



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ११, अंक २८]

गुरुवार, मे २२, २०२५/ज्येष्ठ १, शके १९४७

[पृष्ठे ३९, किंमत : रुपये ४.००

असाधारण क्रमांक ६२

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २१ मे २०२५.

अधिसूचना

(शुद्धिपत्रक / पुरकपत्र)

क्रमांक टीपीबी-४३२४/१०७९/प्र.क्र.१५/२०२५/नवि-११.—ज्याअर्थी, महाराष्ट्र औद्योगिक विकास महामंडळ क्षेत्रासाठीचे सर्वकष विकास नियंत्रण व प्रोत्साहन नियमावलीस (CDCPR) (यापुढे याचा उल्लेख 'उक्त नियमावली' असा करणेत आलेला आहे.) शासन नगरविकास विभागाकडील दिनांक ५ जुलै २०२३ रोजीचे अधिसूचनेन्वये मंजूरी देण्यात आली असून, सदर नियमावली दिनांक १३ जुलै २०२३ पासून अंमलात आली आहे ;

आणि, ज्याअर्थी, उक्त नियमावलीचे विनियम १.११ 'Removal of Difficulties' संदर्भात असून, त्यामध्ये उक्त नियमावलीचे तरतुदीमधील अंमलबजावणी करण्यासंदर्भात काही अडचणी उद्भवल्यास त्यांचे निराकरण करण्याचे हेतूने शासनाने आवश्यक किंवा हितकारक वाटेल असे निर्देश देणेबाबत तरतूद आहे ;

आणि ज्याअर्थी, उक्त नियमावलीचे विनियम १.११ मधील तरतुदीनुसार महाराष्ट्र औद्योगिक विकास महामंडळाने (यापुढे याचा उल्लेख 'म.औ.वि. महामंडळ' असा करणेत आलेला आहे) दिनांक ११ जुलै २०२४ रोजीचे पत्राद्वारे शासन नगरविकास विभागास प्रस्ताव सादर केला असून त्यानुसार उक्त नियमावलीचे अंमलबजावणीमध्ये उद्भवलेल्या काही अडचणींचे निराकरण होण्याच्या दृष्टीने आवश्यक सुधारणा करण्याबाबत म.औ.वि. महामंडळाने विनंती केली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक ३० सप्टेंबर २०२४ रोजीचे पत्राद्वारे म.औ.वि. महामंडळाचे सदरहू प्रस्तावावर नगरविकास विभागास अहवाल/अभिप्राय सादर केले आहेत ;

आणि ज्याअर्थी, म.औ.वि. महामंडळाचा प्रस्ताव व संचालक, नगररचना, महाराष्ट्र राज्य यांचे अभिप्राय विचारात घेता, उक्त नियमावलीची प्रभावी अंमलबजावणी होण्याकरिता उक्त नियमावलीतील काही तरतुदीबाबत स्पष्टीकरण अथवा सुधारणा करणे व्यापक जनहिताच्या दृष्टीने आवश्यक असल्याचे व त्यानुषंगाने उक्त नियमावलीचे विनियम १.११ नुसार उक्त नियमावलीस शुद्धिपत्रक / परिपत्रक निर्गमित करणे आवश्यक आहे, असे शासनाचे मत झाले आहे.

(१)

आता, त्याअर्थी, उक्त नियमावलीतील विनियम १.११ नुसार प्राप्त अधिकारात आणि त्यासंदर्भातील सर्व शक्तींचा वापर करून शासन याद्वारे :—

(अ) यासोबत जोडलेल्या परिशिष्टामध्ये नमूद केल्यानुसार शुद्धिपत्रक / पुरकपत्र निर्गमित करून सुधारणा करीत आहे.

(ब) सदरचे शुद्धिपत्रकातील/पुरकपत्रातील तरतुदी सदर शुद्धिपत्रक / पुरकपत्र **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येतील.

सदर शुद्धिपत्रक/पुरकपत्र महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे /नियम) या वेबसाईटवरदेखील उपलब्ध राहिल.

परिशिष्ट

(शासन नगर विकास विभागाकडील अधिसूचना क्र. टिपीबी-४३२४/१०७९/प्र.क्र.१५/२०२५, दि.२१/०५/२०२५ सोबतचे परिशिष्ट)

(सर्वेकष विकास नियंत्रण व प्रोत्साहन नियमावलीमधील विनियम १.११ नुसार नियमावलीस शुद्धिपत्रक/पूरकपत्र)

Sr. No.	Regulation No.	Existing Provision			Clarification/Rectification							
1	In Index 1.10.	In Index of CDCPR 1.10 Removal of Difficulties			In Index of CDCPR, Instead of “1.10 Removal of Difficulties” Read as “ 1.11 Removal of Difficulties”							
2	In Index 3.1.3	In Index of CDCPR <table><tr><td>Regulation No.</td><td>Particulars</td><td>Page No.</td></tr><tr><td>3.1.3</td><td>Construction within Blue and Red Flood Line</td><td>42</td></tr></table>			Regulation No.	Particulars	Page No.	3.1.3	Construction within Blue and Red Flood Line	42	In Column “Page No.” of Index of CDCPR, for 3.1.3 - Construction within Blue and Red Flood Line Instead of “42” Read as “ 43 ”	
Regulation No.	Particulars	Page No.										
3.1.3	Construction within Blue and Red Flood Line	42										
3	In Index 4.2.1.1	In Index of CDCPR <table><tr><td>Regulation No.</td><td>Particulars</td></tr><tr><td>4.2.1.1</td><td>Allowing Residential / Commercial uses in Industrial Zone</td></tr></table>			Regulation No.	Particulars	4.2.1.1	Allowing Residential / Commercial uses in Industrial Zone	In Index of CDCPR, Instead of “4.2.1.1 - Allowing Residential / Commercial uses in Industrial Zone” Read as “4.2.1.1- Allowing Change of Use of a Plot ”			
Regulation No.	Particulars											
4.2.1.1	Allowing Residential / Commercial uses in Industrial Zone											
4	In Index 8.33	In Index of CDCPR <table><tr><td>Regulation No.</td><td>Particulars</td><td>Page No.</td></tr><tr><td>8.33</td><td>Service Floor</td><td>131</td></tr></table>			Regulation No.	Particulars	Page No.	8.33	Service Floor	131	In Column “Page No.” of Index of CDCPR, for 8.33 - Service Floor Instead of “131” Read as “ 127 ”	
Regulation No.	Particulars	Page No.										
8.33	Service Floor	131										

5	In Index 9.6	<table><tr><th colspan="2">In Index of CDCPR</th></tr><tr><th>Regulation No.</th><th>Particulars</th></tr><tr><td>9.6</td><td>Fixed Fire Fighting Installations</td></tr></table>	In Index of CDCPR		Regulation No.	Particulars	9.6	Fixed Fire Fighting Installations	In Index of CDCPR, Instead of “9.6 - Fixed Fire Fighting Installations” Read as “9.6 - Fire Extinguishers / Fixed Fire Fighting Installations”			
In Index of CDCPR												
Regulation No.	Particulars											
9.6	Fixed Fire Fighting Installations											
6	In Index 9.7	<table><tr><th colspan="2">In Index of CDCPR</th></tr><tr><th>Regulation No.</th><th>Particulars</th></tr><tr><td>9.7</td><td>Fire Alarm System</td></tr></table>	In Index of CDCPR		Regulation No.	Particulars	9.7	Fire Alarm System	In Index of CDCPR, Instead of “9.7 - Fire Alarm System” Read as “9.7 - Fire Detection and Alarm”			
In Index of CDCPR												
Regulation No.	Particulars											
9.7	Fire Alarm System											
7	In Index 12.3	<table><tr><th colspan="3">In Index of CDCPR</th></tr><tr><th>Regulation No.</th><th>Particulars</th><th>Page No.</th></tr><tr><td>12.3</td><td>Integrated Logistic Park (ILP)</td><td>177</td></tr></table>	In Index of CDCPR			Regulation No.	Particulars	Page No.	12.3	Integrated Logistic Park (ILP)	177	In Column “Page No.” of Index of CDCPR, for 12.3 - Integrated Logistic Park (ILP) Instead of “177” Read as “175”
In Index of CDCPR												
Regulation No.	Particulars	Page No.										
12.3	Integrated Logistic Park (ILP)	177										
8	114	Perpendicular Parking Access Lane Angled Parking Parallel Car Parking Access Lane Parallel Parking Scooter Parking	Parking Diagram is corrected as follows:- Parallel Car Parking Scooter Parking									

		APPENDIX II - Guidelines for Parking and Circulation spaces 30' $N = \frac{L \times 26}{5}$ 45' $N = \frac{L \times 17.7}{3.54}$ 60' $N = \frac{L \times 15}{2.38}$ 90' $N = \frac{L}{2.5}$ L = LENGTH OF AREA IN METERS N = NUMBER OF PARKING SPACES GUIDE LINES FOR CIRCULATION SPACE AROUND PARKING SPACES	
9	1.3 (120)	Porch diagram Road side - 1.5 m, Other Sides - Required margin, Height of Porch - Flexible.	1.3(120) Porch In the Porch Diagram, Instead of 'Other Sides - Required margin' Read as 'Other Sides- Required Margin'
10	1.5(c)	c) In case the development is started with due permission before these regulations have come into force, and if the owner/developer, at his option, thereafter seeks further development of plot/layout/buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings/part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive at the balance development potential of such plot and ancillary FSI shall be permissible only on such balance potential. Such balance	Regulation 1.5 (c) is to be read as follows:- (c) In case the development is started with due permission before these regulations have come into force, and if the owner/developer, at his option, thereafter seeks further development of plot/layout/buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings/part of buildings which are proposed to be retained such as where occupancy/part

		potential can be distributed on one or more existing, earlier/newly proposed building/s in a group of industrial buildings or group housing scheme. In case of development permission with buildings having height between 15 m to 24 m, and complying with provisions mentioned in Regulation No. 1.3(111) (xiv), NOC from Chief Fire Officer shall not be necessary, if the applicant is applying for revised permission under these regulations.	occupancy certificate is issued by the authority, shall be deducted to arrive at the balance development potential of such plot and ancillary FSI shall be permissible only on such balance potential. Such balance potential can be distributed on one or more existing, earlier/newly proposed building/s in a group of industrial buildings or group housing scheme. In case of development permission with buildings having height between 15 m to 24 m. except hazardous buildings and complying with provisions mentioned in Regulation No. 1.3(111) (xiv), NOC from Chief Fire Officer shall not be necessary, if the applicant is applying for revised permission under these regulations.
11	2.1.2 (viii)	installation of solar panels having base of solar panel at height upto 3 m from terrace, ensuring structural stability from the Licensed Structural Engineer.	Regulation 2.1.2 (viii) is to be read as follows:- viii) Installation of solar panels on sloping MS weather shade or having base of solar panel at height upto 3 m from terrace ensuring structural stability from the Licensed Structural Engineer.
12	2.1.3	Permission Not Necessary - Operational Constructions No permission shall be necessary for operational construction of the Government or Government undertaking, whether of temporary or permanent nature, which is necessary for the operation, maintenance, development or execution of any of the following services;	Regulation 2.1.3 is to be read as follows:- No permission shall be necessary for operational construction of the Government or Government undertaking, whether of temporary or permanent nature, which is necessary for the operation, maintenance, development or execution of any of the following services subject to intimation to the authority before commencement and after completion as per Clause no. 2.1.5 of the said Regulations.
13	2.2.12	Clearance from other Departments In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Department, Maharashtra Coastal Zone Management Authority, Archaeological Department, Directorate of Industrial Safety and Health (DISH), Petroleum and Explosive Safety Organisation (PESO) etc., the relevant no objection certificates from these authorities, whichever applicable, shall also accompany the application. In case of building identified in Regulation No.1.3 (111) (xiv), the building scheme shall also be cleared by the Fire Officer of the authority.	Regulation 2.2.12 is to be read as follows:- 2.2.12 Clearance from other Departments In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Department, Maharashtra Coastal Zone Management Authority, Archaeological Department, Directorate of Industrial Safety and Health (DISH), Petroleum and Explosive Safety Organisation (PESO) etc., the relevant no objection certificates from these authorities, whichever applicable, shall also accompany the application. In case of plots

		that obtained OC and are applying for revised building plan approval, clearance from the authority mentioned above shall accompany the application and in addition to that the relevant NOCs from above mentioned authorities whichever applicable shall also accompany the application.																								
		In case of building identified in Regulation No.1.3 (111) (xiv), the building scheme shall also be cleared by the Fire Officer of the authority.																								
14	2.2.20	Regulation 2.2.20 is to be read as follows:- 2.2.20 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer / Town Planner / Supervisor. Architect / Engineer / Town Planner / Supervisor referred to in Regulation No.2.2.18 shall be registered / licensed by the Authority as competent to plan and carry out various works as given in Appendix “C”. The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Town Planner / Supervisor shall be as given in Appendix- “C”. An Architect registered with the Council of Architecture shall not be required to register with the Authority, however, he shall submit registration certificate of the Council of Architecture to the Authority.																								
15	3.1.2	Regulation 3.1.2 New Note (ii) under Regulation 3.1.2 is added as follows:- Distance of Site from Electric Lines <table><tr><th colspan="4">Table No. 3A</th></tr><tr><th colspan="2">Electric Lines</th><th>Vertical (Meters)</th><th>Horizontal (Meters)</th></tr><tr><td colspan="2">Low and medium voltage Lines</td><td>2.50</td><td>1.20</td></tr><tr><td colspan="2">High voltage lines upto and including 33000 V,</td><td>3.70</td><td>2.00</td></tr><tr><td colspan="2">Extra High voltage lines beyond 33,000 V</td><td>3.70</td><td>2.00</td></tr><tr><td colspan="2"></td><td colspan="2">(Plus 0.3 m for every additional 33,000 V or part thereof)</td></tr></table> Note- The minimum clearance specified above shall be measured from	Table No. 3A				Electric Lines		Vertical (Meters)	Horizontal (Meters)	Low and medium voltage Lines		2.50	1.20	High voltage lines upto and including 33000 V,		3.70	2.00	Extra High voltage lines beyond 33,000 V		3.70	2.00			(Plus 0.3 m for every additional 33,000 V or part thereof)	
Table No. 3A																										
Electric Lines		Vertical (Meters)	Horizontal (Meters)																							
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		(Plus 0.3 m for every additional 33,000 V or part thereof)																								

		maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance	Extra High voltage lines beyond 33,000 V	3.70	2.00
			Note- i) The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance. ii) The minimum width of Electric Corridor/HT corridor to be maintained in accordance with the prevailing Indian Electricity Rules and its amendments from time to time.		
16	3.1.3 ii)	Where Blue and Red flood line is not marked on the Planning Proposal / Regional Plan / Development Plan or not received from the Irrigation Department. Where Blue and Red flood line is not marked on any statutory plan i.e. the Planning Proposal / Regional Plan / Development Plan or not received from the Irrigation Department, the tentative Blue line shall be earmarked taking into consideration maximum observed flood level records available locally and also interacting with the residence in the area. The plan showing such tentative Blue line shall be got approved from Chief Engineer, Irrigation Department. The distance of 50 m on landward side from this tentative Blue line shall be treated as no construction zone.	Regulation 3.1.3 (ii) is to be read as follows:- ii) Where Blue and Red flood line is not marked on the Planning Proposal / Regional Plan / Development Plan or not received from the Irrigation Department. Where Blue and Red flood line is not marked on any statutory plan i.e. the Planning Proposal / Regional Plan / Development Plan or not received from the Irrigation Department, the tentative Blue line shall be earmarked taking into consideration maximum observed flood level records available locally and also interacting with the residence in the area. The plan showing such tentative Blue line shall be approved from Chief Engineer, Irrigation Department. The distance of 50 m on landward side from this tentative Blue line shall be treated as no construction zone.		
17	3.1.9	Restrictions In the Vicinity of Airport For structure, installations or buildings including installations in the vicinity of aerodromes,.....within 10km from the aerodrome reference point.	Regulation 3.1.9 is to be read as follows:- 3.1.9 Restrictions in the Vicinity of Airport For structure, installations or buildings including installations in the vicinity of aerodromes which shall include notified Airports / notified Aerodromes,.....within 10km from the aerodrome reference point.		
18	3.2.2	In case of plot not abutting on a public means of access like street/roads etc., the plot shall have access from spaces directly connected from the street by a hard	Regulation 3.2.2 New Note under Regulation 3.1.2 Table No.3B is added as follows:-		

		surface approach as given below: i) The width of such access ways for development of plot for Industrial purpose / buildings shall be as follows: - <table><tr><th colspan="2">Table No. 3B</th></tr><tr><th>Type of Building</th><th>Min. Width of access ways / right of way</th></tr><tr><td>Non-Special Building</td><td>9 m.</td></tr><tr><td>Special Building</td><td>12 m.</td></tr></table>	Table No. 3B		Type of Building	Min. Width of access ways / right of way	Non-Special Building	9 m.	Special Building	12 m.
Table No. 3B										
Type of Building	Min. Width of access ways / right of way									
Non-Special Building	9 m.									
Special Building	12 m.									
19	3.3.2 iv)	In case of plot not abutting on a public means of access like street/roads etc., The plot shall have access from spaces directly connected from the street by a hard surface approach as given below: i) The width of such access ways for development of plot for Industrial purpose / buildings shall be as follows: - <table><tr><th colspan="2">Table No. 3B</th></tr><tr><th>Type of Building</th><th>Min. Width of access ways / right of way</th></tr><tr><td>Non-Special Building</td><td>9 m.</td></tr><tr><td>Special Building</td><td>12 m.</td></tr></table> Note : The industrial areas developed prior to 1999 DCR / DCR-2009 where existing road widths are less than 12 m., then such plots may be allowed to be widened upto 12.0 m road width from such plots to avail special building purpose.	Table No. 3B		Type of Building	Min. Width of access ways / right of way	Non-Special Building	9 m.	Special Building	12 m.
Table No. 3B										
Type of Building	Min. Width of access ways / right of way									
Non-Special Building	9 m.									
Special Building	12 m.									
		3.3.2 iv) In Table no.3F- Sr.No.(iii) Instead of “300and” Read as “ 300 and”								
20	3.3.6 i)	3.3.6 Access from the Highways/ Classified Roads i) Generally, plots/ buildings along Highways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, hotel, etc. may have a direct access from Highways and this shall be subject to the provisions of National Highway Act, 1956 and State Highways Act, 1955.								
		Regulation 3.3.6 (i) is to be read as follows:- 3.3.6 i) Generally, plots/ buildings along Highways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, E.V. Charging stations, hotel, etc. may have a direct access from Highways and this shall be subject to the provisions of National Highway Act, 1956 and State Highways Act, 1955.								

21	3.3.6 ii)	<table><tr><th colspan="4">Table no. 3G</th></tr><tr><th colspan="4">Table No. 3G</th></tr><tr><th>Sr. No.</th><th>Category of Road</th><th>Width of Right of Way of Road (m)</th><th>Remarks</th></tr><tr><td>1</td><td>National Highway</td><td>60</td><td>Width inclusive of 12m service roads on both sides</td></tr><tr><td>2</td><td>State Highway</td><td>45</td><td>Width inclusive of 9m service roads on both sides</td></tr><tr><td>4</td><td>Major Dist. Road</td><td>24</td><td>No Service Road required.</td></tr><tr><td>5</td><td>Other Dist. Road</td><td>18</td><td>No Service Road required.</td></tr><tr><td>6</td><td>Village Road</td><td>15</td><td>No Service Road required.</td></tr></table>				Table no. 3G				Table No. 3G				Sr. No.	Category of Road	Width of Right of Way of Road (m)	Remarks	1	National Highway	60	Width inclusive of 12m service roads on both sides	2	State Highway	45	Width inclusive of 9m service roads on both sides	4	Major Dist. Road	24	No Service Road required.	5	Other Dist. Road	18	No Service Road required.	6	Village Road	15	No Service Road required.
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6	Village Road	15	No Service Road required.																																		
22	3.3.7 ii)	<table><tr><th colspan="4">Access Provisions for Special buildings in Regulation No.1.3 (111) (xiv)</th></tr><tr><td colspan="4">ii) The marginal distances on all its sides shall be as per Regulation No. 2.2.8 (a) and the layout for the same shall be approved taking into consideration the requirements of fire services, and the margins shall be of hard surface capable of taking the weight of fire engine, weighing upto 45 tonnes. The said marginal distances shall be kept free of obstructions and shall be motorable.</td></tr></table>				Access Provisions for Special buildings in Regulation No.1.3 (111) (xiv)				ii) The marginal distances on all its sides shall be as per Regulation No. 2.2.8 (a) and the layout for the same shall be approved taking into consideration the requirements of fire services, and the margins shall be of hard surface capable of taking the weight of fire engine, weighing upto 45 tonnes. The said marginal distances shall be kept free of obstructions and shall be motorable.																											
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23	3.3.8	<table><tr><th colspan="4">Cul-de-sacs</th></tr><tr><td colspan="4">In addition to the provisions of Regulation No.3.3.2, Cul-de-sacs giving access to plots and extending upto 150m normally and 275m maximum with an additional turning space at 150m may be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and</td></tr><tr><th colspan="4">Regulation 3.3.8 is to be read as follows:-</th></tr><tr><td colspan="4">3.3.8 Cul-de-sacs In addition to the provisions of Regulation No.3.3.2, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. may be allowed only in residential area.</td></tr></table>				Cul-de-sacs				In addition to the provisions of Regulation No.3.3.2, Cul-de-sacs giving access to plots and extending upto 150m normally and 275m maximum with an additional turning space at 150m may be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and				Regulation 3.3.8 is to be read as follows:-				3.3.8 Cul-de-sacs In addition to the provisions of Regulation No.3.3.2, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. may be allowed only in residential area.																			
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		provided further that cul-de-sac ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq.m. in area (inclusive of road width) with no dimension being less than 9 m. In case of Industrial area, such cul-de-sac may be allowed with turning space of 225 sq.m. For other areas, except Residential and Industrial, such turning space shall be 144 sq.m.	provided that Cul-de-sacs would be permissible only on straight roads and provided further that cul-de-sac ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq.m. in area (inclusive of road width) with no dimension being less than 9 m. In case of Industrial area, such cul-de-sac may be allowed with 1.5 times of road width and extending depth to 2 times of road width. For other areas, except Residential and Industrial, such turning space shall be 144 sq.m.																														
24	3.4.3	Structures Permitted in Open Space v) In case of Residential Development, the proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners/ members of such society/ societies/ federation of societies.	Regulation 3.4.3(v) is to be read as follows:- v) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies / plot holder / lease holder.																														
25	3.5	3.5 PROVISION FOR AMENITY SPACE 3.5.1 In any layout or subdivision or any development ----- -----vii) any other use, not mentioned in these regulations, may be allowed to be developed by the Authority.	Text '3.5.1' under heading is deleted. Regulation 3.5 is to be read as follows:- 3.5 PROVISION FOR AMENITY SPACE In any layout or subdivision or any development ----- -----vii) any other use, not mentioned in these regulations, may be allowed to be developed by the Authority.																														
26	3.8	RELOCATION OF RESERVED SITES / ROADS IN STATUTORY PLAN	A new proviso is added under Regulation 3.8 as follows:- The aforesaid provisions shall also be applicable to special schemes like IIA, IITT & ILP.																														
27	5.1	REGULATIONS FOR INDUSTRIAL BUILDINGS	Table No. 5A is rectified and a new note under Note No.(iv) is added as follows:- 5.1 REGULATIONS FOR INDUSTRIAL BUILDINGS <table><tr><th colspan="6">Table No. 5 A</th></tr><tr><th>Sr. No.</th><th>Plot Size in sq.m.</th><th>Min. Front Margin in m</th><th>Min. Side Margins in m</th><th>Min. Rear Margin. in m</th><th>Maximum Permissible Height in m</th></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td></tr><tr><td>3</td><td>For plots above 60 sq.m. to 100 sq.m.</td><td>1.50</td><td>1.00</td><td>1.00</td><td>10.00</td></tr><tr><td>4</td><td>For plots -</td><td>2.50</td><td>1.50</td><td>1.50</td><td>10.00</td></tr></table>	Table No. 5 A						Sr. No.	Plot Size in sq.m.	Min. Front Margin in m	Min. Side Margins in m	Min. Rear Margin. in m	Maximum Permissible Height in m	1	2	3	4	5	6	3	For plots above 60 sq.m. to 100 sq.m.	1.50	1.00	1.00	10.00	4	For plots -	2.50	1.50	1.50	10.00
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4	For plots -	2.50	1.50	1.50	10.00																												

[illegible]

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		area of sanitary block and parking lock up garage shall be taken into account for the calculation of FSI. c) Underground suction tanks, underground water tanks / any other underground tanks, pump room. d) Soak pits, collection chambers for collecting wet and dry garbage separately, space required for fire hydrants, electrical and water-fittings, generator set, open transformer, meter room / electric sub-station as per requirement of the power supply company, landscaping features, water bodies as landscape features, swimming pool and filtration plant for residential use only, telephone distribution equipment, fire hydrants, platform around tree upto 2.00 m dia., cooling tower, loading-unloading platform, fork lift, effluent treatment plant etc. e) Watchman's cabin/s / booth/s not more than 1% of the plot area upto 2000 sq.m. and 0.5% of the plot area or 20 sq.m. whichever is more subject to maximum 100 sq.m. for plots above 2000 sq.m. f) Electricity generator / transformer, Electric vehicles charging points, not more than 6 sq.m. built-up area.	when attached to main building shall be 7.5m away from the road line and shall be of such construction capable of giving fire resistance of 2 hours. The area of sanitary block and parking lock up garage shall be taken into account for the calculation of FSI. c) Underground suction tanks, underground water tanks / any other underground tanks, pump room, open transformer, meter room / electric sub-station as per requirement of the power supply company subject to manoeuvring of fire tender movement and consent from CFO and utility agency. d) Soak pits, collection chambers for collecting wet and dry garbage separately, space required for fire hydrants, electrical and water-fittings, generator set, landscaping features, water bodies as landscape features, swimming pool and filtration plant for residential use only, telephone distribution equipment, fire hydrants, platform around tree upto 2.00 m dia., cooling tower, loading-unloading platform, fork lift, effluent treatment plant etc. e) Watchman's cabin/s / booth/s not more than 1% of the plot area upto 2000 sq.m. and 0.5% of the plot area or 20 sq.m., whichever is more subject to maximum 100 sq.m. for plots above 2000 sq.m. f) Electricity generator / transformer, Electric vehicles charging points, not more than 6 sq.m. built-up area subject to manoeuvring of fire tender movement and consent from CFO and utility agency. g) Weigh bridge for captive use within the plot shall be allowed other than front margin subject to consent from Fire Dept.
32	5.13	5.13 Hirkani Kaksha (Ladies Room) In any Industrial, Public/Semi Public, Institutional, Educational, Commercial, Assembly, Mercantile, Business and Office building area up to 25 sq.m. may be allowed for the use of ladies with their children under the age of 6 years, pregnant women and new born child mother. Note:- 1. Hirkani Kaksha (Ladies Room) is a facility at work place/ public place where pregnant women, lactating mothers can rest and breastfeed the baby in this room. 2. It shall be accessible from common passage / staircase / lift etc., and	Regulation 5.13 is to be read as follows :- 5.13 Hirkani Kaksha (Ladies Room) In any Industrial, Public/Semi Public, Institutional, Educational, Commercial, Assembly, Mercantile, Business and Office building area up to 25 sq.m. may be allowed for the use of ladies with their children under the age of 6 years, pregnant women and new born child mother. Note:- 1. Hirkani Kaksha (Ladies Room) is a facility at work place/ public place where pregnant women, lactating mothers can rest and breastfeed the

		shall be located preferable at ground or first floor, or in case if the ground/upper floor are used as stilt / podium /parking floors then the floor next above the said parking floor /floors. 3. Ladies toilet shall be provided with appropriate ventilation, lighting and drainage facilities. 4. For this purpose, all necessary infrastructures should be provided in the room. 5. It shall not be counted in FSI. 6. The ownership shall vest with the society/ association of owners if any.	baby in this room. 2. It shall be accessible from common passage / staircase / lift etc., and shall be located preferable at ground or first floor, or in case if the ground/upper floor are used as stilt / podium /parking floors then the floor next above the said parking floor /floors. In case of revision/addition floor in existing building then such space may be provided on immediate floor of proposed area. 3. Ladies toilet shall be provided with appropriate ventilation, lighting and drainage facilities. 4. For this purpose, all necessary infrastructures should be provided in the room. 5. It shall not be counted in FSI. 6. The ownership shall vest with the society/ association of owners if any.
33	6.6	6.6 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT Development of Information Technology Establishments shall be regulated for additional Floor Space Index: a. For the areas in Vidarbha, Marathwada, Dhule, Nandurbar, Ratnagiri and Sindhudurg, No premium shall be charged for additional Floor Space Index (FSI) b. For the area is Greater Mumbai Region and rest of Maharashtra excluding (4)(a), the additional FSI over and above the basic permissible FSI shall be permissible by levying premium at the rate of 50% of prevailing rate of premium as mentioned in MIDC CDCPR. c. In addition, other applicable FSI's like Ancillary FSI will be applicable as per MIDC CDCPR norms. d. The developer will be allowed to pay the premium, ancillary FSI charges and other charges for the increased additional FSI for the IT Park in instalments. In case of lessor authorities (Explanation: - Premium charges shall be calculated on the value of lands determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR) / MIDC land rate. These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR) for the	6.6 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT Development of Information Technology Establishments shall be regulated for additional Floor Space Index: a. For the areas in Vidarbha, Marathwada, Dhule, Nandurbar, Ratnagiri and Sindhudurg, No premium shall be charged for additional Floor Space Index (FSI) b. For the area is Greater Mumbai Region and rest of Maharashtra excluding (4)(a), the additional FSI over and above the basic permissible FSI shall be permissible by levying premium at the rate of 50% of prevailing rate of premium as mentioned in MIDC CDCPR. c. In addition, other applicable FSI's like Ancillary FSI will be applicable as per Industrial Rate of premium mentioned in these Regulation no. 5.5 of MIDC CDCPR norms. d. The developer will be allowed to pay the premium, ancillary FSI charges and other charges for the increased additional FSI for the IT Park in instalments. In case of lessor authorities (Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR) / MIDC land rate. These

		relevant year without applying the guidelines / MIDC land rate.)	charges shall be paid at the time of permitting additional F.S.I. by considering the ASR) / MIDC land rate for the relevant year whichever is higher.
34	7.1.1 viii) d)	The space to be left out for parking as given in this regulation shall be in addition to the marginal distances / open spaces left out for lighting and ventilation purposes as given in these regulations. These spaces may be used for Surface parking / Mechanical Parking such as puzzle & tower parking provided minimum distance of 3 m (6 m in case of special building mentioned in Regulation No. 2.2.8 and building having height below 45 m; 9 m width in case of building having height upto 70 m; 12 m in case of building having height more than 70 m) around the buildings is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in Clause (c) above. Such parking area adjoining the plot boundary may be allowed to be covered on top by sheet roofing, so as not to infringe the marginal distance to be kept open as specified above. However, stack parking shall not be allowed in such marginal distances.	Regulation 7.1.1 (viii)(d) is to be read as follows:- d) The space to be left out for parking as given in this regulation shall be in addition to the marginal distances / open spaces left out for lighting and ventilation purposes as given in these regulations. These spaces may be used for Surface parking -provided minimum distance of 3 m (6 m in case of special building mentioned in Regulation No. 2.2.8 and building having height below 45 m; 9 m width in case of building having height 45 m. and upto 70 m; 12 m. in case of building having height more than 70 m. and upto 100m. and 16 m. in case of building having height more than 100 m around the buildings is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in Clause (c) above. Such parking area adjoining the plot boundary may be allowed so as not to infringe the marginal distance to be kept open as specified above. However, stack parking shall not be allowed in such marginal distances. Note:- In cases where O.C. has been received as per erstwhile regulations before the date of coming into force of these regulations and if there is balance potential available as per these regulations, then in such cases the marginal open spaces may be allowed to be used for parking for buildings up to 30m. height provided that clear distance of 3 m is kept free from any parking, loading or unloading spaces.
35	7.2.1	Table no. 7C Notes- v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR without taking into account guidelines therein. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable. Parking requirement as stipulated in Table-8 B and Table- 8 C may be permitted for full permissible potential of the plot even though Building permission is sought for and sanctioned for only part of the full	Note No.(v) under Table No. 7(C) is to be read as follows :- v) Parking more than 50% over and above stipulated in table 7B and 7C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR without taking into account guidelines therein. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable. Parking requirement as stipulated in Table- 7B and 7C, may be permitted for full permissible potential of the plot even though Building permission is sought for and sanctioned for only part of the full potential.....to the

		potential.....to the Authority free of cost.	Authority free of cost.
36	7.2.1	vii) Multiplying Factor as per regulation 8.2.2 Table No.C shall not be applicable for Two Wheeler parking	Note No.(vii) under Table No. 7(C) is to be read as follows :- vii) Multiplying Factor as per regulation 7.2.2 Table No.7D shall not be applicable for Two Wheeler parking
37	8.6.2	CUPBOARD – CAN BE INCLUDED AS PART OF ANCILIARY 8.6.2 For height 15 m and more no cupboard shall reduce the marginal open space to less than 6 m on first floor and 4.5 m on upper floor.	Regulation 8.6.2 is to be read as follows :- 8.6.2 For height 24 m and more no cupboard shall reduce the marginal open space to less than 6 m on first floor and 4.5 m on upper floor.
38	8.7.2	8.7.2 Height of Mezzanine Floor The head room under mezzanine floor shall not be less than 2.1 m	Regulation 8.7.2 is to be read as follows :- 8.7.2 Height of Mezzanine Floor The head room under mezzanine floor shall not be less than 2.1 m (floor to under slab).
39	8.13.2	iv) Provisions mentioned in Regulation No.8.13 shall be applicable except (ii) & (viii).	Sr. No.(iv) under Regulation 8.13.2 is to be read as follows:- iv) Provisions mentioned in Regulation No.8.13.1 shall be applicable except (ii) & (viii).
40	8.14	8.14 BALCONY i) No balcony shall reduce the marginal open space (including front) to less than 2 m upto 15m building height. For height 15 m and more no balcony shall reduce the marginal open space to less than 6m on first floor and 4.5 m on upper floor.	8.14 BALCONY Sr. No. (i) under Regulation 8.14 is to be read as follows :- i) No balcony shall reduce the marginal open space (excluding front) to less than 2 m up to 24 m building height. For height 24 m and more no balcony shall reduce the marginal open space to less than 6m on first floor and 4.5 m on upper floor.
41	8.27	8.27 Boundary/ Compound wall i) The height of the compound wall shall be generally 1.5 m above the central line of the front street. However, compound wall of higher height may be permitted as per requirement. ii) The gates in a compound wall shall not open on any public access/ pathway / road / street and shall open entirely inside the property.	8.27 Boundary/ Compound wall New Sr. No.(iii) is added under Regulation 8.27 as follows:- iii) At a corner plot, the height of the boundary wall shall be restricted to 0.75 m for a length of 10 m on the front and side of the inter-section and the balance height of 0.75 m if required in accordance with (i) above may be made up of open type construction, to facilitate through vision.
42	8.29.7	8.29.7 Provision for Staircase All buildings having height more than ground floor shall have provision of one	Regulation 8.29.7 is to be read as follows :- Provision for Staircase All buildings having height more than ground floor shall have provision of one

		staircase. The special buildings specified in Regulations No. 1.3 (111) (xiv) shall have two staircases out of which one shall be fire escape staircase. Fire escape staircase shall not be provided around the lift shaft. Note: in case of existing staircase width less than prescribed in these regulations shall be allowed to be continued as it is subject to structural stability certificate from the licensed Structural Engineer and consent from Fire Dept.	staircase shall be provided around the lift shaft.																								
43	8.30.6	8.30.6 Refuge Area ii) For floors above 39 m height-One refuge area on the floor immediately above 39 m and so on after every 15 m																									
44	10.7	10.7 SIGNS AND OUTDOOR DISPLAY STRUCTURES Note: Deposits / Fees for erecting hoarding shall be reviewed every five years and if required, be revised by MIDC.	10.7 SIGNS AND OUTDOOR DISPLAY STRUCTURES New note under Regulation 10.7 is added as follows:- Note : i) Deposits / Fees for erecting hoarding shall be reviewed every five years and if required, be revised by MIDC. ii) Structural Stability certificate from the Licensed Structural Engineer.																								
45	11	Table no. 11A <table><tr><th colspan="3">Table No. 11 A</th></tr><tr><th>Sr. No.</th><th>Type of Building / Plot Area on which special provision are required.</th><th>Special Provision to be made</th></tr><tr><td>3</td><td>Plot having area 500 sq.m or more, layout open spaces / amenity spaces of housing societies.</td><td>Rain Water Harvesting.</td></tr><tr><td>4</td><td>Residential layout having area admeasuring 20000 sq.m or more</td><td>Grey Water Recycling and</td></tr></table>	Table No. 11 A			Sr. No.	Type of Building / Plot Area on which special provision are required.	Special Provision to be made	3	Plot having area 500 sq.m or more, layout open spaces / amenity spaces of housing societies.	Rain Water Harvesting.	4	Residential layout having area admeasuring 20000 sq.m or more	Grey Water Recycling and	Table No. 11A is rectified as follows:- <table><tr><th colspan="3">Table No. 11 A</th></tr><tr><th>Sr. No.</th><th>Type of Building / Plot Area on which special provision are required.</th><th>Special Provision to be made</th></tr><tr><td>3</td><td>All type of Plots having area 500 sq.m or more,</td><td>Rain Water Harvesting.</td></tr><tr><td>4</td><td>Residential layout having area admeasuring 20000 sq.m or more</td><td>Grey Water Recycling and</td></tr></table>	Table No. 11 A			Sr. No.	Type of Building / Plot Area on which special provision are required.	Special Provision to be made	3	All type of Plots having area 500 sq.m or more,	Rain Water Harvesting.	4	Residential layout having area admeasuring 20000 sq.m or more	Grey Water Recycling and
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4	Residential layout having area admeasuring 20000 sq.m or more	Grey Water Recycling and																									

		<table><tr><td>Multi storied building having 100 or more tenements.</td><td>Reuse.</td></tr></table>	Multi storied building having 100 or more tenements.	Reuse.											
Multi storied building having 100 or more tenements.	Reuse.														
46	12.1.2	12.1.2 Procedure for Approval of Integrated Industrial Area iii) Procedure for developing IIA on Private Land. e) Approval of Final Master Plan - After giving hearing to the persons who have filed suggestions / objections on Draft Master Plan, the proposal shall be submitted to the Secretary, Industries, Government of Maharashtra, by the Authority. The Secretary, Industries shall approve the Final Master Plan.	Sr. No. (e) under Regulation 12.1.2 (iii) is to be read as follows :- 12.1.2 Procedure for Approval of Integrated Industrial Area iii) Procedure for developing IIA on Private Land. e) Approval of Final Master Plan - After giving hearing to the persons who have filed suggestions / objections on Draft Master Plan, the proposal shall be submitted to the Secretary, Industries, Government of Maharashtra, by the Authority. The Secretary, Industries shall approve the Final Master Plan.												
47	12.1.2	Table no. 12A <table><tr><th>Sr. No.</th><th>Type of Zone</th><th>Premium Charges</th></tr><tr><td>4</td><td>Afforestation Zone / Hill Top & Hill Slope Zone as shown on statutory plan.</td><td>15%</td></tr></table>	Sr. No.	Type of Zone	Premium Charges	4	Afforestation Zone / Hill Top & Hill Slope Zone as shown on statutory plan.	15%	Table No. 12A is rectified as follows:- <table><tr><th>Sr. No.</th><th>Type of Zone</th><th>Premium Charges</th></tr><tr><td>4</td><td>Afforestation Zone / Hill Top & Hill Slope Zone as shown on statutory plan.</td><td>15%</td></tr></table>	Sr. No.	Type of Zone	Premium Charges	4	Afforestation Zone / Hill Top & Hill Slope Zone as shown on statutory plan.	15%
Sr. No.	Type of Zone	Premium Charges													
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Sr. No.	Type of Zone	Premium Charges													
4	Afforestation Zone / Hill Top & Hill Slope Zone as shown on statutory plan.	15%													
48	12.2.9	12.2.9 Permission form Maharashtra Pollution Control Board. The permission shall be obtained from Maharashtra Pollution Control Board, if required.	Regulation 12.2.9 is to be read as follows :- 12.2.9 Permission from Maharashtra Pollution Control Board. The permission shall be obtained from Maharashtra Pollution Control Board, if required.												
49	12.3.5	FSI for Integrated Logistics Park & Logistics Park a) Basic FSI- The maximum permissible FSI on the gross area of the notified ILP / LP shall be 1.00. Floating of FSI shall not be permissible from the area of Logistic Park to the area of support activities and vice versa, but floating of FSI shall be permitted within the respective areas of Logistic Park and support activities separately. ii) Additional FSI for Integrated Logistics Park & Logistics Park - Additional FSI upto 200% over and above the basic FSI for development of Integrated Logistic Park & Logistics Park with or without premium as mentioned in Table No.12 C below shall be permissible. :- -----Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 m width. The provisions of Regulation No. 12.1.5 (i, ii and iii) shall be applicable	Regulation 12.3.5 is rectified as follows :- i) Basic FSI- The maximum permissible FSI on the gross area of the notified ILP / LP shall be 1.00. Floating of FSI shall not be permissible from the area of Logistic Park to the area of support activities and vice versa, but floating of FSI shall be permitted within the respective areas of Logistic Park and support activities separately. ii) Additional FSI for Integrated Logistics Park & Logistics Park - Additional FSI upto 200% over and above the basic FSI for development of Integrated Logistic Park & Logistics Park with or without premium as mentioned in Table No.12 C below shall be permissible. :- -----Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 m. width.												

		mutatis-mutandis. Note : Premium charges shall be limited to the demand made by the developer for additional FSI.	The provisions of Regulation No. 12.1.5 (i and ii shall be applicable mutatis-mutandis. Note : Premium charges shall be limited to the demand made by the developer for additional FSI.
50	12.3.8	12.3.8 Permission form Maharashtra Pollution Control Board. The permission shall be obtained from Maharashtra Pollution Control Board, if required.	Regulation 12.3.8 is to be read as follows :- 12.3.8 Permission from Maharashtra Pollution Control Board The permission shall be obtained from Maharashtra Pollution Control Board, if required.
51	8.10.4	Top terrace of a commercial, IT-ITES, Fintech, Biotech buildings may be permitted to be used for open air restaurant without any construction and such area shall not be counted for FSI.	Top terrace in a commercial, IT-ITES, Fintech, Biotech buildings may be permitted to be used for open air restaurant and also, in an industrial building may be permitted to be used as a place for eating (Non-cooking place) for industrial workers. Such areas mentioned above shall be without any construction and such areas shall not be counted in FSI.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार पं. चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 21st May 2025.

NOTIFICATION

(Corrigendum/Addendum)

No.TPB-4324/1079/C.R.15/2025/UD-11.—Whereas, the Comprehensive Development Control and Promotion Regulations (CDCPR) (hereinafter referred to as ‘the said Regulations’) for the Maharashtra Industrial Development Corporation Area have been sanctioned *vide* Urban Development Department’s Notification No.TPB-4322/314/C.R.25/2022/UD-11, dated 5th July 2023 and the said Regulations have come into force from 13th July 2023 ;

And, whereas, regulation 1.11 of the said Regulations stipulate about ‘Removal of Difficulties’ and it contains a provision regarding the issuing of such directions as the Government deems necessary or expedient for the purpose of resolving any difficulties arising in connection with the implementation of the provisions of the said Regulations;

And whereas, the Maharashtra Industrial Development Corporation (hereinafter referred to as ‘M.I.D.C.’) *vide* its letter dated 11th July 2024 has submitted a proposal as per the provisions of Regulation 1.11 of the said Regulations to the Government in Urban Development Department and accordingly, M.I.D.C. has requested to do rectifications in the said Regulations in order to resolve some difficulties arising in the implementation of the said Regulations;

And whereas, Director of Town Planning, Maharashtra State, Pune *vide* his letter dated 30th September 2024 has submitted his report on the proposal of M.I.D.C. to the Government;

And whereas, considering the proposal of the M.I.D.C. and the report of the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that in the larger public interest, some of the provisions of the said Regulations shall be clarified or rectified for effective implementation of the said regulations and accordingly, as per regulation 1.11 of the said regulations, a Corrigendum / Addendum in this regard shall be issued.

Now, therefore, in exercise of the powers conferred upon it under section 1.11 of the said regulations, the Government hereby:-

(a) Make rectifications by issuing Corrigendum / Addendum as mentioned in the Schedule attached herewith.

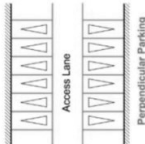
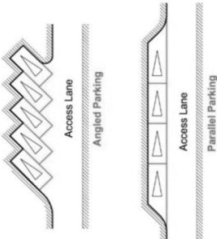
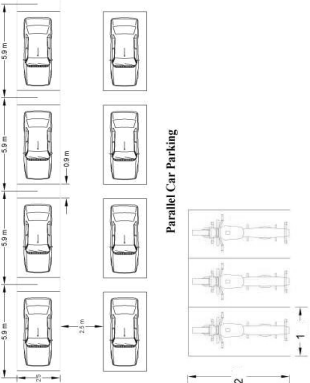
(b) The provisions of this Corrigendum / Addendum shall come into force from the date of publication of the said Corrigendum / Addendum in the *Maharashtra Government Gazette*.

This Corrigendum / Addendum shall also be available on the Maharashtra Government website-
www.maharashtra.gov.in (Acts/ Rules)

Schedule

(Acompaniment to the Government in Urban Development Department's Notification No. TPB-4324/1079/C.R.15/2025, Dated -21/05/2025
 {Corrigendum/Addendum under Regulation No.1.11 of the Comprehensive Development Control and Promotion Regulations (CDCPR)})

Sr. No.	Regulation No.	Existing Provision			Clarification/Rectification							
1	In Index 1.10.	In Index of CDCPR 1.10 Removal of Difficulties			In Index of CDCPR, Instead of “1.10 Removal of Difficulties” Read as “1.11 Removal of Difficulties”							
2	In Index 3.1.3	<table><tr><td>Regulation No.</td><td>Particulars</td><td>Page No.</td></tr><tr><td>3.1.3</td><td>Construction within Blue and Red Flood Line</td><td>42</td></tr></table>			Regulation No.	Particulars	Page No.	3.1.3	Construction within Blue and Red Flood Line	42	In Column “Page No.” of Index of CDCPR, for 3.1.3 - Construction within Blue and Red Flood Line Instead of “42” Read as “43”	
Regulation No.	Particulars	Page No.										
3.1.3	Construction within Blue and Red Flood Line	42										
3	In Index 4.2.1.1	<table><tr><td>Regulation No.</td><td>Particulars</td></tr><tr><td>4.2.1.1</td><td>Allowing Residential / Commercial uses in Industrial Zone</td></tr></table>			Regulation No.	Particulars	4.2.1.1	Allowing Residential / Commercial uses in Industrial Zone	In Index of CDCPR, Instead of “4.2.1.1 - Allowing Residential / Commercial uses in Industrial Zone” Read as “4.2.1.1- Allowing Change of Use of a Plot”			
Regulation No.	Particulars											
4.2.1.1	Allowing Residential / Commercial uses in Industrial Zone											
4	In Index 8.33	<table><tr><td>Regulation No.</td><td>Particulars</td><td>Page No.</td></tr><tr><td>8.33</td><td>Service Floor</td><td>131</td></tr></table>			Regulation No.	Particulars	Page No.	8.33	Service Floor	131	In Column “Page No.” of Index of CDCPR, for 8.33 - Service Floor Instead of “131” Read as “127”	
Regulation No.	Particulars	Page No.										
8.33	Service Floor	131										

5	In Index 9.6	<table><tr><td>In Index of CDCPR</td><td></td></tr><tr><td>Regulation No.</td><td>Particulars</td></tr><tr><td>9.6</td><td>Fixed Fire Fighting Installations</td></tr></table>	In Index of CDCPR		Regulation No.	Particulars	9.6	Fixed Fire Fighting Installations	In Index of CDCPR, Instead of “ 9.6 - Fixed Fire Fighting Installations” Read as “ 9.6 - Fire Extinguishers / Fixed Fire Fighting Installations”		
In Index of CDCPR											
Regulation No.	Particulars										
9.6	Fixed Fire Fighting Installations										
6	In Index 9.7	<table><tr><td>In Index of CDCPR</td><td></td></tr><tr><td>Regulation No.</td><td>Particulars</td></tr><tr><td>9.7</td><td>Fire Alarm System</td></tr></table>	In Index of CDCPR		Regulation No.	Particulars	9.7	Fire Alarm System	In Index of CDCPR, Instead of “ 9.7 - Fire Alarm System” Read as “ 9.7 - Fire Detection and Alarm”		
In Index of CDCPR											
Regulation No.	Particulars										
9.7	Fire Alarm System										
7	In Index 12.3	<table><tr><td>In Index of CDCPR</td><td></td></tr><tr><td>Regulation No.</td><td>Particulars</td><td>Page No.</td></tr><tr><td>12.3</td><td>Integrated Logistic Park (ILP)</td><td>177</td></tr></table>	In Index of CDCPR		Regulation No.	Particulars	Page No.	12.3	Integrated Logistic Park (ILP)	177	In Column “Page No.” of Index of CDCPR, for 12.3 - Integrated Logistic Park (ILP) Instead of “177” Read as “175”
In Index of CDCPR											
Regulation No.	Particulars	Page No.									
12.3	Integrated Logistic Park (ILP)	177									
8	114	 Access Lane Perpendicular Parking  Access Lane Parallel Parking	Parking Diagram is corrected as follows:-  Parallel Car Parking Scooter Parking								

			APPENDIX II - Guidelines for Parking and Circulation spaces GUIDE LINES FOR CIRCULATION SPACE AROUND PARKING SPACES $N = \frac{L \times W}{5}$ $N = \frac{L \times W}{3.54}$ $N = \frac{L \times W}{2.38}$ $N = \frac{L}{2.5}$ L = LENGTH OF AREA IN METERS W = WIDTH OF AREA IN METERS N = NUMBER OF PARKING SPACES	
9	1.3 (120)	Porch diagram Road side - 1.5 m, Other Sides - Required margin, Height of Porch - Flexible.	1.3(120) Porch In the Porch Diagram, Instead of 'Other Sides - Required margin' Read as 'Other Sides- Required Margin'	
10	1.5(c)	c) In case the development is started with due permission before these regulations have come into force, and if the owner/developer, at his option, thereafter seeks further development of plot/layout/buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings/part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive at the balance development potential of such plot and ancillary FSI shall be permissible only on such balance potential. Such balance	Regulation 1.5 (c) is to be read as follows:- (c) In case the development is started with due permission before these regulations have come into force, and if the owner/developer, at his option, thereafter seeks further development of plot/layout/buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings/part of buildings which are proposed to be retained such as where occupancy/part	

		potential can be distributed on one or more existing, earlier/newly proposed building/s in a group of industrial buildings or group housing scheme. In case of development permission with buildings having height between 15 m to 24 m, and complying with provisions mentioned in Regulation No. 1.3(111) (xiv), NOC from Chief Fire Officer shall not be necessary, if the applicant is applying for revised permission under these regulations.	occupancy certificate is issued by the authority, shall be deducted to arrive at the balance development potential of such plot and ancillary FSI shall be permissible only on such balance potential. Such balance potential can be distributed on one or more existing, earlier/newly proposed building/s in a group of industrial buildings or group housing scheme. In case of development permission with buildings having height between 15 m to 24 m. except hazardous buildings and complying with provisions mentioned in Regulation No. 1.3(111) (xiv), NOC from Chief Fire Officer shall not be necessary, if the applicant is applying for revised permission under these regulations.
11	2.1.2 (viii)	installation of solar panels having base of solar panel at height upto 3 m from terrace, ensuring structural stability from the Licensed Structural Engineer.	Regulation 2.1.2 (viii) is to be read as follows:- viii) Installation of solar panels on sloping MS weather shade or having base of solar panel at height upto 3 m from terrace ensuring structural stability from the Licensed Structural Engineer.
12	2.1.3	Permission Not Necessary - Operational Constructions No permission shall be necessary for operational construction of the Government or Government undertaking, whether of temporary or permanent nature, which is necessary for the operation, maintenance, development or execution of any of the following services;	Regulation 2.1.3 is to be read as follows:- No permission shall be necessary for operational construction of the Government or Government undertaking, whether of temporary or permanent nature, which is necessary for the operation, maintenance, development or execution of any of the following services subject to intimation to the authority before commencement and after completion as per Clause no. 2.1.5 of the said Regulations.
13	2.2.12	Clearance from other Departments In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Department, Maharashtra Coastal Zone Management Authority, Archaeological Department, Directorate of Industrial Safety and Health (DISH), Petroleum and Explosive Safety Organisation (PESO) etc., the relevant no objection certificates from these authorities, whichever applicable, shall also accompany the application. In case of building identified in Regulation No.1.3 (111) (xiv), the building scheme shall also be cleared by the Fire Officer of the authority.	Regulation 2.2.12 is to be read as follows:- 2.2.12 Clearance from other Departments In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and Smoke Nuisance, Defence Department, Maharashtra Coastal Zone Management Authority, Archaeological Department, Directorate of Industrial Safety and Health (DISH), Petroleum and Explosive Safety Organisation (PESO) etc., the relevant no objection certificates from these authorities, whichever applicable, shall also accompany the application. In case of plots

		that obtained OC and are applying for revised building plan approval, clearance from the authority mentioned above shall accompany the application and in addition to that the relevant NOCs from above mentioned authorities whichever applicable shall also accompany the application.																												
		In case of building identified in Regulation No.1.3 (111) (xiv), the building scheme shall also be cleared by the Fire Officer of the authority.																												
14	2.2.20	Regulation 2.2.20 is to be read as follows:- 2.2.20 Qualification and Competence of the Architect / Licensed Engineer / Structural Engineer / Town Planner / Supervisor. Architect / Engineer / Town Planner / Supervisor referred to in Regulation No.2.2.18 shall be registered / licensed by the Authority as competent to plan and carry out various works as given in Appendix “C”. The qualification and procedure for registration and licensing of the Engineer / Structural Engineer / Town Planner / Supervisor shall be as given in Appendix- “C”. An Architect registered with the Council of Architecture shall not be required to register with the Authority, however, he shall submit registration certificate of the Council of Architecture to the Authority.																												
15	3.1.2	Regulation 3.1.2 New Note (ii) under Regulation 3.1.2 is added as follows:- Distance of Site from Electric Lines <table><tr><th colspan="4">Table No. 3A</th></tr><tr><th colspan="2">Electric Lines</th><th>Vertical (Meters)</th><th>Horizontal (Meters)</th></tr><tr><td colspan="2">Low and medium voltage Lines</td><td>2.50</td><td>1.20</td></tr><tr><td colspan="2">High voltage lines upto and including 33000 V,</td><td>3.70</td><td>2.00</td></tr><tr><td colspan="2">Extra High voltage lines beyond 33,000 V</td><td>3.70</td><td>2.00</td></tr><tr><td colspan="2"></td><td colspan="2">(Plus 0.3 m for every additional 33,000 V or part thereof)</td></tr><tr><td colspan="4">Note- The minimum clearance specified above shall be measured from</td></tr></table>	Table No. 3A				Electric Lines		Vertical (Meters)	Horizontal (Meters)	Low and medium voltage Lines		2.50	1.20	High voltage lines upto and including 33000 V,		3.70	2.00	Extra High voltage lines beyond 33,000 V		3.70	2.00			(Plus 0.3 m for every additional 33,000 V or part thereof)		Note- The minimum clearance specified above shall be measured from			
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Electric Lines		Vertical (Meters)	Horizontal (Meters)																											
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		(Plus 0.3 m for every additional 33,000 V or part thereof)																												
Note- The minimum clearance specified above shall be measured from																														

		maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance	Extra High voltage lines beyond 33,000 V	3.70	2.00
			(Plus 0.3 m for every additional 33,000 V or part thereof)		
			Note- i) The minimum clearance specified above shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance. ii) The minimum width of Electric Corridor/HT corridor to be maintained in accordance with the prevailing Indian Electricity Rules and its amendments from time to time.		
16	3.1.3 ii)	Where Blue and Red flood line is not marked on the Planning Proposal / Regional Plan / Development Plan or not received from the Irrigation Department. Where Blue and Red flood line is not marked on any statutory plan i.e. the Planning Proposal / Regional Plan / Development Plan or not received from the Irrigation Department, the tentative Blue line shall be earmarked taking into consideration maximum observed flood level records available locally and also interacting with the residence in the area. The plan showing such tentative Blue line shall be got approved from Chief Engineer, Irrigation Department. The distance of 50 m on landward side from this tentative Blue line shall be treated as no construction zone.	Regulation 3.1.3 (ii) is to be read as follows:- ii) Where Blue and Red flood line is not marked on the Planning Proposal / Regional Plan / Development Plan or not received from the Irrigation Department. Where Blue and Red flood line is not marked on any statutory plan i.e. the Planning Proposal / Regional Plan / Development Plan or not received from the Irrigation Department, the tentative Blue line shall be earmarked taking into consideration maximum observed flood level records available locally and also interacting with the residence in the area. The plan showing such tentative Blue line shall be approved from Chief Engineer, Irrigation Department. The distance of 50 m on landward side from this tentative Blue line shall be treated as no construction zone.		
17	3.1.9	Restrictions In the Vicinity of Airport For structure, installations or buildings including installations in the vicinity of aerodromes,.....within 10km from the aerodrome reference point.	Regulation 3.1.9 is to be read as follows:- 3.1.9 Restrictions in the Vicinity of Airport For structure, installations or buildings including installations in the vicinity of aerodromes which shall include notified Airports / notified Aerodromes,.....within 10km from the aerodrome reference point.		
18	3.2.2	In case of plot not abutting on a public means of access like street/roads etc., the plot shall have access from spaces directly connected from the street by a hard	Regulation 3.2.2 New Note under Regulation 3.1.2 Table No.3B is added as follows:-		

		surface approach as given below: i) The width of such access ways for development of plot for Industrial purpose / buildings shall be as follows: - <table><tr><th colspan="2">Table No. 3B</th></tr><tr><th>Type of Building</th><th>Min. Width of access ways / right of way</th></tr><tr><td>Non-Special Building</td><td>9 m.</td></tr><tr><td>Special Building</td><td>12 m.</td></tr></table>	Table No. 3B		Type of Building	Min. Width of access ways / right of way	Non-Special Building	9 m.	Special Building	12 m.	In case of plot not abutting on a public means of access like street/roads etc., The plot shall have access from spaces directly connected from the street by a hard surface approach as given below: i) The width of such access ways for development of plot for Industrial purpose / buildings shall be as follows: - <table><tr><th colspan="2">Table No. 3B</th></tr><tr><th>Type of Building</th><th>Min. Width of access ways / right of way</th></tr><tr><td>Non-Special Building</td><td>9 m.</td></tr><tr><td>Special Building</td><td>12 m.</td></tr></table> Note : The industrial areas developed prior to 1999 DCR / DCR-2009 where existing road widths are less than 12 m., then such plots may be allowed to be widened upto 12.0 m road width from such plots to avail special building purpose.	Table No. 3B		Type of Building	Min. Width of access ways / right of way	Non-Special Building	9 m.	Special Building	12 m.		
Table No. 3B																					
Type of Building	Min. Width of access ways / right of way																				
Non-Special Building	9 m.																				
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Non-Special Building	9 m.																				
Special Building	12 m.																				
19	3.3.2 iv)	<table><tr><th colspan="3">Table no. 3F</th></tr><tr><th>Sr. No.</th><th>Length of Internal Road (m)</th><th>Min. Width of Internal Road (m)</th></tr><tr><td>i.</td><td>Upto 150</td><td>7.50</td></tr><tr><td>ii.</td><td>Above 150 and upto 300</td><td>9.00</td></tr><tr><td>iii.</td><td>Above 300and upto 600</td><td>12.00</td></tr><tr><td>iv.</td><td>Above 600</td><td>15.00</td></tr></table>	Table no. 3F			Sr. No.	Length of Internal Road (m)	Min. Width of Internal Road (m)	i.	Upto 150	7.50	ii.	Above 150 and upto 300	9.00	iii.	Above 300and upto 600	12.00	iv.	Above 600	15.00	3.3.2 iv) In Table no.3F- Sr.No.(iii) Instead of “300and” Read as “ 300 and”
Table no. 3F																					
Sr. No.	Length of Internal Road (m)	Min. Width of Internal Road (m)																			
i.	Upto 150	7.50																			
ii.	Above 150 and upto 300	9.00																			
iii.	Above 300and upto 600	12.00																			
iv.	Above 600	15.00																			
20	3.3.6 i)	3.3.6 Access from the Highways/ Classified Roads i) Generally, plots/ buildings along Highways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, hotel, etc. may have a direct access from Highways and this shall be subject to the provisions of National Highway Act, 1956 and State Highways Act, 1955.	Regulation 3.3.6 (i) is to be read as follows:- 3.3.6 i) Generally, plots/ buildings along Highways and classified roads shall derive access from service roads. However, highway amenities like petrol pump, fuel station, E.V. Charging stations, hotel, etc. may have a direct access from Highways and this shall be subject to the provisions of National Highway Act, 1956 and State Highways Act, 1955.																		

21	3.3.6 ii)	Table no. 3G <table> <tr> <th colspan="3">Table No. 3G</th></tr> <tr> <th>Sr. No.</th><th>Category of Road</th><th>Width of Right of Way of Road (m)</th></tr> <tr> <td>1</td><td>National Highway</td><td>60</td></tr> <tr> <td>2</td><td>State Highway</td><td>45</td></tr> <tr> <td>4</td><td>Major Dist. Road</td><td>24</td></tr> <tr> <td>5</td><td>Other Dist. Road</td><td>18</td></tr> <tr> <td>6</td><td>Village Road</td><td>15</td></tr> </table> Width inclusive of 12m service roads on both sides Width inclusive of 9m service roads on both sides No Service Road required. No Service Road required. No Service Road required.	Table No. 3G			Sr. No.	Category of Road	Width of Right of Way of Road (m)	1	National Highway	60	2	State Highway	45	4	Major Dist. Road	24	5	Other Dist. Road	18	6	Village Road	15
Table No. 3G																							
Sr. No.	Category of Road	Width of Right of Way of Road (m)																					
1	National Highway	60																					
2	State Highway	45																					
4	Major Dist. Road	24																					
5	Other Dist. Road	18																					
6	Village Road	15																					
22	3.3.7 ii)	Access Provisions for Special buildings in Regulation No.1.3 (111) (xiv) ii) The marginal distances on all its sides shall be as per Regulation No. 2.2.8 (a) and the layout for the same shall be approved taking into consideration the requirements of fire services, and the margins shall be of hard surface capable of taking the weight of fire engine, weighing upto 45 tonnes. The said marginal distances shall be kept free of obstructions and shall be motorable.																					
23	3.3.8	Cul-de-sacs In addition to the provisions of Regulation No.3.3.2, Cul-de-sacs giving access to plots and extending upto 150m normally and 275m maximum with an additional turning space at 150m may be allowed only in residential area, provided that Cul-de-sacs would be permissible only on straight roads and																					

Table no.3G is corrected by correcting Typo errors in Sr.No. as follows:-

Sr. No.	Category of Road	Width of Right of Way of Road (m)	Remarks
1	National Highway	60	Width inclusive of 12m service roads on both sides
2	State Highway	45	Width inclusive of 9m service roads on both sides
3	Major Dist. Road	24	No Service Road required.
4	Other Dist. Road	18	No Service Road required.
5	Village Road	15	No Service Road required.

Regulation 3.3.7 (ii) is to be read as follows:-

ii) The marginal distances on all its sides shall be as per Regulation No. 2.2.8 (i) and the layout for the same shall be approved taking into consideration the requirements of fire services, and the margins shall be of hard surface capable of taking the weight of fire engine, weighing upto 45 tonnes. The said marginal distances shall be kept free of obstructions and shall be motorable.

Regulation 3.3.8 is to be read as follows:-

3.3.8 Cul-de-sacs
In addition to the provisions of Regulation No.3.3.2, Cul-de-sacs giving access to plots and extending upto 150 m. normally and 275 m. maximum with an additional turning space at 150 m. may be allowed only in residential area.

		provided further that cul-de-sac ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq.m. in area (inclusive of road width) with no dimension being less than 9 m. In case of Industrial area, such cul-de-sac may be allowed with turning space of 225 sq.m. For other areas, except Residential and Industrial, such turning space shall be 144 sq.m.	provided that Cul-de-sacs would be permissible only on straight roads and provided further that cul-de-sac ends shall be higher in level than the level of starting point. The turning space, in any case shall be not less than 81 sq.m. in area (inclusive of road width) with no dimension being less than 9 m. In case of Industrial area, such cul-de-sac may be allowed with 1.5 times of road width and extending depth to 2 times of road width. For other areas, except Residential and Industrial, such turning space shall be 144 sq.m.
24	3.4.3	Structures Permitted in Open Space v) In case of Residential Development, the proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies / plot holder / lease holder.	Regulation 3.4.3(v) is to be read as follows:- v) The proposal for the construction of such structure should come as a proposal from the owner/s, owners' society / societies or federation of owners' societies and shall be meant for the beneficial use of the owners / members of such society / societies / federation of societies / plot holder / lease holder.
25	3.5	3.5 PROVISION FOR AMENITY SPACE 3.5.1 In any layout or subdivision or any development ----- -----vii) any other use, not mentioned in these regulations, may be allowed to be developed by the Authority.	Text '3.5.1' under heading is deleted. Regulation 3.5 is to be read as follows:- 3.5 PROVISION FOR AMENITY SPACE In any layout or subdivision or any development ----- -----vii) any other use, not mentioned in these regulations, may be allowed to be developed by the Authority.
26	3.8	RELOCATION OF RESERVED SITES / ROADS IN STATUTORY PLAN	A new proviso is added under Regulation 3.8 as follows:- The aforesaid provisions shall also be applicable to special schemes like IIA, IIT & ILP.
27	5.1	REGULATIONS FOR INDUSTRIAL BUILDINGS	Table No. 5A is rectified and a new note under Note No.(iv) is added as follows:- 5.1 REGULATIONS FOR INDUSTRIAL BUILDINGS Table No. 5 A

Sr. No.	Plot Size in sq.m.	Min. Front Margin in m	Min. Side Margins in m	Min. Rear Margin in m	Maximum Permissible Height in m
1	2	3	4	5	6
3	For plots above 60 sq.m. to 100 sq.m.	1.50	1.00	1.00	10.00
4	For plots -	2.50	1.50	1.50	10.00

[illegible]

		area of sanitary block and parking lock up garage shall be taken into account for the calculation of FSI. c) Underground suction tanks, underground water tanks / any other underground tanks, pump room. d) Soak pits, collection chambers for collecting wet and dry garbage separately, space required for fire hydrants, electrical and water-fittings, generator set, open transformer, meter room / electric sub-station as per requirement of the power supply company, landscaping features, water bodies as landscape features, swimming pool and filtration plant for residential use only, telephone distribution equipment, fire hydrants, platform around tree upto 2.00 m dia., cooling tower, loading-unloading platform, fork lift, effluent treatment plant etc. e) Watchman's cabin/s / booth/s not more than 1% of the plot area upto 2000 sq.m. and 0.5% of the plot area or 20 sq.m. whichever is more subject to maximum 100 sq.m. for plots above 2000 sq.m. f) Electricity generator / transformer, Electric vehicles charging points, not more than 6 sq.m. built-up area.	when attached to main building shall be 7.5m away from the road line and shall be of such construction capable of giving fire resistance of 2 hours. The area of sanitary block and parking lock up garage shall be taken into account for the calculation of FSI. c) Underground suction tanks, underground water tanks / any other underground tanks, pump room, open transformer, meter room / electric sub-station as per requirement of the power supply company subject to manoeuvring of fire tender movement and consent from CFO and utility agency. d) Soak pits, collection chambers for collecting wet and dry garbage separately, space required for fire hydrants, electrical and water-fittings, generator set, landscaping features, water bodies as landscape features, swimming pool and filtration plant for residential use only, telephone distribution equipment, fire hydrants, platform around tree upto 2.00 m dia., cooling tower, loading-unloading platform, fork lift, effluent treatment plant etc. e) Watchman's cabin/s / booth/s not more than 1% of the plot area upto 2000 sq.m. and 0.5% of the plot area or 20 sq.m., whichever is more subject to maximum 100 sq.m. for plots above 2000 sq.m. f) Electricity generator / transformer, Electric vehicles charging points, not more than 6 sq.m. built-up area subject to manoeuvring of fire tender movement and consent from CFO and utility agency. g) Weigh bridge for captive use within the plot shall be allowed other than front margin subject to consent from Fire Dept.
32	5.13	5.13 Hirkani Kaksha (Ladies Room) In any Industrial, Public/Semi Public, Institutional, Educational, Commercial, Assembly, Mercantile, Business and Office building area up to 25 sq.m. may be allowed for the use of ladies with their children under the age of 6 years, pregnant women and new born child mother. Note:- 1. Hirkani Kaksha (Ladies Room) is a facility at work place/ public place where pregnant women, lactating mothers can rest and breastfeed the baby in this room. 2. It shall be accessible from common passage / staircase / lift etc., and	Regulation 5.13 is to be read as follows :- 5.13 Hirkani Kaksha (Ladies Room) In any Industrial, Public/Semi Public, Institutional, Educational, Commercial, Assembly, Mercantile, Business and Office building area up to 25 sq.m. may be allowed for the use of ladies with their children under the age of 6 years, pregnant women and new born child mother. Note:- 1. Hirkani Kaksha (Ladies Room) is a facility at work place/ public place where pregnant women, lactating mothers can rest and breastfeed the

		shall be located preferable at ground or first floor, or in case if the ground/upper floor are used as stilt / podium /parking floors then the floor next above the said parking floor /floors. 3. Ladies toilet shall be provided with appropriate ventilation, lighting and drainage facilities. 4. For this purpose, all necessary infrastructures should be provided in the room. 5. It shall not be counted in FSI. 6. The ownership shall vest with the society/ association of owners if any.	baby in this room. 2. It shall be accessible from common passage / staircase / lift etc., and shall be located preferable at ground or first floor, or in case if the ground/upper floor are used as stilt / podium /parking floors then the floor next above the said parking floor /floors. In case of revision/addition in existing building then such space may be provided on immediate floor of proposed area. 3. Ladies toilet shall be provided with appropriate ventilation, lighting and drainage facilities. 4. For this purpose, all necessary infrastructures should be provided in the room. 5. It shall not be counted in FSI. 6. The ownership shall vest with the society/ association of owners if any.
33	6.6	6.6 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT Development of Information Technology Establishments shall be regulated for additional Floor Space Index: a. For the areas in Vidarbha, Marathwada, Dhule, Nandurbar, Ratnagiri and Sindhudurg, No premium shall be charged for additional Floor Space Index (FSI) b. For the area is Greater Mumbai Region and rest of Maharashtra excluding (4)(a), the additional FSI over and above the basic permissible FSI shall be permissible by levying premium at the rate of 50% of prevailing rate of premium as mentioned in MIDC CDCPR. c. In addition, other applicable FSI's like Ancillary FSI will be applicable as per MIDC CDCPR norms. d. The developer will be allowed to pay the premium, ancillary FSI charges and other charges for the increased additional FSI for the IT Park in instalments. In case of lessor authorities (Explanation: - Premium charges shall be calculated on the value of lands determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR) / MIDC land rate. These charges shall be paid at the time of permitting additional F.S.I. by considering the ASR) for the	6.6 REGULATIONS FOR DEVELOPMENT OF INFORMATION TECHNOLOGY ESTABLISHMENT Development of Information Technology Establishments shall be regulated for additional Floor Space Index: a. For the areas in Vidarbha, Marathwada, Dhule, Nandurbar, Ratnagiri and Sindhudurg, No premium shall be charged for additional Floor Space Index (FSI) b. For the area is Greater Mumbai Region and rest of Maharashtra excluding (4)(a), the additional FSI over and above the basic permissible FSI shall be permissible by levying premium at the rate of 50% of prevailing rate of premium as mentioned in MIDC CDCPR. c. In addition, other applicable FSI's like Ancillary FSI will be applicable as per Industrial Rate of premium mentioned in these Regulation no. 5.5 of MIDC CDCPR norms. d. The developer will be allowed to pay the premium, ancillary FSI charges and other charges for the increased additional FSI for the IT Park in instalments. In case of lessor authorities (Explanation: - Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR) / MIDC land rate. These

34	7.1.1 viii) d)	relevant year without applying the guidelines / MIDC land rate.) The space to be left out for parking as given in this regulation shall be in addition to the marginal distances / open spaces left out for lighting and ventilation purposes as given in these regulations. These spaces may be used for Surface parking / Mechanical Parking such as puzzle & tower parking provided minimum distance of 3 m (6 m in case of special building mentioned in Regulation No. 2.2.8 and building having height below 45m and upto 70 m; 12 m in case of building having height more than 70 m) around the buildings is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in Clause (c) above. Such parking area adjoining the plot boundary may be allowed to be covered on top by sheet roofing, so as not to infringe the marginal distance to be kept open as specified above. However, stack parking shall not be allowed in such marginal distances.	charges shall be paid at the time of permitting additional F.S.I. by considering the ASR) / MIDC land rate for the relevant year whichever is higher. Regulation 7.1.1 (viii)(d) is to be read as follows:- d) The space to be left out for parking as given in this regulation shall be in addition to the marginal distances / open spaces left out for lighting and ventilation purposes as given in these regulations. These spaces may be used for Surface parking -provided minimum distance of 3 m (6 m in case of special building mentioned in Regulation No. 2.2.8 and building having height below 45 m; 9 m width in case of building having height 45 m. and upto 70 m; 12 m. in case of building having height more than 70 m. and upto 100m. and 16 m. in case of building having height more than 100 m around the buildings is kept free of any parking or loading and unloading spaces, excepting the building as mentioned in Clause (c) above. Such parking area adjoining the plot boundary may be allowed so as not to infringe the marginal distance to be kept open as specified above. However, stack parking shall not be allowed in such marginal distances. Note:- In cases where O.C. has been received as per erstwhile regulations before the date of coming into force of these regulations and if there is balance potential available as per these regulations, then in such cases the marginal open spaces may be allowed to be used for parking for buildings up to 30m. height provided that clear distance of 3 m is kept free from any parking, loading or unloading spaces.
35	7.2.1	Table no. 7C Notes- v) Parking more than 50% over and above stipulated in table 8 B and 8C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR without taking into account guidelines therein. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable. Parking requirement as stipulated in Table-8 B and Table- 8 C may be permitted for full permissible potential of the plot even though Building permission is sought for and sanctioned for only part of the full	Note No.(v) under Table No. 7(C) is to be read as follows :- v) Parking more than 50% over and above stipulated in table 7B and 7C, shall be liable for payment of charges at the rate of 10% of land rate mentioned in the ASR without taking into account guidelines therein. Such charges shall be recovered on the area covered under car / scooter parking over and above the requirement. However, for public semi-public, hotel, hospital, educational buildings, such charges shall not be leviable. Parking requirement as stipulated in Table- 7B and 7C, may be permitted for full permissible potential of the plot even though Building permission is sought for and sanctioned for only part of the full potential.....to the

		potential.....to the Authority free of cost.	Authority free of cost.
36	7.2.1	vii) Multiplying Factor as per regulation 8.2.2 Table No.C shall not be applicable for Two Wheeler parking	Note No.(vii) under Table No. 7(C) is to be read as follows :- vii) Multiplying Factor as per regulation 7.2.2 Table No.7D shall not be applicable for Two Wheeler parking
37	8.6.2	CUPBOARD – CAN BE INCLUDED AS PART OF ANCILIARY 8.6.2 For height 15 m and more no cupboard shall reduce the marginal open space to less than 6 m on first floor and 4.5 m on upper floor.	Regulation 8.6.2 is to be read as follows :- 8.6.2 For height 24 m and more no cupboard shall reduce the marginal open space to less than 6 m on first floor and 4.5 m on upper floor.
38	8.7.2	8.7.2 Height of Mezzanine Floor The head room under mezzanine floor shall not be less than 2.1 m	Regulation 8.7.2 is to be read as follows :- 8.7.2 Height of Mezzanine Floor The head room under mezzanine floor shall not be less than 2.1 m (floor to under slab).
39	8.13.2	iv) Provisions mentioned in Regulation No.8.13 shall be applicable except (ii) & (viii).	Sr. No.(iv) under Regulation 8.13.2 is to be read as follows:- iv) Provisions mentioned in Regulation No.8.13.1 shall be applicable except (ii) & (viii).
40	8.14	8.14 BALCONY i) No balcony shall reduce the marginal open space (including front) to less than 2 m upto 15m building height. For height 15 m and more no balcony shall reduce the marginal open space to less than 6m on first floor and 4.5 m on upper floor.	8.14 BALCONY Sr. No. (i) under Regulation 8.14 is to be read as follows :- i) No balcony shall reduce the marginal open space (excluding front) to less than 2 m up to 24 m building height. For height 24 m and more no balcony shall reduce the marginal open space to less than 6m on first floor and 4.5 m on upper floor.
41	8.27	8.27 Boundary/ Compound wall i) The height of the compound wall shall be generally 1.5 m above the central line of the front street. However, compound wall of higher height may be permitted as per requirement. ii) The gates in a compound wall shall not open on any public access/ pathway / road / street and shall open entirely inside the property.	8.27 Boundary/ Compound wall New Sr. No.(iii) is added under Regulation 8.27 as follows:- iii) At a corner plot, the height of the boundary wall shall be restricted to 0.75 m for a length of 10 m on the front and side of the inter-section and the balance height of 0.75 m if required in accordance with (i) above may be made up of open type construction, to facilitate through vision.
42	8.29.7	8.29.7 Provision for Staircase All buildings having height more than ground floor shall have provision of one	Regulation 8.29.7 is to be read as follows :- Provision for Staircase All buildings having height more than ground floor shall have provision of one

		staircase. The special buildings specified in Regulations No. 1.3 (111) (xiv) shall have two staircases out of which one shall be fire escape staircase. Fire escape staircase shall not be provided around the lift shaft.	staircase. The special buildings specified in Regulations No. 1.3 (111) (xiv) shall have two staircases out of which one shall be fire escape staircase. Fire escape staircase shall not be provided around the lift shaft.																								
43	8.30.6	8.30.6 Refuge Area ii) For floors above 39 m height-One refuge area on the floor immediately above 39 m and so on after every 15 m	8.30.6 Refuge Area Sr. No. (ii) under Regulation 8.30.6 is to be read as follows :- ii) For floors above 39 m height-One refuge area on the floor immediately above 39 m and so on after every 15m. on nearest floor above mentioned height.																								
44	10.7	10.7 SIGNS AND OUTDOOR DISPLAY STRUCTURES Note: Deposits / Fees for erecting hoarding shall be reviewed every five years and if required, be revised by MIDC.	10.7 SIGNS AND OUTDOOR DISPLAY STRUCTURES New note under Regulation 10.7 is added as follows:- Note : i) Deposits / Fees for erecting hoarding shall be reviewed every five years and if required, be revised by MIDC. ii) Structural Stability certificate from the Licensed Structural Engineer.																								
45	11	Table no. 11A <table><tr><th colspan="3">Table No. 11 A</th></tr><tr><th>Sr. No.</th><th>Type of Building / Plot Area on which special provision are required.</th><th>Special Provision to be made</th></tr><tr><td>3</td><td>Plot having area 500 sq.m or more, layout open spaces / amenity spaces of housing societies.</td><td>Rain Water Harvesting.</td></tr><tr><td>4</td><td>Residential layout having area admeasuring 20000 sq.m or more</td><td>Grey Water Recycling and</td></tr></table>	Table No. 11 A			Sr. No.	Type of Building / Plot Area on which special provision are required.	Special Provision to be made	3	Plot having area 500 sq.m or more, layout open spaces / amenity spaces of housing societies.	Rain Water Harvesting.	4	Residential layout having area admeasuring 20000 sq.m or more	Grey Water Recycling and	Table No. 11A is rectified as follows:- <table><tr><th colspan="3">Table No. 11 A</th></tr><tr><th>Sr. No.</th><th>Type of Building / Plot Area on which special provision are required.</th><th>Special Provision to be made</th></tr><tr><td>3</td><td>All type of Plots having area 500 sq.m or more,</td><td>Rain Water Harvesting.</td></tr><tr><td>4</td><td>Residential layout having area admeasuring 20000 sq.m or more</td><td>Grey Water Recycling and</td></tr></table>	Table No. 11 A			Sr. No.	Type of Building / Plot Area on which special provision are required.	Special Provision to be made	3	All type of Plots having area 500 sq.m or more,	Rain Water Harvesting.	4	Residential layout having area admeasuring 20000 sq.m or more	Grey Water Recycling and
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4	Residential layout having area admeasuring 20000 sq.m or more	Grey Water Recycling and																									

			Multi storied building having 100 or more tenements.	Reuse.						
46	12.1.2	12.1.2 Procedure for Approval of Integrated Industrial Area iii) Procedure for developing IIA on Private Land. e) Approval of Final Master Plan - After giving hearing to the persons who have filed suggestions / objections on Draft Master Plan, the proposal shall be submitted to the Secretary, Industries, Government of Maharashtra, by the Authority. The Secretary, Industries shall approve the Final Master Plan.								
47	12.1.2	Table no. 12A <table><tr><td>Sr. No.</td><td>Type of Zone</td><td>Premium Charges</td></tr><tr><td>4</td><td>Afforestation Zone / Hill Top & Hill Slope Zone as shown on statutory plan.</td><td>15%</td></tr></table>			Sr. No.	Type of Zone	Premium Charges	4	Afforestation Zone / Hill Top & Hill Slope Zone as shown on statutory plan.	15%
Sr. No.	Type of Zone	Premium Charges								
4	Afforestation Zone / Hill Top & Hill Slope Zone as shown on statutory plan.	15%								
48	12.2.9	12.2.9 Permission form Maharashtra Pollution Control Board. The permission shall be obtained from Maharashtra Pollution Control Board, if required.								
49	12.3.5	FSI for Integrated Logistics Park & Logistics Park a) Basic FSI- The maximum permissible FSI on the gross area of the notified ILP / LP shall be 1.00. Floating of FSI shall not be permissible from the area of Logistic Park to the area of support activities and vice versa, but floating of FSI shall be permitted within the respective areas of Logistic Park and support activities separately. ii) Additional FSI for Integrated Logistics Park & Logistics Park - Additional FSI upto 200% over and above the basic FSI for development of Integrated Logistic Park & Logistics Park with or without premium as mentioned in Table No.12 C below shall be permissible. :- ----- -----Provided that additional FSI above 100% and upto 200% shall be permissible only on plots having an access road of minimum 18 m width. The provisions of Regulation No. 12.1.5 (i, ii and iii) shall be applicable								

		mutatis-mutandis. Note : Premium charges shall be limited to the demand made by the developer for additional FSI.	The provisions of Regulation No. 12.1.5 (i and ii) shall be applicable mutatis-mutandis. Note : Premium charges shall be limited to the demand made by the developer for additional FSI.
50	12.3.8	12.3.8 Permission from Maharashtra Pollution Control Board. The permission shall be obtained from Maharashtra Pollution Control Board, if required.	Regulation 12.3.8 is to be read as follows :- 12.3.8 Permission from Maharashtra Pollution Control Board The permission shall be obtained from Maharashtra Pollution Control Board, if required.
51	8.10.4	Top terrace of a commercial, IT-ITES, Fintech, Biotech buildings may be permitted to be used for open air restaurant without any construction and such area shall not be counted for FSI.	Top terrace in a commercial, IT-ITES, Fintech, Biotech buildings may be permitted to be used for open air restaurant and also, in an industrial building may be permitted to be used as a place for eating (Non-cooking place) for industrial workers. Such areas mentioned above shall be without any construction and such areas shall not be counted in FSI.

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

NIRMALKUMAR P. CHAUDHARI,
Deputy Secretary to Government.