

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना  
अधिनियम, १९६६  
महाराष्ट्र औद्योगिक विकास महामंडळाच्या सुधारीत  
विकास नियंत्रण नियमावलीमध्ये लॉजिस्टिक पार्क  
विकसनाचे नियम समाविष्ट करणेकरीता कलम-  
३७(१कक) (क) खालील सूचना...

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई-३२  
दिनांक: १३/०६/२०१८.

शासन निर्णय क्र. टिपीएस-१८१८/अनौसं/१३/प्र.क्र.१०५/१८/नवि-१३.

शासन निर्णय :- सोबतची सूचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द  
करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(स.भ.पवार)

अवर सचिव, महाराष्ट्र शासन

प्रत,

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

प्रति,

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-४११ ००१.
- २) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ३) सह संचालक, नगर रचना, कोकण विभाग, नवी मुंबई.

/-त्यांना विनंती करण्यात येते की, सोबतची सूचना शासनाच्या दि.१३/०९/२०१० रोजीच्या  
परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर  
कार्यवाही करावी.

१	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई-३२.
२	जाहिरात कोणत्या दिनांकापर्यंत द्यावयाची आहे.	तात्काळ
३	प्रसिध्दीचे स्वरूप	स्थानिक
४	कोणत्या जिल्ह्यामध्ये	सर्व विभागाच्या स्तरावर.

५	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात
७	कितीवेळा	एकदा
८	जाहिरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्या कार्यालयाचे नांव व संपूर्ण पत्ता	मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, मुंबई.

- ४) उप संचालक, नगर रचना तथा उप सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ५) सह संचालक, नगर रचना, अंमलबजावणी कक्ष / मुल्यांकन / पुणे / नाशिक / नागपूर / औरंगाबाद / अमरावती विभाग.
- ६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.  
/-त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करून त्याच्या १०० प्रती नगर विकास विभागास उपलब्ध करून द्याव्यात.
- ७) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.  
/-त्यांना विनंती करण्यात येते की, सोबतची सूचना या विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- ८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.  
/-त्यांना विनंती करण्यात येते की, सदरची सूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.
- ९) निवड नस्ती (नवि-१३).

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02/11/14



## NOTICE

GOVERNMENT OF MAHARASHTRA  
Urban Development department,  
Mantralaya, Mumbai 400032.  
Date :13/06/2018

No.TPS-1818/UOR/13/C.R.105/18/UD-13: Whereas, the Maharashtra Industrial Development Corporation is deemed to have been appointed as the Special Planning Authority (hereinafter referred to as "the said Authority"), by virtue of the provisions of sub section-1A of Section-40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") over any area where Chapter VI of the Maharashtra Industrial Development Corporation Act, 1961 applies or any other area comprising government land transferred to the Maharashtra Industrial Development Corporation (hereinafter referred to as "MIDC");

And whereas, the said Authority has revised the Development Control Regulations (hereinafter referred to as "the said Regulations ") which have been sanctioned by the Government in the Urban Development Department vide Notification No.TPB/4308/465/CR-64/08/UD-11, dated 31<sup>st</sup> August 2009 so as to take effect from 24<sup>th</sup> September 2009;

And whereas, the Government in Industry, Energy and Labour Department has declared the Maharashtra's Logistics Parks Policy-2018 vide Resolution No.माजौद्यो/2016/प्र.क्र.221/उद्योग-2, dated 14<sup>th</sup> February 2018, wherein the State Government has announced its decision to permit up to 200% additional F.S.I. by charging premium, Higher Ground Coverage, Relaxation in Zone Restrictions, Relaxation in height Restrictions etc;

And whereas, in accordance with the provisions of Maharashtra's Logistics Parks Policy-2018, it is necessary to carry out urgently a suitable modification to incorporate certain new regulations in the said regulations, which is more specifically described in the Annexure-A appended hereto (hereinafter referred to as "the said modification");

Now therefore, in exercise of the powers conferred under Section 37 (IAA) of the said Act, the Government finds, it expedient to publish a Notice for the said modification thereby inviting suggestions / objections from the general public within a period of thirty days from the date of publication of this Notice. Suggestions / objections shall be forwarded to the Joint Director of Town Planning, Konkan Division, having his office at Room No.305, 3<sup>rd</sup> Floor, Konkan Bhavan, CBD-Belapur, Navi Mumbai 400 614. who is being appointed as an Officer under Section 162 (1) of the said Act to hear suggestions / objections and to submit report to the Government by completing the procedure as mentioned in Section 37 (IAA) of the said Act.

Note:- A) The Proposed modification shall be made available for inspection to the general public during office hours on all working days at the following offices:-

1. Chief Executive Officer, MIDC. Udyog Sarathi, Mahakali Caves Road, Andheri East. Mumbai - 400093.



2. Joint Director of Town Planning, Konkan Division, Room No.305, 3<sup>rd</sup> Floor, Konkan Bhavan, CBD-Belapur, Navi Mumbai 400 614.

B) This Notice shall also be published on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम)

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



(R.M.Pawar)

Under Secretary to Government

## सूचना

महाराष्ट्र शासन  
नगर विकास विभाग  
मंत्रालय, मुंबई ४०००३२  
दिनांक - १३/०६/२०१८

क्रमांक : टिपीएस-१८१८/अनौसं/१३/प्र.क्र.१०५/१८/नवि-१३ : ज्याअर्थी, महाराष्ट्र प्रादेशिक 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 याचा 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;

आणि ज्याअर्थी, महाराष्ट्राचे लॉजिस्टिक पार्क धोरण-२०१८ ची परिणामकारक रितीने अंमलबजावणी होण्यासाठी काही नवीन तरतूदी सोबतच्या परिशिष्ट 'अ' मध्ये नमूद केल्याप्रमाणे उक्त नियमावलीमध्ये समाविष्ट करणे आवश्यक आहे. असे शासनाचे मत झालेले होते (यापुढे याचा उल्लेख "उक्त फेरबदल" असा केलेला आहे);

त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१ कक) अन्वये प्रदत्त असलेल्या अधिकारानुसार शासन याद्वारे वर नमूद "उक्त फेरबदल" प्रस्तावासंदर्भात आम जनतेकडून सूचना / हरकती मागविण्यासाठी नोटीस प्रसिध्द करित आहे. प्रस्तावित फेरबदलासंदर्भात काही सूचना / हरकती असल्यास त्या त्यांनी नोटीस महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसांच्या आत सहसंचालक, नगर रचना, कोकण विभाग, रुम नं.३०५, ३ रा मजला, कोकण भवन, सी.बी.डी. बेलापूर, नवी-मुंबई.४००६१४, यांच्याकडे लेखी स्वरूपात पाठवाव्यात. सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांना प्राप्त होणाऱ्या सूचना / हरकत अनुषंगाने सुनावणी देण्याकरिता तसेच उक्त अधिनियमाच्या कलम ३७ (१ कक) अन्वये विहित केलेली कार्यवाही पूर्ण करून प्रस्ताव शासनास सादर करण्याकरिता उक्त अधिनियमातील कलम १६२ (१) अन्वये अधिकारी म्हणून नियुक्ती करण्यात येत आहे.



10/11/18

टिप:- अ) प्रस्तुतची सूचना त्यासोबतच्या प्रस्तावित फेरबदला सह माहितीकरीत अर्थसंचालकाचे कार्यालयाला दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध करणयात यावी.

१) मुख्य कार्यकारी अधिकारी, महाराष्ट्र औद्योगिक विकास महामंडळ, उद्योग वसाही महामंडळ, गुफा रोड, अंधेरी (पूर्व), मुंबई-४०००९३.

२) सहसंचालक, नगर रचना, कोकण विभाग, रुम नं.३०५, ३ रा मजला, कोकण भवन, सी.बी.डी. बेलापूर, नवी.मुंबई.४००६१४.

ब) सदरहू सूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कार्यदे व नियम) व वेबसाइटवर देखील प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(रा.म.पट्टार)

अवर सचिव, महाराष्ट्र शासन

## 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. माऔधो-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 a (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 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.



1/1/11

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

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, NHD 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 staking 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.

h) 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 Energy & Labour department vide Government resolution No. माओधो-२९२६/२०१८ दि.२४/०२/२०१८.