

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम,
१९६६ चे कलम १५४ अन्वये निदेश...

महाराष्ट्र औद्योगिक विकास महामंडळाच्या सुधारीत विकास
नियंत्रण नियमावलीमध्ये लॉजिस्टिक पार्क विकसनाचे
नियम समाविष्ट करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई-३२

दिनांक : १३/०६/२०१८

महाराष्ट्र
प्रादेशिक
नियोजन व
नगर रचना
अधिनियम,
१९६६

क्र.टिपीएस-१८१८/अनौसं/१३/प्र.क्र.१०५/१८/नवि-१३:- ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर
रचना अधिनियम, १९६६ (यापुढे याचा उल्लेख "उक्त अधिनियम" असा केलेला आहे.) चे कलम ४० च्या
पोटकलम १क अन्वये महाराष्ट्र औद्योगिक विकास अधिनियम, १९६१ चे प्रकरण ६ च्या तरतूदी लागू
आहेत असे कोणतेही क्षेत्र व महाराष्ट्र औद्योगिक विकास महामंडळास हस्तांतरण करण्यात आलेले
शासकीय जमिनीचे क्षेत्र, या क्षेत्राकरिता महाराष्ट्र औद्योगिक विकास महामंडळ (यापुढे यांचा उल्लेख "उक्त
महामंडळ" असा केलेला आहे) हे विशेष नियोजन प्राधिकरण असेल असे मानण्यात आलेले आहे;

आणि ज्याअर्थी, उक्त महामंडळाने त्यांची विकास नियंत्रण नियमावली (यापुढे याचा उल्लेख
"उक्त विनियम" असा केलेला आहे) सुधारित केलेली आहे आणि ज्यास शासन नगर विकास
विभागाकडील अधिसूचना क्र.टिपीबी-४३०८/४६५/प्र.क्र.६४/०८/नवि-११, दिनांक ३१ ऑगस्ट २००९
अन्वये मंजूरी दिलेली असून ती दिनांक २४ सप्टेंबर २००९ पासून अंमलात आलेली आहे;

आणि ज्याअर्थी, शासन उद्योग उर्जा व कामगार विभागाकडील शासन निर्णय क्रमांक : माऔधो-
२०१६/प्र.क्र.२२१/उद्योग-२, दिनांक १४ फेब्रुवारी २०१८ अन्वये महाराष्ट्राचे लॉजिस्टिक पार्क धोरण-२०१८
जाहिर करण्यात आलेले आहे. त्यामध्ये शासनाने २००% पर्यंत अतिरिक्त चटई क्षेत्र निर्देशांक, अतिरिक्त
जमीन आच्छादन, झोन निर्बंधांमध्ये शिथिलता, उंचीच्या निर्बंधांमध्ये शिथिलता इ. अनुज्ञेय करणेचा निर्णय
घेतलेला आहे;

त्याअर्थी, महाराष्ट्राचे लॉजिस्टिक पार्क धोरण-२०१८ ची परिणामकारक रितीने अंमलबजावणी
होण्यासाठी त्यामधील नियोजन विषयक नवीन तरतूदी सोबतच्या परिशिष्ट 'अ' मध्ये नमूद केल्याप्रमाणे
उक्त नियमावलीमध्ये समाविष्ट करणे आवश्यक असल्याने तसा फेरबदल उक्त विनियमात करणेसाठी
शासनाने जा.क्र.टिपीएस-१८१८/अनौसं/१३/प्र.क्र.१०५/१८/नवि-१३, दि.१३/०६/२०१८ अन्वये उक्त
अधिनियमाच्या कलम ३७(१ कक) अन्वये फेरबदलाची कार्यवाही सुरु केलेली आहे. तथापि सदरचा
फेरबदल तातडीने लागू करणे आवश्यक असल्याचे शासनाचे मत झालेले आहे.

सबब, उक्त महामंडळास महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ मधील
कलम १५४ अन्वये खालील प्रमाणे निदेश देण्यात येत आहे.

06/14



"निदेश

राज्य शासनाच्या उद्योग उर्जा व कामगार विभागाने दि.१४/०२/२०१८ रोजीचा शासन निर्णय क्र. मा.औधो-२०१६/प्र.क्र.२२१/उद्योग-२ अन्वये महाराष्ट्राचे लॉजिस्टिक पार्क धोरण-२०१८ जाहिर केलेले आहे. महाराष्ट्र औद्योगिक विकास महामंडळाने सदरचे धोरण तसेच सोबतच्या परिशिष्ट-अ मध्ये नमूद केल्यानुसारचे विनियम विचारात घेवून याबाबतची कार्यवाही तात्काळ सुरु करावी".

सदरहू निदेश शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर प्रसिद्ध करण्यात यावेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने



(रा.म.प्रवार)

अवर सचिव, महाराष्ट्र शासन

प्रत,

- १) मा.मुख्यमंत्री महोदयांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, (नगर विकास) महोदयांचे खाजगी सचिव, मंत्रालय, मुंबई.
- ३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) प्रधान सचिव, महसूल विभाग, मंत्रालय, मुंबई.

प्रति,

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) आयुक्त, महानगरपालिका (सर्व)
- ५) सह संचालक, नगर रचना, नागपूर, अमरावती, औरंगाबाद, नाशिक, पुणे व कोकण विभाग.
- ६) अवर सचिव, नवि-११/नवि-३०, कक्ष अधिकारी नवि-९/नवि-१२, नगर विकास विभाग, मंत्रालय, मुंबई.
- ७) सहायक संचालक, नगर रचना, / नगर रचनाकार, शाखा कार्यालय (सर्व)
- ८) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई -/ त्यांना विनंती करण्यात येते की, सदरचे शासन निदेश या विभागाच्या संकेतस्थळावर प्रसिद्ध करावेत.
- ९) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई -/ त्यांना विनंती करण्यात येते की, सदरचे शासन निदेश शासनाच्या संकेतस्थळावर प्रसिद्ध करावेत.
- १०) निवड नस्ती (कार्यासन-१३).

ANNEXURE-A

Accompaniment the Government notice TPS-1818/UOR/13/C.R.-105/18/UD-13,
Date.13/06/2018.

The following regulation is proposed to be added as regulation No.18.5(A) in revised development control regulation of MIDC to allow Integrated Logistic Park / Logistic Park with special concessions as mentioned in Maharashtra Logistics Parks Policy-2018 published vide Government resolution No.माओधो-१९१६/प्र.क्र.२२१/उद्योग-२, दि.१४/०२/२०१८.

Regulation No.18.5 (A): Regulation for allowing Integrated Logistic Park / Logistic Park

a) Activities Constituting Logistic Park:-

A Logistic Park can include the following activities. (The list is indicative)

(i) Logistic services:

- Cargo aggregation / segregation
- Sorting, grading, packaging / repackaging, tagging / labelling
- Distribution / Consumer Distribution.
- Inter-model transfer of material and container.
- Open and closed storage
- Ambient condition storage for transit period.
- Custom bonded warehouse
- Container freight station
- Container terminals
- Material handling equipment facilities for efficient movement and distribution of Semi-finished or finished products.

(ii) Infrastructure:

- Internal roads,
- Power line,
- Communication facilities,
- Internal Public Transportation System,
- Water distribution and water augmentation facilities,
- Sewage and drainage lines,
- Effluent treatment and disposal facilities,
- Fire Tenders arrangements
- Parking

(iii) Business and commercial facilities:

- Dormitories
- Guest Houses
- Canteen



- Medical Centre.
- Petrol Pump
- Banking and finance
- Office Space
- Hotel
- Restaurants
- Hospital / Dispensary
- Administration Office.

(iv) Common Facilities:

- Weight Bridge
- Skill Development center
- Computer center
- Sub Contract exchange
- Container freight station
- Production Inspection Center
- Repair workshop for vehicles & production machinery in the park.

The Department of Industries, Government of Maharashtra may revise the list of permissible activities from time to time as per requirement of the sector.

b) Procedure for Development of Logistic Parks:-

Private land owner or developer appointed by them or Lease Owners of MIDC Land with minimum 30 years of balance lease period of MIDC or lands acquired by the MIDC under MID Act 1961 for the purpose of joint venture Logistic Parks shall be notified by the MIDC after receiving a proposal from the applicant. Notwithstanding anything contained in the Development Plan or the Regional Plan, upon such notification, such area shall be automatically changed & the area will be available for development of Logistic Park subject to payment of premium as applicable for zone conversion.

c) (i) Integrated Logistics Park (ILP):-

An "Integrated Logistics Park" will be defined as one that is spread over a minimum of 5 acres of land and having minimum 15 meters wide access road.

A minimum of 70% of the total area notified as 'Integrated Logistic Park' shall be used for providing logistic services [mentioned in clause-a(i)] and up to 30% of remaining area will be permitted for support services and common facilities mentioned in clause a (iii) and (iv). The increase in minimum area above 70% (viz. 80:20, 90:10, but not 60:40) will be permitted automatically and no separate permission will be required from the department. Floating of FSI shall not be permissible from the area of industrial zone to the area of support

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services or vice versa, but floating of FSI shall be permitted within the respective areas of industrial zone and support activity zone separately.

The Integrated Logistic Park shall provide minimum infrastructure as mentioned in clause (a). The mandatory minimum infrastructure and Common Facilities will be as under,

Infrastructure:

- Internal roads,
- Power line,
- Communication facilities,
- Water distribution and water augmentation facilities,
- Sewage and drainage lines,
- Effluent treatment and disposal facilities,
- Fire Tenders arrangements
- Parking

Common Facilities:

- Dormitories
- Canteen
- Medical center
- Weight Bridge

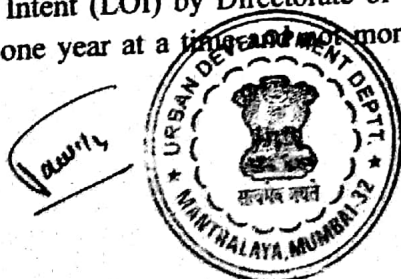
The parking and other essential services mentioned in clause a (ii) will be free of FSI.

The Development of a notified Integrated Logistic Park shall be completed within 5 years from date of Letter of Intent (LOI) by Directorate of Industries. The extension to time limit upto a minimum of one year at a time and not more than 3 times may be granted on merits. Directorate of Industries will be the registering agency for all integrated logistic parks. The procedure adopted for issue of letter of intent and registration would be in line with that adopted under the Integrated Industrial Area. The developer of Integrated Logistic Park will have to develop the infrastructure and create and maintain the facilities. Such facilities can be hired / leased / rented or put to own use by the Developer.

(ii) Logistic Park (LP):-

Logistics Park / building with a minimum of 20000 sq. feet Built up Area with base FSI will be designated as Logistic Park (LP). The 80% of the total area notified as 'Logistic Park' should be used for providing logistic services (mentioned in clause a (i)), and up to 20% of the remaining area will be permitted for support services and common facilities mentioned in clause a (iii) and a (iv) excluding MCGM/PMC and TMC. Logistic Parks will be allowed applicable FSI or 1, whichever is higher.

The Development of a notified Logistic Park shall be completed within 3 years from date of issue of Letter of Intent (LOI) by Directorate of Industries. The extension to time limit upto a minimum of one year at a time and not more than 3 times may be granted on



merits. Directorate of Industries will be the registering agency for all logistic parks. The procedure adopted for issue of letter of intent and registration would be in line with that adopted under the IT / ITES Policy 2015. The developer of Logistic Park will have to develop the infrastructure and create and maintain the facilities. Such facilities can be hired / leased / rented or put to own use by the Developer.

d) Up to 200% Additional FSI for Integrated Logistics Park & Logistics Park:-

For Integrated Logistic Parks & Logistic Park one or permissible basic FSI whichever is more will be applicable to the lands included in industrial / commercial zones. Additional FSI up to 200% will be admissible over the base FSI for development of Integrated Logistic Park & Logistics Park with or without premium as follows:-

Sr.No.	Location of Parks (As defined under PSI 2013)	Premium
1	No industries district and Naxalism affected areas	Nil
2	Areas other than PMC, TMC, MCGM, Kalyan-Dombivali, Mira-Bhayender, Panvel, Ulhasnagar, Ambernath, Navi Mumbai Municipal Corporation, NID and Naxalism Affected Areas	10%
3	PMC, TMC, MCGM, Kalyan-Dombivali, Mira-Bhayender, Panvel, Ulhasnagar, Ambernath, Navi Mumbai Municipal Corporation	15%

Note: However premium charged will be limited up to the demand made by the developer for additional FSI.

e) Higher Ground Coverage:-

Integrated logistic parks shall be allowed higher ground coverage up to 75% (Subject to setback and fire safety regulations and existing FSI norms being followed)

f) Relaxation in Zone Restrictions:-

Considering the need for logistic park for Agriculture, Industrial or even Commercial activities, logistic facilities will be permitted in any zone across the state. Excluding industrial zone, if there is need of zone conversion, then the zone conversion premium will be charged at 15% of prevailing ready reckoner (ASR) land rate.

g) Relaxation in Height Restrictions:-

For Integrated Logistic Park & Logistic Park after taking in to consideration the fire safety requirements, the height restrictions as per the provisions of the National Building Code on multi-level stacking for open container yards would be relaxed if applicable to ensure optimum space utilization. As per the capacity of the fire department & availability of road width maximum height of the building will be admissible up to 24 meters.

In order to make logistic activities affordable the excess height of the floor as per the requirement will not be calculated, considered for additional FSI. The proposal for the floor details for each floor height and stacking of material in the building, will be placed before



Empowered Committee under the Chairmanship of the Chief Secretary & operational guidelines will be issued only after approval of the committee.

b) The Maharashtra Industrial Development Corporation shall be the Special Planning Authority for such development across the state. The other aspects shall be as per Maharashtra Logistics Park Policy-2018 published by Industry, Energy & Labour department vide Government resolution No. मा.औ.पो-१९१६/प्र.क्र.२२१/उद्योग-२, दि.१४/०२/२०१८.

