

UDCPR 2020: definitions and permission procedure

Free study notes · 1 note · 25 Oct 2026

Free study material from Medha AI. For notes, practice, mock tests and previous papers for your exam, start free at **app.medhaai.in**.

1 UDCPR 2020: policy history, applicability (Reg 1.1), structure and removal of difficulties (Reg 1.10)

The Unified Development Control and Promotion Regulations (UDCPR) replaced dozens of separate building rules with one set for almost every Planning Authority and Regional Plan area in Maharashtra, except Greater Mumbai and a short list of special areas.

Core facts

- **Full name:** Unified Development Control and Promotion Regulations for Maharashtra (Reg 1.0). Short form: **UDCPR**.
- **Sanctioned** by the State Government under **s.37(1AA)(c)** (Development Plans) and **s.20(4)** (Regional Plans) of the MRTP Act, 1966, by notification dated **2 December 2020**.
- **Directives under s.154** of the MRTP Act were issued the same day.
- **Reg 1.2 – Commencement:** in force from the date of the notification in the **Official Gazette**. All earlier DCRs and special regulations then **cease to operate**.
- **Reg 1.1 – Extent:** all Planning Authorities and Regional Plan areas **except**:
 - **Municipal Corporation of Greater Mumbai (MCGM)**, and other Planning, Special Planning or Development Authorities within MCGM limits
 - **MIDC, NAINA, Jawaharlal Nehru Port Trust (JNPT)**
 - **Hill Station Municipal Councils**, and the **Chikhaldara** notified area (added in 2021)
 - **Eco-sensitive / eco-fragile regions** notified by MoEF&CC
 - **Lonavala Municipal Council**
- **Reg 1.1(ii):** UDCPR also applies in **Town Planning Scheme** areas. Permission may still be granted fully under the TPS's own regulations.
- **Reg 1.10 – Removal of difficulties:** the **State Government**, by order in the **Official Gazette**. No such order after **one year** from commencement.
- **15 chapters** plus Appendices **A to M**.

Explained

Chapter plan of the UDCPR

Chapter	Subject
1	Administration (title, extent, definitions, savings)
2	Development permission and commencement certificate
3	General land development requirements (sites, access, layouts, open space, amenity, inclusive housing)
4	Land use classification and permissible uses

Chapter	Subject
5	Additional provisions for Regional Plan areas
6	General building requirements: setback, marginal distance, height, permissible FSI
7	Higher FSI for certain uses
8	Parking, loading and unloading spaces
9	Requirements of parts of buildings
10	City-specific regulations
11	Acquisition and development of reserved sites (AR, TDR, RCC)
12	Structural safety, water supply, drainage, sanitation, outdoor display
13	Special provisions for certain buildings (barrier-free access and others)
14	Special schemes (ITP, TOD, PMAY, slum rehabilitation, urban renewal and others; tourism added as 14.14 in 2026)
15	Regulations for special activities / plans (quarrying, mobile towers and others; in-building telecom infrastructure added as 15.5 in 2025)

Who is the "Authority"? (Reg 1.3, definition 14)

Area	Authority
Municipal Corporation	Municipal Commissioner (or officer he appoints)
Municipal Council	Chief Officer
Zilla Parishad	Chief Executive Officer
SPA, New Town or Area Development Authority	Chief Executive Officer
Metropolitan Region Development Authority	Metropolitan Commissioner
Regional Plan area	Collector of the District
Gaothan (s.2(10) MLRC)	Village Panchayat

Reg 1.4 – Applicability

- Applies to development, redevelopment, erection, re-erection, change of user and additions or alterations.
- **Part construction:** only to the extent of the work involved.
- **Change of occupancy:** to all parts of the building affected by the change.
- **Sub-division or amalgamation:** to the whole area under layout. If an existing layout is altered, only to the altered part.
- **Revised permission:** allowed if third-party interests are not harmed (consent under RERA where needed). The old plans are stamped "**SUPERSEDED**".
- **Exclusions:** a lawfully established existing use may continue unless the building is unsafe.

Reg 1.5 – Savings

- Permissions granted, or proposals on which action was taken, under the old rules stay valid.
- "Action taken" includes a letter demanding development and other charges after in-principle approval.
- An old permission **lapses** if work has not started and it is not renewed within its **one-year** validity. Renewals are year to year, up to **three years** in all.
- The owner may (a) finish the project under the old rules **in toto**, or (b) seek **revised permission** under UDCPR while the occupancy certificate is not fully granted. Charges already paid are adjusted; **no refund**.
- Minor amendments at occupancy stage: internal changes and up to **5%** change in built-up area or dimensions per floor, within the FSI then permissible.

Common traps

✗ "UDCPR applies to the whole of Maharashtra including Mumbai." ✓ **MCGM is excluded**; Greater Mumbai has its own regulations. MIDC, NAINA, JNPT, hill station councils, Lonavala and notified eco-sensitive regions are also excluded.

✗ "UDCPR does not apply in Town Planning Scheme areas." ✓ It **does apply** (Reg 11(ii)); permission may still be given wholly under the TPS regulations.

✗ "UDCPR was sanctioned under s.31 of the MRTP Act." ✓ Under **s.37(1AA)(c)** and **s.20(4)**, notification of **2 December 2020**.

✗ "Removal of difficulties orders can be issued by the Director of Town Planning at any time." ✓ By the **State Government**, by Gazette order, within **one year** of commencement (Reg 110).

✗ "In a Regional Plan area the Authority is the Divisional Joint Director of Town Planning." ✓ It is the **Collector**. In a gaathan it is the **Village Panchayat**.

✗ "If English and Marathi versions differ, Marathi prevails." ✓ The **English** version prevails (Reg 19(vii)).

Quick revision

- UDCPR sanctioned 2 December 2020 under MRTP s.37(1AA)(c) and s.20(4).
- Reg 11 exclusions: MCGM, MIDC, NAINA, JNPT, hill station councils, Chikhaldara, eco-sensitive regions, Lonavala.
- Applies in TPS areas too, without barring TPS-based permission.
- Reg 12: in force from Gazette date; old DCRs cease.
- Authority: Commissioner (MC), Chief Officer (Council), Collector (RP area), Village Panchayat (gaathan).
- Reg 15: old permissions saved; lapse if not renewed in one year; renewals up to three years.
- Reg 18: premium uses ASR of the year of permission.

- Reg 1.9: State Government's interpretation is final; English prevails.
- Reg 1.10: State Government, Gazette order, within one year.
- 15 chapters; Appendices A to M.