



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

**Applicable to all Planning Authorities and Regional Plan areas  
except Municipal Corporation of Greater Mumbai, Other Planning Authorities /  
Special Planning Authorities / Development Authorities within the limit of  
Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust,  
Hill Station Municipal Councils, Eco-sensitive / Eco-fragile region notified by MoEF & CC  
and Lonavala Municipal Council, in Maharashtra.**

**GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT**

1. These Unified Development control and Promotion Regulations are sanctioned by the State Government under Section 37(1AA)(c) and Section 20(4) of the Maharashtra Regional & Town Planning Act, 1966 vide Notification No.TPS-1818/CR-236/18/DP&RP/Sec.37(1AA)(c) & Sec.20(4)/UD-13, Dated 02 December, 2020.
2. These Unified Development control and Promotion Regulations are published by the State Government under Section 20(3) of the Maharashtra Regional & Town Planning Act, 1966 vide Notice No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, Dated 02 December, 2020.
3. Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, Dated 02 December, 2020.
4. These Unified Development control and Promotion Regulations are published by the State Government under Section 37(1AA)(c) of the Maharashtra Regional & Town Planning Act, 1966 vide Notification No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, Dated 02 December, 2020.
5. Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, Dated 02 December, 2020.

**(Kishor Gokhale)**  
Under Secretary  
Government of Maharashtra

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

#### 7.9.4 Additional FSI to Biotechnology Units/ Park

The Authority may permit the floor space indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible basic FSI for biotechnology units/ parks subject to following conditions:-

- i) Out of total built up area minimum 90% shall be used for Biotechnology purpose and maximum 10% (by deducting parking space) shall be used for ancillary users such as specified in the Govt. Resolution of Industry, Energy and Labour Department No. BTP 2008/CR-1608/ Ind-2, dated 10/2/2009 or as amended from time to time.
- ii) Additional FSI to Biotechnology units would be available to Biotechnology Parks duly approved by the Directorate of Industries and after observance of all the regulation of environment.
- iii) Parking spaces, as per the provision of Development Control and Promotion Regulation shall be provided subject to minimum requirement of one parking space per 100sq.m. built up area.
- iv) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 20% of the present day market value of the land under reference as indicated in the ASR.
- v) 25% of the total premium shall be paid to the Government and remaining 75% amount shall be paid to the said Authority. In Regional Plan area, such amount shall be entirely paid to the Government through the concerned branch office of the Town Planning and Valuation Department.
- vi) The premium so collected by the Authority shall be primarily used for development of offsite infrastructure required for the Biotechnology Parks.
- vii) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the said Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Authority shall verify as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Authority
- viii) No condo-nation in the required open spaces, parking and other requirement prescribed in the regulations shall be allowed in case of additional FSI.
- ix) Development of biotechnology park shall be done as per the guidelines issued by Industries Department vide the Government resolution dated 10<sup>th</sup> February, 2009 as amended from time to time.

#### 7.10 INCENTIVE FOR GREEN BUILDINGS

The Authority shall strive to promote green building concepts within the municipal area. In order to do so it may empanel agencies of repute as listed/ recognised by the State/ Central Government. The following incentives shall be provided for green rated buildings.

- i) Green buildings shall be entitled for incentive FSI as below.
  - GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating - 3% incentive FSI on basic FSI.
  - GRIHA Four star/IGBC Gold/LEED Gold or equivalent rating - 5% incentive FSI on basic

**FSI.**

GRIHA Five star/ IGBC Platinum/ LEED Platinum or equivalent rating - 7% incentive FSI on basic FSI.

Provided, achieving minimum GRIHA Three star/ IGBC Silver / LEED silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi- Government, local bodies and public sector undertakings.

- ii) Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this UDCPR.
- iii) In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.

**7.11 DEVELOPMENT OF PUBLIC TOILET**

If any person constructs public toilet prescribed by the Authority on its land, preferably on ground floor, he may be granted Amenity TDR against the constructed area as per regulation of Transferable Development Rights. If owner constructs such amenity on his own land, he shall also be entitled for aforesaid benefit alongwith additional 50% TDR thereon as incentive, in addition to TDR of land occupied by such structure along with appurtenant land. In such case, the said structure along with land shall be transferred, to the Authority with proper approach.

**7.12 BUILDINGS OF SMART FINTECH CENTRE**

- i) The Authority may permit additional FSI up to 200% over and above the basic permissible FSI to Smart Fin-Tech Centre located in Residential/Industrial/Commercial Zone, which have been approved by the Directorate of Information Technology, proposed to be set up (hereinafter referred to as the "said unit") by charging premium of 20% of the land rate for the said land as prescribed in Annual Statement of Rates for the relevant year of granting such additional FSI.

Provided that additional FSI shall be permissible only on plots having an access road of minimum 18m. width and subject to approval by committee chaired by the Principal Secretary, Information Technology and comprising representatives of Industries, Finance and Urban Development Department (UD-1).

Provided further that, the premium so collected shall be shared between the Planning Authority and the Government in the proportion of 50: 50. The share of the Government shall be deposited in the Fin-Tech Corpus fund which is being set up by Director of Information Technology.

**(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). These charges shall be paid at the time of permitting additional FSI by considering the ASR for the relevant year without applying the guidelines).

- ii) The total maximum permissible FSI shall not exceed limit of 3.00. In case of plot fronting on roads having width of 24m. or more, the FSI may be permitted to be exceeded upto 4.00.
- iii) No amenity space is required to be left for development of plot/land up to 2.00 Hectare for Smart Fin-Tech Centre.
- iv) At least 85% of total proposed Built-up area (excluding parking area) shall be permitted for business of Fin-Tech (start-ups, incubators, and accelerators), banking and financial service including NBFC and insurance, and IT/ITES with focus on FinTech.