



The Regularisation of Unauthorised Developments in The City of Ulhasnagar
Act, 2006

Act 9 of 2006

Keyword(s):

Commissioner, Designated Authority, Unauthorised Development

Amendment appended: 9 of 2023

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महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

शुक्रवार, एप्रिल २१, २००६/वैशाख १, शके १९२८

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग आठ

महाराष्ट्र विधानमंडळाचे अधिनियम व राज्यपालांनी प्रख्यापित केलेले अध्यादेश व केलेले विनियम आणि विधि व न्याय विभागाकडून आलेली विधेयके (इंग्रजी अनुवाद).

In pursuance of clause (3) of article 348 of the Constitution of India, the following translation in English of the Regularisation of Unauthorised Developments in the City of Ulhasnagar Act, 2006 (Mah. IX of 2006), is hereby published under the authority of the Governor.

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

A. M. SHINDEKAR,
Secretary to Government,
Law and Judiciary Department.

MAHARASHTRA ACT No. IX OF 2006.

(First published, after having received the assent of the Governor, in the "Maharashtra Government Gazette" dated the 21st April 2006)

An Act to regularise unauthorised developments in the City of Ulhasnagar and for matters connected therewith or incidental thereto.

WHEREAS there has been unauthorised developments in the City of Ulhasnagar on the large scale ;

AND WHEREAS such unauthorised developments were liable to be removed and pulled down ;

AND WHEREAS by removal and pulling down of such unauthorised developments hardship to a large number of people was likely to be caused ;

(२८७)

AND WHEREAS it was expedient to have a law to provide for regularisation of certain unauthorised developments in the City of Ulhasnagar and for matters connected therewith or incidental thereto ;

AND WHEREAS both Houses of the State Legislature were not in session ;

AND WHEREAS the Governor of Maharashtra was satisfied that circumstances existed which rendered it necessary for him to take immediate action to make a law, for the purposes hereinafter appearing ; and, therefore, promulgated the Regularisation of Unauthorised Developments in the City of Ulhasnagar Ordinance, 2006, on the 14th January 2006 ;

Mah.
Ord. I
of
2006.

AND WHEREAS it is expedient to replace the said Ordinance by an Act of the State Legislature; it is hereby enacted in the Fifty-seventh Year of the Republic of India as follows :—

Short
title and
commence-
ment.

1. (1) This Act may be called the Regularisation of Unauthorised Developments in the City of Ulhasnagar Act, 2006.

(2) It shall be deemed to have come into force on the 14th January 2006.

Definitions.

2. (1) In this Act, unless the context requires otherwise,—

(a) "Commissioner" shall have the meaning assigned to it in clause (9) of section 2 of the Bombay Provincial Municipal Corporations Act, 1949 ;

(b) "Designated Authority" means the Designated Authority appointed under sub-section (5) of section 3 ;

(c) "prescribed" means prescribed by rules made under this Act ;

(d) "unauthorised development" means the development carried out, without obtaining the permission of the authority competent to give such permission or in contravention of the permission.

Bom.
LIX of
1949.

(2) Words and expressions used but not defined herein shall have the respective meanings assigned to them in the Maharashtra Regional and Town Planning Act, 1966, or the Bombay Provincial Municipal Corporations Act, 1949.

Mah.
XXXVII
of 1966.
Bom.
LIX of
1949.

Regularisa-
tion of
unauthorised
develop-
ments.

3. (1) Notwithstanding anything contained in the Maharashtra Regional and Town Planning Act, 1966 or the Bombay Provincial Municipal Corporations Act, 1949 or any rules, regulations or bye-laws made thereunder (hereinafter referred to as "the relevant law"), unauthorised developments carried out in the City of Ulhasnagar, before the 1st January 2005, shall be regularised in accordance with the provisions of this Act.

Mah.
XXXVII
of 1966.
Bom.
LIX of
1949.

(2) (a) A notice issued to a person under the relevant law at any time before the 1st January 2005, requiring such person to remove, pull down or alter unauthorised development carried out, owned or occupied by him ; or

(b) any order issued or decision taken under the relevant law at any time before the date of commencement of this Act, directing removal, pulling down or alteration of unauthorised development carried out or discontinuance of any use of land or building owned or occupied by a person,

shall, unless and until such notice, order or decision stands revived under sub-section (7), be deemed to have stood suspended on the date of commencement of this Act.

(3) (a) Notwithstanding anything contained in the relevant law or in the order issued or the decision taken under such law, directing removal, pulling down or alteration of unauthorised development, or discontinuance of any use of land or building, the Designated Authority, either on the basis of information available with it or on an application made to it, is of the opinion that, unauthorised development carried out in the City of Ulhasnagar before the 1st January 2005 may, having regard to the provisions of section 4, be regularised, it may, within such period and in such manner as may be prescribed, serve on such person a notice requiring him within such period not being less than a month as may be specified therein to comply with requisitions made under section 4 and to deposit the compounding fees determined in accordance with the Table below and the development charges leviable under section 124B of the Maharashtra Regional and Town Planning Act, 1966.

Mah.
XXXVII
of 1966.

TABLE OF FEES

Category of unauthorised development (1)	Compounding fees per square meter (2)
A. For uses other than commercial,—	
(1) Margins and set-backs	10% of the market value of land as per Ready Reckoner.
(2) Floor Space Index	20% of the market value of land as per Ready Reckoner.
(3) Covered projection	10% of the market value of land as per Ready Reckoner.
(4) Change of use	10% of the market value of land as per Ready Reckoner.
(5) Common plot and consolidated open plot	10% of the market value of land as per Ready Reckoner.
(6) Height of building	Rupees two thousand per running meter over and above the permissible height of building.
(7) Parking deficiency	10% of the market value of land as per Ready Reckoner.
(8) Other than items (1) to (7) above	As the State Government may, by general or special order, notify.
B. For commercial use,—	
	(i) Two times of the fees specified for use mentioned in clause A for ground floor and first floor.
	(ii) One and half times of the fees specified for use mentioned in clause A for floors other than those specified in item (i).
C. In land measuring not exceeding one hundred square meters	
	Fifty per cent. of the fees specified for use mentioned in clause A or, as the case may be, clause B.

(b) The Designated Authority shall, as soon as may be, after service of notice to a person under clause (a), cause the substance thereof to be published for the information of the general public, in such manner as may be prescribed.

(4) (a) Upon the compliance of requisitions made under section 4 and on the payment of compounding fees and development charges under sub-section (3), such development shall cease to be unauthorised and the Designated Authority shall issue a certificate to that effect. If the Designated Authority decides not to regularise the unauthorised development, the decision shall be communicated to the person concerned.

(b) (i) The Designated Authority shall, constitute a committee of experts, consisting of three persons, who, in the opinion of the Designated Authority, have knowledge of, and experience in, structural engineering, fire fighting and town planning, respectively ;

(ii) the Designated Authority shall, before receiving the fees and development charges and issuing the certificate under clause (a), consult the committee constituted under sub-clause (i), on the question as to whether the person has complied with the fire safety measures and structural stability requirements, as per the National Building Code and the Indian Standard Specifications for the time being in force ; and it shall be the duty of the committee to advise the Designated Authority on the question so referred ;

(iii) the Committee shall follow such procedure for disposal of its business as may be determined by the Designated Authority.

(5) The State Government may, by notification in the *Official Gazette*, appoint the Commissioner or an officer not below the rank of Deputy Secretary to Government to be the Designated Authority, for the purposes of exercising the powers and discharging the duties under this Act and different Designated Authorities may be appointed for different areas of the City as may be specified in the notification. The Designated Authority shall receive such monthly salary and allowances from the Municipal Fund of the Municipal Corporation of the City of Ulhasnagar, as the State Government may, from time to time, determine.

(6) Any amount deposited by a person with the Municipal Corporation of the City of Ulhasnagar against unauthorised development shall be set-off against the fees to be paid by him under sub-section (4).

(7) Where no notice is served upon a person under sub-section (3) within the period prescribed under that sub-section or where a notice is served upon a person under sub-section (3) but a certificate is not obtained by him under sub-section (4) within such period as may be prescribed, the notice, order or, as the case may be, the decision referred to in sub-section (2) shall stand revived.

Circumstances
in which
unauthorised
development
may or may
not be
regularized.

4. (1) An unauthorised development shall not be regularised under sub-section (3) of section 3, if it is carried out on,—

(i) land under alignment of existing public roads or an internal road, of approved layout ;

(ii) water courses and water bodies like tank beds, river beds, natural drainage and such other places ; and

(iii) areas earmarked for the purpose of obnoxious and hazardous industrial development.

(2) Unauthorised development may not be regularised if it is inconsistent with,—

(a) fire safety measures under the relevant law ; and

(b) structural stability requirements as per the National Building Code and the Indian Standard Specifications (prescribed by the Bureau of Indian Standards) for the time being in force :

Provided that, if the applicant furnishes to the Designated Authority, a certificate from the Chief Fire Officer of the Municipal Corporation of the City of Ulhasnagar or the structural engineer authorised by it certifying compliance of provisions of clause (a) or (b), as the case may be, unauthorised development may be regularised.

(3) (a) The Designated Authority may regularise any unauthorised development in respect of the following matters, namely :—

- (i) Margins and setbacks ;
- (ii) Floor Space Index (F.S.I.) ;
- (iii) Covered projection ;
- (iv) Change of use ;
- (v) A common plot and a consolidated open plot ;
- (vi) Height of a building ;
- (vii) Parking deficiency :

Provided that, the Designated Authority shall not regularise unauthorised developments having Floor Space Index (F.S.I.) more than 4.00 and projections beyond plot boundary and the change of use which in the opinion of the Designated Authority may cause danger to health or lead to hazard.

(b) The Designated Authority may regularise any unauthorised development, in so far as sanitary facilities are concerned, on providing necessary sanitary facilities by the applicant, as may be directed by the Designated Authority.

(4) Notwithstanding anything contained in clause (b) of sub-section (2), the Designated Authority may, for the purpose of regularisation, direct making of provisions in the unauthorised development as follows, namely :—

(a) in the case of buildings with 100 per cent. built-up area with no space for water storage tank and installation of fire pumps and no provision of alternate means of escape or no provision for fixed fire fighting installations, the Designated Authority may, in consultation with the Chief Fire Officer of the Municipal Corporation of the City of Ulhasnagar, direct the person to provide such fire safety measures as may be specified in the direction within a period of three months from the date of such directions ;

(b) in the case of buildings where no space is available within the complex in which they are situated for the construction of underground water storage tank and installation of fire pumps but adequate means of escapes are available, the Designated Authority

may direct the person to provide common water storage tank and fire pumps in such complex at suitable location within a period of three months from the date of direction ;

(c) in the case of high rise buildings having height of fifteen meters or exceeding fifteen meters, the Designated Authority may permit a person to install diesel generating set instead of electric supply to the main fire pump within a period of three months.

Conse-
quences of
regularisa-
tion.

5. (1) Notwithstanding anything contained in any other law for the time being in force, the unauthorised development on being regularised, shall be deemed to have been exempted under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 from the provisions of Chapter III of the said Act, the Government land under encroachment shall be deemed to have been transferred in favour of encroachers, subject to the payment of price of land, as may be determined by the Collector of District of Thane, and stand converted to non-agricultural use for all purposes of the Maharashtra Land Revenue Code, 1966, subject to the payment of non-agricultural assessment and the other statutory terms and conditions, if any, of such conversion and the provisions of the Development Plan or the Regional Plan, as the case may be, shall so far as such development is concerned, stand modified or relaxed, to the extent of regularisation.

33 of
1976.

Mah.
XLI of
1966.

(2) On such regularisation of unauthorised development under section 3, all court cases or other proceedings, filed by the Municipal Corporation of the City of Ulhasnagar and pending in any court in so far as they relate to such unauthorised development, shall abate.

Appeals.

6. (1) Any person aggrieved by the order or decision of the Designated Authority under clause (a) of sub-section (4) of section 3 may, within thirty days from the date of the receipt of the order, prefer an appeal to an Appellate Officer, who shall be a person who has held the office of District Judge or Secretary to the Government of Maharashtra, for a period not less than one year and appointed in this behalf by the State Government :

Provided that, the Appellate Officer may entertain the appeal after the expiry of the said period of thirty days if he is satisfied that the appellant was prevented by sufficient cause from filing the appeal in time.

(2) On receipt of an appeal under sub-section (1), the Appellate Officer may, after giving the appellant an opportunity of being heard, pass an order confirming, modifying or canceling the order appealed against.

(3) The decision of the Appellate Officer shall be final and shall not be questioned in any court of law.

(4) No appeal under this section shall be entertained by the Appellate Officer unless it is accompanied by a Court fee stamp of one hundred rupees.

(5) The Appellate Officer shall receive from the Municipal Fund of the Municipal Corporation of the City of Ulhasnagar, such monthly salary and allowances as the State Government may determine, from time to time.

7. Subject to the rules made under this Act, all fees received under this Act shall be credited to a fund which shall be called the Infrastructure Development Fund and which shall be held by the Designated Authority in trust for the purpose of augmentation, improvement or creation of an infrastructure facility.

Constitution of Infrastructure Development Fund.

8. (1) No suit, prosecution or other legal proceedings shall lie against any officer or authority for anything which is in good faith done or intended to be done in pursuance of this Act or any rules made thereunder.

Protection of action taken in good faith.

(2) No suit or other legal proceedings shall lie against the State Government or any officer or authority for any damage caused or likely to be caused by anything which is in good faith done or intended to be done in pursuance of this Act or any rules made thereunder.

9. For the removal of doubt, it is hereby declared that regularisation of unauthorised development under this Act shall be without prejudice to any civil or the criminal liability to which a person may be subject to under any other law for the time being in force.

Removal of doubt.

10. (1) The State Government may issue, from time to time, directions to the Municipal Corporation of the City of Ulhasnagar, as it may deem fit for giving effect to the provisions of this Act and it shall be the duty of the Corporation to comply with such directions.

Power of the State Government to give directions.

(2) If in, or in connection with, the exercise of its powers and discharge of its functions by the Designated Authority under this Act dispute arises between the Designated Authority and the Municipal Corporation of the City of Ulhasnagar, the dispute shall be referred to the State Government and the decision of the State Government thereon shall be final.

11. (1) The State Government may, by notification in the *Official Gazette*, make rules for carrying out the purposes of this Act.

Power to make rules.

(2) Except when the rules are made for the first time, all rules made under this Act shall be subject to the condition of previous publication.

(3) In particular and without prejudice to the generality of the foregoing provisions, such rules may provide for all or any of the following matters, namely:—

(i) the period within which and the manner in which a notice shall be served under sub-section (3) of section 3 and the manner of publication of substance of notice under clause (b) of that sub-section ;

(ii) any other matter, which is to be or may be prescribed.

(4) Every rule made under this Act shall be laid, as soon as may be, after it is made, before each House of the State Legislature while it is in session for a total period of thirty days which may be comprised in one session or in two or more successive sessions, and if, before the expiry of the session in which it is so laid or the session or sessions immediately following, both Houses agree in making any modification or both Houses agree that the rule should not be made, and notify such decision in the *Official Gazette*, the rule shall, from the date of publication of such notification, have effect only in such modified form or be of no effect, as the case may be; so, however, that any such modification or annulment shall be without prejudice to the validity of anything previously done or omitted to be done under that rule.

Repeal of
Mah. Ord.
I of 2006
and saving.

12. (1) The Regularisation of Unauthorised Developments in the City of Ulhasnagar Ordinance, 2006, is hereby repealed.

Mah.
Ord. I
of 2006.

(2) Notwithstanding such repeal, anything done or any action taken (including any notification issued) under the said Ordinance shall be deemed to have been done, taken or issued, as the case may be, under the corresponding provisions of this Act.



महाराष्ट्र शासन राजपत्र

असाधारण भाग आठ

वर्ष ९, अंक ५(२)]

शुक्रवार, जानेवारी १३, २०२३/पौष २३ शके १९४४

[पृष्ठ २, किंमत : रुपये २७.००

असाधारण क्रमांक ९

प्राधिकृत प्रकाशन

महाराष्ट्र विधानमंडळाचे अधिनियम व राज्यपालांनी प्रख्यापित केलेले अध्यादेश व केलेले विनियम आणि विधि व न्याय विभागाकडून आलेली विधेयके (इंग्रजी अनुवाद).

In pursuance of clause (3) of article 348 of the Constitution of India, the following translation in English of the Regularisation of Unauthorised Developments in the City of Ulhasnagar (Amendment) Act, 2022 (Mah. Act No. IX of 2023), is hereby published under the authority of the Governor.

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

SATISH WAGHOLE,

I/c. Secretary (Legislation) to Government,
Law and Judiciary Department.

MAHARASHTRA ACT No. IX OF 2023.

(First published, after having received the assent of the Governor in the “*Maharashtra Government Gazette*”, on the 13th January 2023).

An Act to amend the Regularisation of Unauthorised Developments in the City of Ulhasnagar Act, 2006.

IX of 2006. **WHEREAS** it is expedient to amend the Regularisation of Unauthorised Developments in the City of Ulhasnagar Act, 2006 for the purposes hereinafter appearing; it is hereby enacted in the Seventy-third Year of the Republic of India, as follows :—

1. This Act may be called the Regularisation of Unauthorised Short title. Developments in the City of Ulhasnagar (Amendment) Act, 2022.

Amendment of section 3 of Mah. IX of 2006. **2.** In section 3 of the Regularisation of Unauthorised Developments in the City of Ulhasnagar Act, 2006 (hereinafter referred to as “the principal Act”), in sub-section (3), in clause (a),—

Mah. IX of 2006.

(1) for the words “determined in accordance with the Table below”, the words “as may be prescribed” shall be substituted;

(2) TABLE OF FEES shall be deleted.

Amendment of section 4 of Mah. IX of 2006. **3.** In section 4 of the principal Act, in sub-section (3), in clause (a), in the proviso, for the words, letters, brackets and figures “Floor Space Index (F. S. I.) more than 4.00”, the words, brackets and letters “Floor Space Index (F. S. I.) more than the Floor Space Index (F. S. I.) as specified in the Unified Development Control and Promotion Regulations for Maharashtra as applicable to the Municipal Corporation of City of Ulhasnagar” shall be substituted.