

**L. A. BILL No. XX OF 2023.**

*A BILL*

*further to amend the Maharashtra Regional and  
Town Planning Act, 1966.*

5 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 further to amend the Maharashtra Regional and Town Planning Act,  
1966, for the purposes hereinafter appearing ; and, therefore, promulgated  
10 the Maharashtra Regional and Town Planning (Amendment) Ordinance, 2023  
on the 19th June 2023;

Mah.  
XXXVII  
of 1966.  
Mah.Ord.  
10 III of  
2023.

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

15 1. (1) This Act may be called the Maharashtra Regional and Town Planning (Amendment) Act, 2023. Short title and commencement.

(2) It shall be deemed to have come into force on the 19th June 2023.

Amendment of section 30 of Mah. XXXVII of 1966.	<b>2.</b> In section 30 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the principal Act”), in sub-section (I), in the proviso, in clause (ii), for the words “in case of Municipal Corporation” the words “in case of Municipal Corporation or Planning Authority, as the case may be,” shall be substituted.	Mah. XXXVII of 1966.  5
Repeal of Mah. Ord. III of 2023 and saving.	<b>3.</b> (1) The Maharashtra Regional and Town Planning (Amendment) Ordinance, 2023, is hereby repealed.  (2) Notwithstanding such repeal, anything done or any action taken (including any notification or order issued) under the corresponding provisions of the principal Act, as amended by the said Ordinance, shall be deemed to have been done, taken or, as the case may be, issued under the corresponding provisions of the principal Act, as amended by this Act.	Mah. Ord. III of 2023.  10

## STATEMENT OF OBJECTS AND REASONS

The Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) is enacted to make provisions for planning the development and use of land in the regions established under the said Act. Chapter III of the said Act provides for the procedure to be followed for declaration of intention, preparation, submission and sanction to Development Plan with a view to ensure that the Town Planning Schemes are made in proper manner and their execution is made effective.

2. The said Act provides for a time-bound programme for all the planning process and if the Planning Authority fails to make the planning within the specified period, the entire process of planning may get lapsed.

3. Section 30 of the said Act provides that, every Planning Authority shall submit the draft Development Plan to the State Government for sanction within a period of six months from the date of publication of the notice in the *Official Gazette*, regarding its preparation under section 26. The proviso to said section 30 provides that, such period may be extended by twenty-four months in the aggregate, in case of Municipal Corporation having population of one crore or more ; and twelve months in the aggregate, in case of Municipal Corporation having population of ten lakhs or more but less than one crore.

4. It was noticed that, for the Planning Authorities having population of ten lakhs or more but less than one crore, it became difficult to submit the draft Development Plan to the State Government for sanction within extended period of six months as provided under clause (iii) of the proviso to sub-section (1) of said section 30 and there was possibility that the process of preparation and sanction of draft Development Plan under Chapter III would have get lapsed due to short period and ultimately this would have affected the development process of areas within the jurisdiction of such Planning Authorities.

It was, therefore, necessary to extend the period for submission of draft Development Plan by Planning Authority to the State Government from six months to twelve months in the aggregate, as applicable to the Municipal Corporation having population of ten lakhs or more but less than one crore, so as to complete the process under Chapter III of the said Act within time. The State Government, therefore, considered it expedient to amend section 30 of the Maharashtra Regional and Town Planning Act, 1966, suitably.

5. As both Houses of the State Legislature were not in session and the Governor of Maharashtra was satisfied that circumstances existed which rendered it necessary for him to take immediate action further to amend the Maharashtra Regional and Town Planning Act, 1966, for the purposes aforesaid, the Maharashtra Regional and Town Planning (Amendment) Ordinance, 2023 (Mah. Ord. III of 2023), was promulgated by the Governor of Maharashtra on the 19th June 2023.

6. The Bill is intended to replace the said Ordinance by an Act of the State Legislature.

Mumbai,  
Dated the 13th July, 2023.

EKNATH SHINDE,  
Chief Minister.



*ANNEXURE TO THE L. A. BILL No. XX OF 2023—  
THE MAHARASHTRA REGIONAL AND TOWN PLANNING  
(AMENDMENT) BILL, 2023.*

*(Extracts from the Maharashtra Regional and Town Planning Act, 1966)*

**(Mah. XXXVII of 1966)**

**1. to 29.**

\* \* \* \*

**30.** (1) The Planning Authority or as the case may be, the said Officer shall submit the draft Development Plan along with the list of modifications or changes made in the draft Development plan under sub-section (4) of section 28 to the State Government for sanction within a period of six months from the date of publication of the notice in the *Official Gazette* regarding its preparation under section 26 :

Submission of  
draft  
Development  
Plan.

Provided that, the State Government may, on an application by a Planning Authority or the said officer, by an order in writing, and for adequate reasons which shall be recorded, extended from time to time, the said period by such further period as may be specified in the order, but not in any case exceeding.—

(i) twenty-four months, in the aggregate, in case of Municipal Corporation having population of one crore or more, as per the latest census figures ;

(ii) twelve months, in the aggregate in case of Municipal Corporation having population of ten lakhs or more but less than one crore, as per the latest census figures ; and

(iii) six months, in the aggregate, in any other case.

(2)

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**31. to 165.**

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**SCHEDULES**

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**MAHARASHTRA LEGISLATURE  
SECRETARIAT**

**[L. A. BILL No. XX OF 2023.]**

**[A Bill further to amend the Maharashtra  
Regional and Town Planning Act, 1966.]**

[ SHRI EKNATH SHINDE,  
Chief Minister.]

JITENDRA BHOLE,  
Secretary (1) (I/C),  
Maharashtra Legislative Assembly.