NOTIFICATION

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai-32.
Date : 16/06/2015

Maharashtra Regional and Town Planning Act, 1966

No.TPS-1814/654/CR-172/14/RP/UD-13:- Whereas, the Government in Urban Development Department has sanctioned the Regional Plans for various Regions as mentioned in **Schedule-A** appended hereto (hereinafter referred to as "**the said Regional Plans**") under Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the said Act**"), vide various Notifications (hereinafter referred to as "**the said Notifications**") from time to time which have come into force, with effect from the dates as stipulated under the said Notifications;

And whereas, the Government of Maharashtra has made applicable the **Standardised Development Control and Promotion Regulations** for Regional Plans in Maharashtra vide Notification No.TPS-1812/157/CR-71/12/Reconstruction No.34/12/UD-13, dated 21/11/2013 under Section 20(4) of the said Act (hereinafter referred to as "**the said Regulations**");

And whereas, the Government of Maharashtra is of the opinion that in the public interest, it is necessary to modify the Regulation No.15.1.3(a)(ii) of the said Regulations of the said Regional Plans, as per the provisions of Section 20(2) of the said Act (hereinafter referred to as "**the proposed modification**");

And whereas, pursuant to the above, a notice, bearing No. TPS -1814/654/CR-172/14/RP/UD-13, dated 14/01/2015, regarding the proposed modification under sub section (3) of the Section 20 of the said Act, was published which appeared in the Maharashtra Government Official Gazette, Supplement dated 29/01/2015 to 04/02/2015 for inviting Suggestions and / or Objections from the general public and the concerned Divisional Joint Director of Town Planning was authorised as the 'Officer' (hereinafter referred to as the "**said Officer**") by the Government to hear Suggestions and / or Objections and submit his report to the Government;

And whereas, after considering the report submitted by the said Officer and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, it is necessary to modify the Regulation No.15.1.3(a)(ii) of the said Regulations;

Now, therefore, in exercise of the powers conferred by sub-section (4) of section 20 of the said Act, the Government hereby sanctions the proposed modification as mentioned in **Schedule-B** appended hereto for various Regional Plans as mentioned in **Schedule-A** in Maharashtra, and accordingly modify the Standardised Development Control and Promotion Regulations

BAN DEVELOPMENT DEPTT.

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public during office hours on all working days at the following offices:-

1) Office of the Director of Town Planning, Central Building, Pune-411001.
2) Office of the Joint Director of Town Planning, Pune/Konkan/Nashik/Nagpur/ Aurangabad/Amravati/Division.
3) The Collector of the concerned district.

This Notice shall also be published on the Government website www.maharashtra.gov.in as well as on the website of Directorate of Town Planning www.dtp.maharashtra.gov.in.

By order and in the name of Governor of Maharashtra,

URBAN DEVELOPMENT DEPTT. सत्यमेव जयते MANTRALAYA, MUMBAI-32

(Sanjay Saoji)
Under Secretary to Government

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Schedule-A

Accompaniment to the Government in Urban Development Department Notice bearing.No.TPS-1814/654/CR-172/14/RP/UD-13, dated 16/06/2015

Sr.No.	Name of sanctioned Regional Plan
1.	Pune Region
2.	Kolhapur-Ichalkaranji Region
3.	Sangli-Miraj Region
4.	Nashik Region
5.	Ahmednagar Region
6.	Jalgaon-Bhusaval Region
7.	Aurangabad-Jalna Region
8.	Aurangabad Region
9.	Amaravati Region
10.	Ratnagiri-Sindhudurg Region
11.	Raigad Region
12.	Mumbai Metropolitian Region

By order and in the name of Governor of Maharashtra,

URBAN DEVELOPMENT DEPTT. ★ सत्यमेव जयते ★ MANTRALAYA, MUMBAI-32

(Sanjay Saoji)
Under Secretary to Government

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bearing No. TPS-1814/654/CR-172/14/RP/UD-13, dated 16/06/2015.

Existing Provision	Sanctioned Provision
15.1.3-Open Spaces Requirements:	**15.1.3-Open Spaces Requirements:**
(a) Side or rear open space in relation to the height of the building for light and ventilations:	(a) Side or rear open space in relation to the height of the building for light and ventilations:
i) The open space on all sides shall be as per Table No.13 for building height upto 14 m. For building height above 14 m. and upto height of 24 m., the open space on all sides except the front side of a building shall be minimum (H/2) – 4 subject to a minimum of 3.0 m. for residential building and 4.5 m. for commercial building.	i) The open space on all sides shall be as per Table No.13 for building height upto 14 m. For building height above 14 m. and upto height of 24 m., the open space on all sides except the front side of a building shall be minimum (H/2) – 4 subject to a minimum of 3.0 m. for residential building and 4.5 m. for commercial building.
ii) For buildings above 24 m height, the open space on all sides except the front side of a building shall be minimum H/3 .	ii) For buildings above 24 m height, the open space on all sides except the front side of a building shall be minimum H/3 ***subject to maximum 16 m*** .
Provided that if the length or depth of a building exceeds 40 m., add 10 percent of length or depth of building minus 4.0 m. to the above margin.	*Provided that* if the length or depth of a building exceeds 40 m., add 10 percent of length or depth of building minus 4.0 m. to the above margin.
Where H = Height of the building above ground level.	Where H = Height of the building above ground level.

By order and in the name of Governor of Maharashtra,

URBAN DEVELOPMENT DEPTT. ★ MANTRALAYA, MUMBAI-32 ★ सत्यमेव जयते

(Sanjay Saoji)
Under Secretary to Government

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