

Draft for the approval please.

21/7/25
Asso: Architect 21/06/25

Sr. T.P. 21/06/25

Hon. CP 21/06/25

Hon. CEO 21/06/25

~~The Maharashtra Regional Town Planning Act, 1966.~~

Modification to the Comprehensive Development Control and Promotion Regulations (CDCPR) for the Maharashtra Industrial Development Corporation under section 37(1A) of the MR & TP Act, 1966.

Maharashtra Industrial Development Corporation

Udyog Sarathi, Marol Industrial Area,
Mahakali Caves Road, Andheri (East), Mumbai - 400093

Dated the 04/07/2025

Notice

Maharashtra Regional and Town Planning Act, 1966

No. MIDC/CP/ P-211214 /2025/date 04/07/2025,

Whereas, the 'Maharashtra Industrial Development Corporation' (hereinafter referred to as "the said Corporation") is deemed to have been appointed as the 'Special Planning Authority' by virtue of the provisions of sub section 1A of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") over any area where Chapter VI of the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising government land transferred to the MIDC;

And whereas, the government of Maharashtra, in exercise of the powers conferred under sub section (2) of Section 37 of the said Act has accorded sanction to the Comprehensive Development Control and Promotion Regulation (CDCPR) of MIDC (hereinafter referred to as "the said Regulation") vide Notification no. TPB-4322/314/C.R.25/20223/UD-11, dated 05/07/2023, which are came in to force from the date of publication in Government Gazette on 13th July, 2023;

And whereas, considering the increasing demand for service industry such as information technology parks, biotechnology parks, data centers, logistics parks, and electronic clusters in the industrial areas of the said corporation situated within the urban and semi-urban areas of the state and the need for support services to complement this, it is essential to increase the percentage of permissible areas under support services based on the concept of 'walk to work' in the industrial areas of the said Corporation situated within the urban and semi-urban areas.

And whereas, the Board of Directors of the said Corporation has approved a resolution in the 406th meeting held on 09/05/2025 to amend Rule no. 4.2.1 of the said regulations. As per the resolution mentioned above, in exercise of powers conferred upon it under section 37 (1) & Section 40 (3) read with Section 115 (2) of the said Act, the Chief Executive Officer, MIDC is authorised to publish a notice for inviting suggestions / objections from public within a period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette regarding modification in the rule 4.2.1 in the said Regulations. Furthermore, the Chief Executive Officer, MIDC is also authorized to submit the report of objections and suggestions received within the stipulated time frame along with the proposal to the government for approval.

And whereas, the said Corporation is of the opinion that, according to the policy decision it is necessary to modify the relevant provisions mentioned of the said Regulations as per 'Annexure-A' attached with the Notice (hereinafter referred to as "the proposed modification")

And therefore; in exercise of powers conferred upon it under section 37 (1) of the said Act, the said Corporation is publishing a notice for inviting suggestions / objections from public within a period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette regarding modification in the said Regulations.

Any suggestion / objections on the said proposed modification be forwarded to the Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves Road, Andheri (East), Mumbai – 400093. The suggestions / objections received within a period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette shall be duly considered before submitting the modification proposal to the Government for sanction.

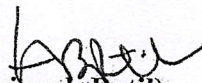
This notice is kept open for inspection to the general public in the following offices for the above period on all working days and is also available on website <https://www.midcindia.org>.

Offices of the Maharashtra Industrial Development Corporation

1. Chief Planner, MIDC, Udyog Sarathi, Marol Industrial Area, Mahakali Caves Road, Andheri (East), Mumbai – 400093.
2. All offices of the ROs / SPAs, MIDC (addresses are of these offices are available on the above mentioned website of MIDC).

Mumbai-93

Date: 6/7/2025


(Avinash Patil)

Chief Planner

Maharashtra Industrial Development Corporation
Mumbai-400093.

Annexure-A

(Maharashtra Industrial Development Corporation Notice no. MIDC/CP/P-211214/2025, dated 04/07/2025)

Proposed Modifications

Regulation No.	Existing Provision	Regulation No.	Proposed Provision
4.2.1	Provided that, the percentage of industrial activities shall not be less than 80% of the area of the total land and support uses shall not exceed 20% of the area of the total land. The percentage of uses to be allowed as support uses shall be as decided by the Authority. Recreational open space & amenity space, if applicable, shall be earmarked proportionately for industrial and support activity area.	4.2.1	<p>Provided that the</p> <p><i>(A) Percentage of industrial activities shall not be less than 60% of the area of the total plotted land and support uses shall not exceed 40% of the area of the total plotted land in MIDC Industrial Areas situated within Mumbai Metropolitan Region & Pune Metropolitan Region and other industrial areas situated within the Municipal Corporation limits.</i></p> <p><i>(B) Percentage of industrial activities shall not be less than 70% of the area of the total plotted land and support uses shall not exceed 30% of the area of the total plotted land for Rest of the Maharashtra.</i></p> <p>The percentage of uses to be allowed as support uses shall be as decided by the Authority.</p> <p><i>The percentage of</i> Recreational open space & amenity space, if applicable, shall be earmarked proportionately for industrial and support activity area.</p>

ABR

Regional office, Thane-I Office Complex Building, 1 st Floor, Wagle Estate, Thane-400 064.	Regional office, Thane-II Office Complex Building, 2 nd Floor, Wagle Estate, Thane-400 064.	Regional office, Mahape Thane-Belapur Road, Behind Lokmat Press, Mahape Navi-Mumbai-400 710.
Regional office, Panvel Opp. Khanda Colony, Near Fly Over Bridge, New Panvel (W) Dist. Raigad-410206.	Regional office, Ratnagiri Mirjole Indl. Area Near J.K. Files, Ratnagiri-415639.	Regional office, Pune-I Jog Center, 2 nd Floor, Old Pune-Mumbai Road, Wakadewadi, Pune-411 003.
Regional office, Pune-II (IT) Jog Centre, 5 th Floor, Old Pune-Mumbai Raod, Wakadewadi, Pune-411003.	Regional office, Baramati MIDC, CFC Building, Pencil Chow, Baramati- 413133.	Regional office, Sangli Udyog Bhavan, Saraswati Nagar, Behind Tata petrol Pump. Tal. Miraj, Sangli- 416416.
Regional office, Solapur CFC Building, Plot no. P5, Chincholi Industrial Area, Chincholi, Solapur-413255	Regional office, Kolhapur Udyog Bhavan, Near Collector Office, Assembly Road, Nagala Park, Kolhapur-416003.	Regional office, Satara MIDC, CFC Building, Near Post Office, Satara- 415004.
Regional office, Nashik Udyog Bhavan Building, 2 nd Floor, Rathi Chowk, Near ITI Signal, Satpur, Nashik-42207	Regional office, Ahilyanagar CFS Building, Nav-Nagapur, MIDC, Ahilyanagar-414111	Regional office, Chhatrapati Sambhajinagar MIDC Industrial Area, Near Railway Station, Chhatrapati Smabhajinagr- 431005.
Regional office, Dhule Opp.Sub-Division Office, MIDC, Additional Dhule MIDC, Avdhan, Dhule- 424006	Regional office, Jalgaon. MIDC, Ajintha Road, Raymond Chowk, Jalgaon- 425003	Regional office, Latur C.F.C MIDC Industrial Area, Latur-413531
Regional office, Nanded Udyog Bhavan, 2 nd floor, Chhatrapati Shivaji Nagar, Nanded-431602	Regional office, Nagpur Udyog Bhavan, 5 th Floor, Opp. Sales Tax Building, Civil Lines, Nagpur-440001.	Regional office, Chandrapur MIDC Rest House, Ghuggus Road, Chandrapur-442206
Regional office, Amravati MIDC Industrial Area, Old Badnera Bypass Road, Amravati-444607	Regional office, Akola MIDC, Akola Industrial Area Ph-II, Malakapur, Akola 444004.	Regional office (IT) Mumbai MIDC (H.Q) Udyog Sarthi, Mahakali Caves Road, Marol Industrial Area, Andheri (E), Mumbai- 400093.

Sub-fDivision Offices / उप विभाग कार्यालय

DE, MIDC Tarapur Drainage Sub-division under Division 1 Thane. MIDC Office, Opp. Bank of Maharashtra, Wagale Estate, Thane-400 604.	DE, MIDC, Marol Sub- Division under Division 1Thane MIDC Office, Opp. Bank of Maharashtra, Wagale Estate, Thane-400 604	DE, MIDC, Seepz , Maintenance Sub-Division Under Division 1 Thane . MIDC Office, Opp. Bank of Maharashtra, Wagale Estate, Thane-400 604
DE & PA-III, MIDC Thane Division II Thane		