c) & 20 (4) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18(Part 3)/ Sec.37(1AA) (c & Sec. 20 (4)/modification/UD-13, Dated 02nd December, 2021.*
15. *Corrigendum / Supplementary letter under Regulation No. 1.10 of Unified Development control and Promotion Regulations is issued by State Government vide Corrijendum / Supplementary letter No. TPS 1820/614/CR 79/2021/UD-13, Dated 02nd December, 2021.*
16. *Corrigendum / Addendum under Regulation No. 1.10 of Unified Development control and Promotion Regulations is issued by State Government vide Corrijendum / Addendum No. TPS 1821/575/CR 121/21/UD-13, Dated 02nd December, 2021.*
17. *Notice under Section 20 (3) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1216/3196/CR-421/16/UD-12, Dated 21st December, 2021 & Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution dt. 21st December, 2021.*
18. *Notification under Section 20 (4) of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1919/CR-83/19/ Sec.20(4)/UD-13, Dated 23rd December, 2021.*


(Kishor Gokhale)
Under Secretary
Government of Maharashtra




(N. R. Shende)
Director of Town Planning and Joint Secretary
Government of Maharashtra

CHAPTER – 14

SPECIAL SCHEMES

14.1 INTEGRATED TOWNSHIP PROJECT (ITP)

14.1.1 For Regional 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”).

Provided that, if the Development Control Regulations regarding development of Integrated Township Project for an area over which a Planning Authority/Special Planning Authority/Area Development Authority has been appointed or constituted or deemed to have been appointed are yet to be sanctioned, then in considering the application for permission, these regulations, shall be applicable, mutatis mutandis, till such Authority adopts the Regulations in this regard.

If the ITP falls within the jurisdiction of more than one authority then in such cases Government can issue directives at the time of Locational Clearance or at any time regarding as to which authority shall give permission and supervise the project subject to terms and conditions as may be specified.

14.1.1.2 Requirements of Site:-

The area proposed for Integrated Township shall fulfil the following requirements:-

- i) Any suitable area having area of 40 hect. (100 Acres) or more at one place.
- ii) The area shall be one, contiguous, unbroken and uninterrupted. Provided that, such area if divided by one or more water courses (such as nallah, canals, etc.), existing or proposed roads of any width or by railways, pipeline etc., shall be treated as one, contiguous, unbroken and uninterrupted, subject to condition that the Project Proponent/s shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities. Integrated Township area may also include;
 - a) Lands in afforestation zone provided that such land is not a forest land and subject to no construction being allowed on land having slope more than 1:5.
 - b) Lands within the buffer zone of National Park subject to restriction on development permissible in such buffer zone and subject to NOC of Forest Department.
 - c) Tribal land subject to permission granted under MLR code, Government lands allotted to project proponent subject to Regulation No. 14.1.1.13 (ii).
 - d) Private forest land that have been restored back after completion of section 22(a) Enquiry of Maharashtra Private Forest Act, 1975 shall be allowed to be part of the ITP with the condition that development permission shall be granted on such land only after necessary permission under the provision of Forest Conservation Act, 1980.

develop it himself 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.

- b) Continuous unobstructed footpath of minimum 2 m. width on either sides of all street / roads of width ROW 12 m. or more and of a lesser width for roads / Streets of ROW less than 12 m.
- c) Dedicated and physically segregated bicycle track with a width of 3 m. or more, should be provided for entire Township Area.
- d) Pedestrian friendly pathways, encouragement to non-motorized transport, intelligent traffic management, non-vehicle street / zones, smart parking, energy efficient street lighting visible improvement in the area i.e. replacing existing overhead electric wiring with underground wiring, encroachment free public areas,
- e) Arranging generation of power through non-conventional energy sources like solar, wind and other shall be mandatorily provided with at least 10% of total requirement of common physical infrastructure of the project;
- f) To provide energy management by adopting advanced technology like installing Solar Water Heating System, Solar Lamps/Lights in common areas, LED Lamps, auto-operated street lights, solar pumps, etc. all external lighting shall be of LED, Solar Water Heating System, Solar Lamp shall be compulsorily provided;
- g) To provide effective water management by adopting water harvesting techniques like rain water harvesting, recycling of used water, metered water supply to the users under project, double plumbing pipeline. The recycled water shall be used for flush system, gardening, carwash and industrial use;
- h) To provide effective safety & security measures like CCTV surveillance at strategic locations, centralized control room, etc.;
- i) Arranging smart and fast internet/broad band connectivity to all residences, e-governance online system for grievance redressal;
- j) Encouraging and providing platform for citizens participations in decision making about public community issues.
- k) Arranging real time environmental monitoring i.e. air pollution, noise pollution etc. shall be observed.
- l) Encouraging and providing platform for e-DCR for building plans with BIM, 3-D maps on GIS of the utility services network and properties in the city, central command, control and emergency response center for all infrastructure facilities. Project Proponent/s shall also provide urban design concept plans along with Master Plan.
- m) It shall be obligatory on the part of Project Proponent/s to provide the infrastructure and green building norms that are necessary as per the guidelines as may be laid down by the Government, under the policy of development of 'Smart City' from time to time.
- n) Ensure that the buildings have at least 3 star ratings from GRIHA / ⁽¹⁾*Silver from IGBC / Silver from LEED / equivalent rating from The ASSOCHAM GEM.*

⁽¹⁾ Inserted vide Corrigendum / Addendum No. CR 121/21, dt. 02nd December, 2021.