



महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

क्र. १] शनिवार, दिनांक ७ जानेवारी २००६ : पौष १७, शके १९२७ [किंमत : रुपये ३.००

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

भाग एक--पुणे विभाग

१

Notification under Section 20 (4) of ...
Regarding Regulations for Development of
Townships in area under Pune Regional
Plan.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032,

dated 6th January, 2006

No. TPS-1804/Pune R. P. DCR/ UD-13/Addendum.—Whereas, notification under Section 20 (4) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") regarding Regulations for Development of Townships in area under Pune Regional Plan is issued vide Urban Development Departments No. TPS-1804/Pune R. P. DCR/UD-13, dated 16th November 2005 (hereinafter referred to as "the said Notification") and is published in Extra Ordinary Maharashtra Government Gazette, Part-I, Pune Division, dated 21st November 2005 at pages 69 to 78;

and whereas, in the said notification Schedule "A" Regulations for Development of Special Townships in area under Pune Regional Plan at Sr. No. 1.2—Manner of Declaration is mentioned which states that any area identified above and if found suitable can be notified by Government in Urban Development Department by following procedure under Section 20, read with Section 18 of the said Act;

and whereas, it has come to the notice of Government that some proposals may be submitted by the land owners on its own or by the Developer who has powers to develop the whole lands under the Township through Power of Attorney or through joint venture with the land owners;

१

२

महाराष्ट्र शासन राजपत्र, ७ जानेवारी २००६ : पौष १७, शके १९२७

भाग १ असाधारण

and whereas, it is felt that when the proposal is submitted by the land owners themselves or any developer who holds rights to develop the whole land under the Township, the procedure under Section 20 is not necessary as all the owners have, either will to develop a township or has given consent for the development of the land and the procedure of publication under Section 20 would not be required and would be unnecessary and some other provision shall be made for the proposals submitted by the land owners or developers who have rights to develop the total land under the scheme proposal.

Now, therefore a new sub-proviso is added to Rule 1.2 as follows.—

"However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township the area shall be notified by Government following procedure under Section 18 of the said Act. In such cases procedure under Section 20 shall not be necessary."

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

Nandkishor Fatil,

Under Secretary to Government.

TOWNSHIP
P M C

पुणे विभाग

महाराष्ट्र शासन राजपत्र, १७ ऑगस्ट २००६ : श्रावण २६, शके १९२८

४५२५

The Government reserves the right to revoke/modify/annul the order without assigning any reasons.

The appointment is subject to be outcome of W. P. No. 5731 of 2003, filed by Balasaheb Abaji Khopade vs. The State of Maharashtra.

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

V. S. ADATE,
Desk Officer.

४

Notification under Section 37 (2) of...
Regarding Regulations for Development
of Special Townships in area under
Pune Municipal Corporation.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

Dated 3rd June 2006

Maharashtra Regional and Town Planning Act, 1966

Notice

No. TPS-1806/135/CR-31/06/6031/UD-13.—Whereas, Development Control Regulations for Pune Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-1884/1377/CR-220/34 (iii)/UD-7, dated 5th January 1987 to come into force with effect from 5th February 1987.

and whereas, the said Regulations do not contain the provisions for Special Township;

and whereas, Public Housing has been one of the major concerns of policy planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of India announced its policy to permit 100 per cent direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with Planners, Architects and Developers were held and the Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/Councils and Development Control Regulations for regional plan areas.

and whereas, accordingly, Development Control Regulations (DCRs) exclusively for Special Townships, (hereinafter referred to as "the said Township Regulations") have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulations of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as "the said Authorities") and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Sections 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional Plan inasmuch as Regulations thereof are concerned (hereinafter referred to as "the said modification");

and whereas, under the powers conferred by Section 37. (1AA) of the said Act, Government in Urban Development Department had published a notice No. TPB-1804/Pune DCR/UD-13, dated 21st August 2004 (hereinafter referred to as "the said notice") which appeared in Maharashtra Government Gazette, Part-I, Pune Division. Supplementary dated 23rd August 2004 at pages 13 to 18 in respect of Development Plan of Pune Municipal Corporation to invite suggestions/objections from the general public on the said modification and appointed the Dy. Director of Town Planning, Pune Division, Pune as an Officer to hear the suggestions/objections which may be received and submit his report on the same to Government.

and whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No. XXIII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary), dated 19th May 2005;

and whereas, since the said notice published by the Government is prior to the amendment to the said Act, Government has withdrawn the same and published afresh notice No. TPS-1804/Pune D. P. DCR/UD-13, dated 19th July, 2005 (hereinafter referred to as "the said Notice") which appeared in Maharashtra Government Gazette Part-I, Pune Division on 22nd July 2005 at Pages 25 to 32 in respect of Pune Development Plan to invite suggestions/objections from the general public.

and whereas, Government appointed the Deputy Director of Town Planning, Pune Division, Pune, as an officer under Section 162 of the said Act, (hereinafter referred to as "the said Officer") for submitting his report to the Government after scrutinizing the suggestions and objections and say of the said Corporation and after granting hearing to the concerned persons, including the said Corporation:

and whereas, after completing the procedure as laid down under Section 37 (1-AA) of the said Act and after granting hearing to the representative of said Corporation, the said officer has submitted his report to Government on 3rd January 2006;

and whereas, after consulting the Director of Town Planning, Maharashtra State Pune and after making necessary enquiries the Government is of the opinion that the said modification proposal is necessary and should be sanctioned with some changes;

Now therefore, in exercise of the powers conferred by sub-section (2) of Section 37 of the said Act, the Government hereby finally sanctions the said modification proposal with some changes and for that purpose following entry is added to the Government Urban Development Department Notification No. TPS 1884/1377/CR-220/84 (iii)/UD-7, dated 5th January 1987 after the last entry.

ENTRY

New regulations for Development of Special Townships in area under jurisdiction of Pune Municipal Corporation, Appendix-Y are added as given in Schedule-A appended hereto;

Note :—(A) A copy of the sanctioned Regulations for Development of Special Township in area under Pune Development Plan i. e. Schedule-A is kept open for inspection by the general public in the offices of the following officers for the period of one month.

- (1) Dy. Director of Town Planning, Pune Division, Pune.
- (2) The Municipal Commissioner, Pune Municipal Corporation, Pune.
- (3) The Collector, Pune.
- (4) Assistant Director of Town Planning, Pune Branch, Pune.

(B) This notice is also available on Government web site www.urban.maharashtra.gov.in

SCHEDULE "A"

**REGULATIONS FOR DEVELOPMENT OF
SPECIAL TOWNSHIPS IN AREA UNDER
PUNE MUNICIPAL CORPORATION**

A. GENERAL REQUIREMENTS :

1. Applicability.—These Regulations would be applicable to the area under the sanctioned Pune Development Plan except Koregaon Park area.

1.1. Area Requirement.—Any suitable area free from all encumbrances having sufficiently wide means of access (not less than 18 mtrs. wide) can be identified for the purpose of development as "Special Township". The area under the Special Township shall not be less than 40 Ha. (100 acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under forest water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt. from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mtrs. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaothan areas or congested areas.

However, such special township may include private land under Hill Top Hill Slope Zone the area of such lands in such Hill Top Hill Slope Zone shall be maximum 40 per cent of the gross area and such area shall be included in part of 50 per cent area to be kept permanently open where no development activities shall be permissible under such township. If such area is not included in part of 50 per cent area to be kept permanently open, the FSI and users on such land shall be as per DCR M-8 of Pune Municipal Corporation. However, proportionate FSI permissible as per DCR shall be allowed for such area.

1.2. Manner of Declaration.—Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under Section 37 of the Maharashtra Regional and Town Planning Act, 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township Project".

However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township, the procedure under Section 37 of the said Act shall not be necessary.

1.3. Infrastructure Facilities.—The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the on site infrastructure, i. e. roads, including Development Plan roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any, designated in the Development Plan, in accordance with the prevailing regulations.

(a) Water Supply.—The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

(b) Drainage and garbage disposal.—The Developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board and Pune Municipal Corporation. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board and Pune Municipal Corporation.

(c) **Power.**—The Developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4. **Environment.**—The development contemplated in townships shall not cause damage to ecology. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification, dated 7th July 2004 and as amended from time to time. The Township shall provide at least 20 per cent of the total area as park/garden/playground as mentioned in 4(f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

2. **Special Concessions**

(a) **N. A. Permission.**—Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per Regulation No. 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment, however, will commence from the date of sanction of scheme as per Regulation No. 7. (c).

(b) **Stamp Duty.**—The stamp duty rates applicable in Notified Special Township area shall be 50 per cent of prevailing rates of the Mumbai Stamp Act.

(c) **Development Charges.**—A Special Township Project shall be exempted from payment of Development charges to the extent of 50 per cent.

(d) **Grant of Government land.**—Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions, without any subsidy.

(e) **Relaxation from Mumbai Tenancy and Agricultural Land Act.**—The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

(f) **Ceiling of agricultural land.**—There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.

(g) **Exemption from Urban Land (Ceiling and Regulation) Act, 1976.**—Special Township Projects will be exempted from the perview of Urban Land (Ceiling and Regulation) Act, 1976.

(h) **Scrutiny fee.**—A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Pune Municipal Corporation for processing the development proposal on certain terms and conditions as may be decided by the Pune Municipal Corporation.

(i) **Floating FSI.**—There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.

(j) **Special benefits.**—Concessions in respect of Star Category Hotels, Hospitals and Multiplexes/Property Tax shall be provided

3. **Planning Considerations.**—The Township project has to be an integrated township project. The project should necessarily provide land for following users :-

- (a) Residential
- (b) Commercial

- (c) Educational
- (d) Amenity spaces
- (e) Health Facilities
- (f) Parks, Gardens and Playgrounds
- (g) Public Utilities:

4. General Norms for Different Land Uses.—The overall planning of the special townships shall be such that the project shall meets with specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

(a) Residential.—The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total built-up-area proposed to be utilised which is permissible as proportionate to zoning of area under such township at least 60 per cent of the area shall be used for purely residential development and further out of the total built-up area proposed to be utilised for residential development, 10 per cent shall be built for residential tenements having built-up area upto 40 sq.mtrs.

(b) Commercial.—The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.

(c) Educational.—Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have adequate allocation area for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) Amenity Spaces.—The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centres, town hall, library etc., should not be less than 5 per cent of gross area and should be evenly placed.

(e) Health facilities.—Adequate area allocation for health facilities for primary health shall be provided. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) Parks, Gardens and Playgrounds.—The township shall also provide at least 20 per cent of the total area as parks / gardens / playgrounds without changing the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20 per cent area should be developed by the developer for such purposes and kept open to all general public without any restriction or discrimination.

(g) Public Utilities.—Appropriate area allocation should be provided for (a) power receiving station/sub-station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/cremation grounds, (g) bus-station, fire brigade station and other public utilities as per requirements.

(h) Transport and Communication.—The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Classified Road-as prescribed.

Main road/Ring road-Minimum 18 to 24 meter wide.

Internal road-as per prevailing bye-laws applicable to Development Plan subject to minimum road width 9 mtrs.

(i) **Service Industries.**—In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use.

Notes

I. All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Development Plan.

II. Location of Development Plan reservation can be shifted to anywhere in the Township Area with the approval of the Municipal Commissioner.

III. Development Plan reservations in the Township Area, shall not be handed over to the Planning Authority but the same shall be developed by the developer for the designated amenity.

IV. Development Plan roads in the Township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.

V. Minimum parking shall be provided as per DCR of Pune Municipal Corporation provided that for hotel, restaurant, college, school, educational, institute, educational classes, hospitals polyclinics and diagnostic centres, offices, Mangal Karyalaya, town hall, clubs, etc. onsite parking shall be provided for buildings having mixed users regular parking area a 3.0 mtrs. wide strip within the area along the road on front side shall be provided for visitor's parking.

5. Development Control Regulations

Prevailing Development Control Regulations of Sanctioned Development Plan amended from time to time shall be applicable *mutatis mutandis* except those expressly provided in these Special Regulations.

5.1 Special Township in Residential, Residential with Agricultural/Green Zone/No Development Zone.

(i) The total built up area/FSI of entire gross area of the Special township declared as per Regulation No. 1.1 excluding the area under Agriculture/Green Zone/No Development Zone if any, included in the project shall be 1.00. The F. S. I. for Agriculture/Green Zone/No Development Zone, if any included in Special Township Zone shall be 0.2 only in proportion to area of the zone. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations for Pune Municipal Corporation. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Pune Municipal Corporation, utilisation of DRC'S originated from any other area *i. e.* outside Special Township area shall not be permissible in Special Township area.

(ii) In case area Notified under Special Township falls in Residential Zone and partly in Agricultural/Green Zone/No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

5.2. Special Townships in Agriculture/Green Zone/No Development Zone

(i) Development of Special Township Project in Agricultural/Green Zone/No Development Zone, and Urbanizable Zone contained in the Development Plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/FSI of 0.20 worked out on the entire gross area of the Project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructural facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible therein.

(ii) All provisions of Regulations except 4 (f) shall apply to the development of Township in Agricultural/Green Zone/No Development Zone.

5.3. General Regulations.

(i) In the event the special township project contains sites reserved for public purposes (buildable reservations) in Development Plan, for which the Appropriate Authority is any department of State Government/Central Government or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilise additional floor space over and above the FSI permissible within the township (equivalent to the built-up area of the constructed amenity) anywhere within the special township project.

(ii) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Pune Municipal Corporation about the construction of building as below.

'I have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standards Institute, for the resistance of earthquake, fire safety and natural calamities'.

(iii) Upper and lower ground floor type construction shall not be allowed.

(iv) In Special Township Schemes under Residential Zone and Agricultural/Green Zone/No Development Zone trees at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer. Trees at the rate of 800 per Ha. shall be planted and maintained in the area under Hill Top Hill Slope Zone.

(v) Once the proposal for Special Township is submitted to the Government under Regulation No. 7 (A) no change of Zone proposal in such Township area shall be considered by Government.

6. Sale Permission

It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/flat shall be allowed unless the basic infrastructure as per Regulation No. 1.3 is provided by the developer to the satisfaction of the Commissioner, Pune Municipal Corporation. In case the development is proposed in Phases and sale permission is expected after completion of phasewise basic infrastructure, such permission may be granted by the Pune Municipal Corporation. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided and completed phasewise. The plots earmarked for amenities, facilities and utilities shall be also simultaneously developed phasewise along with residential/allied development.

7. Procedure

(a) **Locational Clearance.**—The proposal for development of Special Township, alongwith details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development along with a copy to Director of Town Planning, Maharashtra State, Pune Environment Department of Maharashtra State for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government under Section 45 of Maharashtra Regional and Town Planning Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the State Government within a period of 90 days from the date of receipt of the proposal and after completion of all prescribed procedure specified in Regulation No. 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Government for sufficient reasons. Application for renewal has to be made to Government before expiry of one year. These special Regulations shall not be applicable to the area on which clearance/approval has lapsed.

(b) **Letter of intent.**—Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to the Commissioner, Pune Municipal

Corporation, Pune along with the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50% of area under scheme and other particulars as decided and directed by Commissioner, Pune Municipal Corporation, Pune. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal, complete in all respect. The letter of intent shall be valid for six months unless renewed.

(c) (i) Final Approval.—The Developer shall submit the layout plan of the entire township area, sectorwise detailed building plans and details of phasing, for final sanction to the Commissioner, Pune Municipal Corporation, Pune. The developer shall also submit an undertaking or execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Commissioner, Pune Municipal Corporation, Pune shall conduct enquiry and ensure the correctness of title and ownership etc. Only after such verification, Commissioner, Pune Municipal Corporation, Pune shall grant approval to layout plan and sectorwise detailed building plan in consultation with Deputy Director of Town Planning, Pune Division, Pune within the stipulated period on terms and conditions as may be determined by Commissioner, Pune Municipal Corporation.

The period required for Technical consultation with Deputy Director of Town Planning, Pune Division, Pune shall not be computed.

Anyone aggrieved by an order passed under prevailing Development Control Regulations may within forty days of the date of communication of the order prefer an appeal to the State Government.

(ii) Every application shall be accompanied by—

- | | | |
|--|----|--|
| (a) Ownership Document | .. | 7/12 extract/Property Card, ownership right document in original with list of such documents. |
| (b) Extent of area | .. | Village maps showing the extent of area and authenticated measurement plan/gut book of the land in original and list of such documents. |
| (c) Authenticated copies of locational clearance and letter of intent. | | |
| (d) Layout and building plans
(Prepared and signed by experts in respective field and team headed by an Architect Town Planner) | .. | <p>(i) Layout plan showing all details of area utilised under roads, open spaces, parks, garden and playground and other amenities.</p> <p>(ii) Detailed layout plan building plans of all development with area of all sector and individual plots and built up area/FSI proposed on each sector and plot.</p> <p>(iii) Detail Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and details of implementation maintenance. Taxation etc.</p> <p>(iv) Details of zoning and area under such zone.</p> <p>(v) Details of FSI/Total built up area proposed to be utilized in scheme.</p> <p>(vi) Details of Eco friendly amenities provided.</p> <p>(vii) Plan showing Road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with area details.</p> |

- (viii) Details of solid waste management plan.
- (ix) Plan showing HFL of major lakes, river if any certified by Irrigation Department.
- (x) Plan showing details of distribution of total built-up-area/space.
- (xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.
- (xii) Details of storm water drainage scheme.
- (xiii) Details of fire fighting mechanism, fire brigade station.
- (xiv) All other documents as determined and directed by Commissioner, Pune Municipal Corporation, Pune.

Note : The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government/Collector/Commissioner.

8. Implementation and completion :

- (i) Development of basic infrastructure and amenity shall be completed by the developer to the satisfaction of the Commissioner, Pune Municipal Corporation as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- (ii) No building in the scheme is permitted to be occupied in any manner unless occupation certificate is issued by the Commissioner, Pune Municipal Corporation.
- (iii) Final completion certificate for the scheme is to be issued by the Commissioner, Pune Municipal Corporation in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer of Pune Municipal Corporation.
- (iv) Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows.
 - (i) We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.

- (ii) Work is done as per sanctioned plan.
- (iii) Builtup area and FSI consumed in scheme is as per sanctioned plan of the scheme.
- (iv) If it is found that extra built up area/FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Commissioner, Pune Municipal Corporation, Pune within one month.

9. Interpretation : If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulations shall be final and binding on all concerned.

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

SUDHAKAR NANGURE,

Deputy Secretary to Government.

संकीर्ण अधिसूचना, नेमणुका, पदोन्नती इत्यादी

अपर आयुक्त यांजकडून

जिल्हा सांगली

क्रमांक भूसं/आरआर-२/एसआर-२४/२००६.--ज्याअर्थी, विशेष भूमि संपादन अधिकारी, कृष्णा खोरे, मिरज यांनी त्यांची अधिसूचना क्रमांक वि.भू.सं.अ./कृ.खो.१/एसआर-७/२००५, दिनांक ७ जानेवारी २००६ याद्वारे असे अधिसूचित केले होते की, या सोबतच्या अनुसूचीमध्ये ज्यांचा तपशील नमूद करण्यात आला आहे अशा जमिनी (यात यापुढे ज्यांचा निर्देश "उक्त जमिनी" असा करण्यात आला आहे) उक्त अनुसूचीमध्ये विनिर्दिष्ट करण्यात आलेल्या सार्वजनिक प्रयोजनासाठी (यात यापुढे ज्यांचा निर्देश "उक्त सार्वजनिक प्रयोजन" असा करण्यात आला आहे) आवश्यक होत्या किंवा आवश्यक असण्याचा संभव होता;

आणि ज्याअर्थी, भूमि संपादन (सुधारित) अधिनियम, १९८४ (यात यापुढे ज्यांचा निर्देश "संपादन अधिनियम" असा करण्यात आला आहे) हा महाराष्ट्र राज्यास प्रयुक्त असताना त्याच्या कलम ५-अ, पोट-कलम (२) अन्वये अहवाल पाठविण्यास सक्षम असलेल्या प्राधिकाऱ्यांचा अहवाल विचारात घेतल्यानंतर पुणे विभागाच्या अपर आयुक्तांची अशी खात्री झालेली आहे की, उक्त जमिनी उक्त सार्वजनिक प्रयोजनासाठी महाराष्ट्र राज्य सरकारच्या खचने संपादन करणेची आवश्यकता आहे.

त्याअर्थी, आता, संपादन अधिनियमाच्या कलम ६ च्या उपबंधान्वये याद्वारे असे घोषित करण्यात येत आहे की, उक्त जमिनी उक्त सार्वजनिक प्रयोजनासाठी आवश्यक आहेत. उक्त जमिनीच्या संबंधात यापुढे करावयाच्या सर्व कार्यवाहीच्याबाबतीत जिल्हाधिकाऱ्यांची कामे पार पाडण्याकरिता संपादन अधिनियमाच्या कलम ३, खंड (ग) अन्वये याद्वारे विशेष भूमि संपादन अधिकारी, कृष्णा खोरे, मिरज यांची नेमणूक करण्यात येत आहे. त्याचप्रमाणे त्याला, त्याने उक्त जमिनीच्या संबंधातील संपादनाची कार्यवाही या प्रयोजनासाठी आवश्यक त्या सर्व व्यवस्था करून सुरू करावी असे निर्देश देण्यात येत आहेत.

उक्त जमिनींचे नकाशे विशेष भूमि संपादन अधिकारी, कृष्णा खोरे, मिरज, यांचे कार्यालयात कार्यालयीन वेळेत प्राप्त्याकरिता उपलब्ध आहेत.

अनुसूची

जिल्हा सांगली, तालुका खानापूर, गाव आळसुंद

भूमापन क्रमांक	आवश्यक जमिनीचे अदमासे क्षेत्र	दिशा
१	२	३
	हे. आर	
१६७६ पैकी	१ २५	दक्षिणेकडून
१६८९ पैकी	० २९	पूर्वेकडून

KIND ATTN:

श्री: S.D. Patil सहाय

रजिस्टर नंबर पुणे/पंसप/पुपूम/सा/२०४/

२००३-२००५/एलडव्हीपी/१९६;

क्रमांक पीएचएम/एमआर/१९२/VIII/२००१



महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

क्र. ९] सोमवार, दिनांक २१ नोव्हेंबर २००५ : कार्तिक ३०, शके १९२७ [किंमत : रुपये ३.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी या भागाला वेगळे पुष्ट क्रमांक दिले आहेत

भाग एक---पुणे विभाग

Notification under Section 20 (4) of...
Regarding Regulations for Development
of Townships in area under Pune
Regional Plan.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

Dated 16th November 2005

Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1804/Pune R. P. DCR/UD-13.-Whereas, Government has sanctioned the Regional Plan for Pune District Region (hereinafter referred to as "the said Regional Plan") vide Notification No. TPS-1895/227/CR-26/95/UD-13, dated 25th November 1997 as per the provisions of Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") which has come into force with effect from 10th February 1998;

and whereas, Development Control Rules of the said Regional Plan does not contain the provisions for Special Township;

६९

and whereas, Public Housing has been one of the major concerns of policy planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of India announced its policy to permit 100 per cent direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with Planners, Architects and Developers were held and the Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/Councils and Development Control Regulations for regional plan areas;

and whereas, accordingly, Development Control Regulations (DCRs) exclusively for Special Townships, (hereinafter referred to as "the said Regulations") have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulations of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as "the said Authorities") and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Sections 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional Plan inasmuch as Regulations thereof are concerned (hereinafter referred to as "the said modification");

and whereas, under the powers conferred by sub-section (3) of Section 20 of the said Act, Government in Urban Development Department had published a notice No. TPB-4302/2080/CR-215/02/UD-11, dated 21st August 2004 (hereinafter referred to as "the said notice") which appeared in Maharashtra Government Gazette, Part-I, Pune Division on 4th November 2004 at pages 2209 to 2216 in respect of Pune Regional Plan to invite suggestions/objections from the general public on the said modification and appointed the Dy. Director of Town Planning, Pune Division, Pune as an Officer to hear the suggestions/objections which may be received and submit his report on the same to Government;

and whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No. XXIII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary), dated 19th May 2005;

and whereas, since the said notice published by the Government was prior to the amendment to the said Act, Government withdraw the same and published a fresh notice No. TPS-1804/Pune, R.P.DCR/UD-13, dated 24th June 2005 regarding the said modification under sub-section (3) of section 20 of the said Act which appeared in Maharashtra Government Gazette Part I, Pune Division on 25th June 2005 at pages 13 to 20 to invite suggestions/objections from general public;

and whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquires the Government is of the opinion that the said modification proposal is necessary and should be sanctioned with some changes;

Now therefore, in exercise of the powers conferred by sub-section (4) of Section 20 of the said Act, the Government hereby finally sanctions the said modification proposal with some changes to the said Regional Plan and for that purpose amends the Urban Development Department Notification TPS-1895/227/CR-26/95/UD-13, Dated 25th November 1997.

Note :—(A) A copy of the sanctioned Regulations for Development of Special Township in area under Pune Regional Plan i. e. Schedule-A is kept open for inspection by the general public in the offices of the following officers for the period of one month :

- (1) Dy. Director of Town Planning, Pune Division, S. No. 74/2, 1st floor, Bank of Maharashtra Building, Sahakar Nagar, Pune 411 009.

पु.
A.
san-
excl
and
Co?
than
area
in a
area
with
proje
Arch.
areas
areas
zones
Regic
such
gross
no de
devel
of FS
by Go
with s
manne
1
within
R. P.
thainta
develo
plan, i
(e
fo
re
at
an

(2) The Collector, Pune.

(3) Assistant Director of Town Planning, Pune Branch, 283, Narayan Peth, Pune 411 030.

(B) This notification is also available on Government web site www.urban.maharashtra.gov.in

SCHEDULE "A"

REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER PUNE REGIONAL PLAN

A. GENERAL REQUIREMENTS

1. Applicability.—These Regulations would be Part of Development Control Regulations of sanctioned Regional Plan, Pune and applicable to the area under sanctioned Pune Regional Plan excluding the area under jurisdiction of Municipal Corporations, Municipal Councils, Cantonment Boards and Pimpri-Chinchwad New Town Development Authority, Maharashtra Industrial Development Corporation Eco-Sensitive area, if any declared by Government and Special Planning Authority, if any.

1.1 Area Requirement.—Any suitable area having sufficiently wide means of access (not less than 18 mtrs. wide) can be identified for the purpose of development as "Special Township". The area notified under the Special Township shall be one continuous unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place, which shall not include the area under notified forest, water bodies like river, creek canal, reservoir, Tribal lands, lands falling within the belt of 500 mtrs. from the HFL of major lakes, lands in the command area of irrigation projects, Land falling within the belt of 200 Mtrs. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaothan areas or congested areas. However, such Special Township, may include private land under Hill Tops and Hill-Slopes zones in Pune Metropolitan Region as well as Hill tops and Hill-Slopes zones outside Pune Metropolitan Region, whether earmarked on Regional Plan or not and afforestation zones. The area of lands in such Hill-Tops and Hill-Slopes zones and afforestation zones shall be maximum 40 percent of the gross area and such area shall be included in part of 50% area to be kept permanently open where no development activity shall be permissible under such townships. The said areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of FSI, such areas shall be excluded.

1.2. Manner Of Declaration.—Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under Section 20 read with section 18 of the Maharashtra Regional and Town Planning Act, 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township Project".

1.3. Infrastructure Facilities.—The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the on site infrastructure, i. e. roads, including R. P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any, designated in the Regional plan, in accordance with the prevailing regulations.

(a) Water Supply.—The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal

distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

(b) Drainage and garbage disposal.—The Developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board.

(c) Power.—The Developer shall ensure continuous and quality power supply to township area. The developer may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from any existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4. Environment.—The development contemplated in townships shall not cause damage to ecology. In no case it shall involve topographical changes, changes in alignment and cross section of existing water course, if any, in the scheme area or adjacent to scheme area. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification dated 7th July 2004. The Township shall provide at least 20 per cent of the total area as park/garden/playground as mentioned in 4(f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination

2. Special Concessions

(a) N. A. Permission.—Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment, however, will commence from the date of sanction of scheme as per Regulation No. 7 (c).

(b) Stamp Duty.—The stamp duty rates applicable in Notified Special Township area shall be 50 per cent of prevailing rates of the Mumbai Stamp Act.

(c) Grant of Government land.—Any Government land falling under special township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions.

(d) Relaxation from Mumbai Tenancy and Agricultural Land Act.—The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

(e) Ceiling of Agricultural Land.—There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such Special Township Project.

(f) Exemption from Urban Land (Ceiling and Regulation) Act, 1976.—Special Township Projects shall be exempted from the purview of Urban Land (Ceiling and Regulation) Act, 1976.

(g) Scrutiny fee.—A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Collector/Planning Authority for processing the development proposal on certain terms and conditions as may be decided by the Collector/Planning Authority.

(h) Floating FSI.—There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.

(i) **Special benefits.**—Concession in respect of Star Category Hotels, Hospitals and Multiplexes/Property Tax shall be provided.

3. Planning Considerations.—The Township project has to be an integrated township project. The project should necessarily provide land for following users :—

- (a) Residential
- (b) Commercial
- (c) Educational
- (d) Amenity spaces
- (e) Health Facilities
- (f) Parks, Gardens and Playgrounds
- (g) Public Utilities

4. General Norms for Different Land Uses.—The overall planning of the special townships shall be such that the project fairly meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

(a) **Residential.**—The residential area should be well defined in clusters or neighbour hoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilised which is permissible as proportionate to zoning of area under such township at least 60 per cent of the area may be used for purely residential development and further out of the total floor area proposed to be utilised for residential development, 10 per cent of the same shall be built for residential tenements having built up area upto 40 sq. mtrs.

(b) **Commercial.**—The commercial area shall be properly distributed in hierarchical manner such as convenience shopping, community centre, etc.

(c) **Educational.**—Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) **Amenity Spaces.**—The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centres, town hall, library, etc., should not be less than 5 per cent of gross area and should be evenly placed.

(e) **Health facilities.**—Adequate area allocation for health facilities for primary health should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) **Parks, Gardens and Playgrounds.**—The township shall also provide at least 20 per cent of the total area as parks / gardens / playgrounds. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20 per cent area should be developed by the developer for such purposes and kept open to all general public.

(g) **Public Utilities.**—Appropriate area allocation should be provided for (a) power receiving station/sub-station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/cremation grounds, (g) bus station, fire brigade station and other public utilities as per requirements.

(h) **Transport and Communication.**—The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Classified Road.—as prescribed.

Main road/Ring road-18 to 24 metres wide.

Internal road—as per prevailing bye-laws applicable to Regional Plan subject to minimum road, width of 9 mtrs.

(i) **Service Industries.**—In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use would be residential use.

Notes :

I. All the amenities referred to above shall be inclusive of designated amenities and amenity space required as per regulations of Regional Plan.

II. Regional Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.

III. Minimum parking shall be provided as per standardised DCR of 'A' class Municipal Council provided that for Hotel, Restaurant, College, School Educational Institute, Educational Classes, Hospitals, Polyclinics and Diagnostic Centres, Offices, Mangal Karyalya, Town Hall, Clubs, etc. on site parking shall be provided. For Buildings having mixed users, in addition to regular Parking area as mentioned above a space 3.0 mtr.wide strip along the road, on front/side shall be provided for the visitors parking.

5. Development Control Regulations :

Prevailing Development Control Regulations of Sanctioned Regional Plan shall be applicable *mutatis mutandis* except those expressly provided in these Special Regulations.

5.1 (i) Special Township in Residential, Residential with Agricultural/No Development Zone.—(i) The total built up area/FSI of entire gross area of the Special Township in Residential Zone will be 1.00. The F. S. I. for Agriculture/ No Development Zone, if any, included in Special Township shall be 0.5. Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing bye laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.

5.2. Special Townships in Agriculture/No Development Zone.— (i) Development of Special Township Project in Agricultural/No Development Zone, Green Zone and Urbanizable Zone, contained in the Regional plan shall be permissible subject to conditions that 50 per cent of the gross area

of the project shall be kept open while the project of Special Township shall be executed on the remaining 50 per cent land with gross built up area/FSI of 0.5 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50 per cent of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level upon amenities shall be permissible thereon.

(ii) All provision of Regulations except 4 (f) shall apply to the development of Township in agriculture/No development Zone.

(iii) In case area Notified under Special Township falls in Residential Zone and partly in Agriculture/ No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Regional Plan.

5.3. (i) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Collector/Planning Authority about the construction of building as below.

'I have confirmed that the proposed construction in the scheme are as per norms as specified by Indian Standards Institute, for the resistance of earthquake, fire safety and natural calamities.'

(ii) Upper and lower ground floor type construction shall not be allowed.

(iii) The following shall not be included in covered area for built up area and F. S. I. calculations.

(a) Area covered by the staircase rooms for stair flights of width 0.75 Mts. and above, in case of row housing and paint houses and duplexes, 1 mtrs. in case of residential building, 1.2 mtrs. and above in case of commercial (mercantile) buildings, 2.00 mtr. and above in the case of public and semi-public building, subject to payment of premium in consultation with Town Planning and Valuation Department.

(b) Area covered by lift room for a building with height upto 16 mtrs.

(c) Stilt floor space (exclusively for parking space) constructed under building of maximum cleared height 2.4 mtrs. and which shall be open at least from three sides.

(d) Balcony or balconies of a minimum width of one mtr. may be permitted free of F. S. I. at any upper floor, subject to maximum of 1/3rd length of perimeter of building and such balcony projection shall be subject to the following conditions :

(I) No balcony shall be allowed on ground floor.

(II) Balcony or balconies shall be permitted to project in the marginal open space of not less than 3 mtrs. in width.

(III) Notwithstanding anything contained in any other laws, rules, regulations or bye-laws in force, a balcony shall not be permitted to be enclosed.

(iv) In special Township schemes under Residential Zone and No Development Zone trees at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer.

(v) Once the proposal for Special Township is submitted to the Government under Regulation No. 7 (A) no change of zone proposal in such Township area shall be considered by Government.

6. Sale Permission.—It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/flat shall be allowed unless the basic infrastructure as per Regulation No. 1-3 is completed by the developer to the satisfaction of the Collector. In case the development is proposed in Phases and sale permission is expected after completion of Phasewise basic infrastructure, such permission may be granted by the Collector. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided and completed Phasewise by Developer. The plots earmarked for amenities, facilities and utilities shall be also simultaneously developed Phasewise along with residential/allied development.

(ii)

whethe

7. Procedure

(Prep
respec
Archie

(a) Locational Clearance.—The proposal for development of Special Township, along with the details of ownership of land or Development right of lands in the proposal scheme, site plan, part plan of sanction regional plan shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, Irrigation Department for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government under section 18/2 of Maharashtra Regional and Town Planning Act, 1966 in consultation with the Director of Town Planing and Environment Department and other respective departments of the State Government within a period of 90 days from the date of receipt of the proposal and after completion of all prescribed procedure specified in Regulation No. 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Government for sufficient reasons. Application for renewal has to be made to Government before expiry of one year. In that case this Special Regulations shall not be applicable to the area under such scheme.

(b) Letter of intent.—Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Collector, Pune along with the Environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50 per cent of area under scheme and other particulars as decided and directed by Collector, Pune. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the completed full and final proposal. The letter of intent shall be valid for six months unless renewed.

(c) (i) Final Approval.—The Developer shall submit the layout plan of the entire township area, sector wise detailed building plans, and details of phasing, for final sanction to the Collector, Pune. The developer shall also submit an undertaking or execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15 per cent of its development costs. The Collector, Pune shall conduct proper inquiry and ensure the correctness of title and Ownership, etc. Only after such verification, Collector, Pune shall grant approval to layout plan and sectorwise detailed building plans in consultation with Deputy Director of Town Planning, Pune Division, Pune within the stipulated period on terms and conditions as may be determined by Collector and Deputy Director of Town Planning, Pune Division, Pune.

The period required by the Collector for Technical consultation with Deputy Director of Town Planning, Pune Division, Pune shall not be computed.

Any one aggrieved by an order passed under prevailing bye-laws may within forty days of the date of communication of the order perfer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be cleared within 60 days.

(ii) Every application shall be accompanied by :

- (a) Ownership Document .. 7/12 extract/Property Card, ownership right document in original with list of such documents.
- (b) Extent .. Village maps showing the extent of area and authenticated measurement plan/gut book of the land in original and list of such documents.
- (c) Authenticated copies of locational clearance and letter of intent, environmental clearance whether applicable.
- (d) Layout and building plans :
(Prepared and signed by experts in respective field and team headed by an Architect Town Planner).
- (i) Layout plan showing all details of area utilised under roads, open space for Parks, Garden and Playground amenities.
- (ii) Detail layout plan building plans of all development with area of all sector and individual plots and built up area/FSI proposed on each sector and plot.
- (iii) Detail Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and it's details about implementation and maintenance and Taxes.
- (iv) Details of zoning of all area included in the scheme boundary as per sanctioned Regional Plan and area under such zone.
- (v) Details of FSI/Total built up area proposed to be utilized in scheme.
- (vi) Details of Eco-friendly amenities provided.
- (vii) Plans showing road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with area details.
- (viii) Details of solid waste management plan.
- (ix) Plan showing HFL of major lakes, river, if any, certified by irrigation Department.
- (x) Plan showing details of distribution of total floor area/space.
- (xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.
- (xii) Details of storm water drainage scheme,
- (xiii) Details of fire fighting mechanism, fire brigade station.
- (xiv) All other documents as determined and directed by Collector, Pune.

Note : The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government/Collector.

8. Implementation and Completion

- (i) Development of Basic infrastructure and amenity shall be completed by the developer to the satisfaction of the Collector as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- (ii) No building in the scheme is permitted to be occupied in any manner unless occupation certificate is issued by Collector, in consultation with local Branch Officer of Town Planning and Valuation Department.
- (iii) Final completion certificate for the scheme is to be issued by Collector in consultation with local Branch Officer of Town Planning And Valuation Department, Maharashtra Pollution Control Board, Forest Department as far as tree plantation is concerned and Fire Officer of State Government.
- (iv) Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows :
 - (i) We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earth-quake, fire safety and natural calamities.
 - (ii) Work is done as per sanctioned plan.
 - (iii) Built up area and FSI consumed in scheme is as per sanctioned plan.
 - (iv) No Balcony is enclosed.
 - (v) If it is found that extra built up area/FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Collector, Pune.

9. Interpretation : If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.

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

RAMANAND TIWARI,

Principal Secretary to Government.



महाराष्ट्र शासन राजपत्र
असाधारण
प्राधिकृत प्रकाशन

क्र. १] शनिवार, दिनांक ७ जानेवारी २००६ : पौष १७, शके १९२७ [किंमत : रुपये ३.००

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

भाग एक--पुणे विभाग

१

Notification under Section 20 (4) of ...
Regarding Regulations for Development of
Townships in area under Pune Regional
Plan.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032,
dated 6th January, 2006

No. TPS-1804/Pune R. P. DCR/ UD-13/Addendum.—Whereas, notification under Section 20 (4) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") regarding Regulations for Development of Townships in area under Pune Regional Plan is issued *vide* Urban Development Departments No. TPS-1804/Pune R. P. DCR/UD-13, dated 16th November 2005 (hereinafter referred to as "the said Notification") and is published in Extra Ordinary Maharashtra Government Gazette, Part-I, Pune Division, dated 21st November 2005 at pages 69 to 78;

and whereas, in the said notification Schedule "A" Regulations for Development of Special Townships in area under Pune Regional Plan at Sr. No. 1.2—Manner of Declaration is mentioned which states that any area identified above and if found suitable can be notified by Government in Urban Development Department by following procedure under Section 20, read with Section 18 of the said Act;

and whereas, it has come to the notice of Government that some proposals may be submitted by the land owners on its own or by the Developer who has powers to develop the whole lands under the Township through Power of Attorney or through joint venture with the land owners;

१

२

महाराष्ट्र शासन राजपत्र, ७ जानेवारी २००६ : पौष १७, शके १९२७

भाग १ असाधारण

and whereas, it is felt that when the proposal is submitted by the land owners themselves or any developer who holds rights to develop the whole land under the Township, the procedure under Section 20 is not necessary as all the owners have, either will to develop a township or has given consent for the development of the land and the procedure of publication under Section 20 would not be required and would be unnecessary and some other provision shall be made for the proposals submitted by the land owners or developers who have rights to develop the total land under the scheme proposal.

Now, therefore a new sub-proviso is added to Rule 1.2 as follows.—

"However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township the area shall be notified by Government following procedure under Section 18 of the said Act. In such cases procedure under Section 20 shall not be necessary."

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

Nandkishor Fatil,

Under Secretary to Government.

TOWNSHIP
P M C

पुणे विभाग

महाराष्ट्र शासन राजपत्र, १७ ऑगस्ट २००६ : श्रावण २६, शके १९२८

४५२५

The Government reserves the right to revoke/modify/annul the order without assigning any reasons.

The appointment is subject to be outcome of W. P. No. 5731 of 2003, filed by Balasaheb Abaji Khopade vs. The State of Maharashtra.

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

V. S. ADATE,
Desk Officer.

४

Notification under Section 37 (2) of...
Regarding Regulations for Development
of Special Townships in area under
Pune Municipal Corporation.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

Dated 3rd June 2006

Maharashtra Regional and Town Planning Act, 1966

Notice

No. TPS-1806/135/CR-31/06/6031/UD-13.—Whereas, Development Control Regulations for Pune Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-1884/1377/CR-220/34 (iii)/UD-7, dated 5th January 1987 to come into force with effect from 5th February 1987.

and whereas, the said Regulations do not contain the provisions for Special Township;

and whereas, Public Housing has been one of the major concerns of policy planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of India announced its policy to permit 100 per cent direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with Planners, Architects and Developers were held and the Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/Councils and Development Control Regulations for regional plan areas.

and whereas, accordingly, Development Control Regulations (DCRs) exclusively for Special Townships, (hereinafter referred to as "the said Township Regulations") have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulations of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as "the said Authorities") and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Sections 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional Plan inasmuch as Regulations thereof are concerned (hereinafter referred to as "the said modification");

and whereas, under the powers conferred by Section 37. (1AA) of the said Act, Government in Urban Development Department had published a notice No. TPB-1804/Pune DCR/UD-13, dated 21st August 2004 (hereinafter referred to as "the said notice") which appeared in Maharashtra Government Gazette, Part-I, Pune Division. Supplementary dated 23rd August 2004 at pages 13 to 18 in respect of Development Plan of Pune Municipal Corporation to invite suggestions/objections from the general public on the said modification and appointed the Dy. Director of Town Planning, Pune Division, Pune as an Officer to hear the suggestions/objections which may be received and submit his report on the same to Government.

and whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No. XXIII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary), dated 19th May 2005;

and whereas, since the said notice published by the Government is prior to the amendment to the said Act, Government has withdrawn the same and published afresh notice No. TPS-1804/Pune D. P. DCR/UD-13, dated 19th July, 2005 (hereinafter referred to as "the said Notice") which appeared in Maharashtra Government Gazette Part-I, Pune Division on 22nd July 2005 at Pages 25 to 32 in respect of Pune Development Plan to invite suggestions/objections from the general public.

and whereas, Government appointed the Deputy Director of Town Planning, Pune Division, Pune, as an officer under Section 162 of the said Act, (hereinafter referred to as "the said Officer") for submitting his report to the Government after scrutinizing the suggestions and objections and say of the said Corporation and after granting hearing to the concerned persons, including the said Corporation:

and whereas, after completing the procedure as laid down under Section 37 (1-AA) of the said Act and after granting hearing to the representative of said Corporation, the said officer has submitted his report to Government on 3rd January 2006;

and whereas, after consulting the Director of Town Planning, Maharashtra State Pune and after making necessary enquiries the Government is of the opinion that the said modification proposal is necessary and should be sanctioned with some changes;

Now therefore, in exercise of the powers conferred by sub-section (2) of Section 37 of the said Act, the Government hereby finally sanctions the said modification proposal with some changes and for that purpose following entry is added to the Government Urban Development Department Notification No. TPS 1884/1377/CR-220/84 (iii)/UD-7, dated 5th January 1987 after the last entry.

ENTRY

New regulations for Development of Special Townships in area under jurisdiction of Pune Municipal Corporation, Appendix-Y are added as given in Schedule-A appended hereto;

Note :—(A) A copy of the sanctioned Regulations for Development of Special Township in area under Pune Development Plan i. e. Schedule-A is kept open for inspection by the general public in the offices of the following officers for the period of one month.

- (1) Dy. Director of Town Planning, Pune Division, Pune.
- (2) The Municipal Commissioner, Pune Municipal Corporation, Pune.
- (3) The Collector, Pune.
- (4) Assistant Director of Town Planning, Pune Branch, Pune.

(B) This notice is also available on Government web site www.urban.maharashtra.gov.in

SCHEDULE "A"

REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIPS IN AREA UNDER PUNE MUNICIPAL CORPORATION

A. GENERAL REQUIREMENTS :

1. Applicability.—These Regulations would be applicable to the area under the sanctioned Pune Development Plan except Koregaon Park area.

1.1. Area Requirement.—Any suitable area free from all encumbrances having sufficiently wide means of access (not less than 18 mtrs. wide) can be identified for the purpose of development as "Special Township". The area under the Special Township shall not be less than 40 Ha. (100 acres) at one place, contiguous, unbroken and uninterrupted which shall not include the area under forest water bodies like river, creek canal, reservoir, lands falling within the belt of 100 mt. from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 mtrs. from the historical monuments and places of Archeological importance, Archeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone, gaothan areas or congested areas.

However, such special township may include private land under Hill Top Hill Slope Zone the area of such lands in such Hill Top Hill Slope Zone shall be maximum 40 per cent of the gross area and such area shall be included in part of 50 per cent area to be kept permanently open where no development activities shall be permissible under such township. If such area is not included in part of 50 per cent area to be kept permanently open, the FSI and users on such land shall be as per DCR M-8 of Pune Municipal Corporation. However, proportionate FSI permissible as per DCR shall be allowed for such area.

1.2. Manner of Declaration.—Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under Section 37 of the Maharashtra Regional and Town Planning Act, 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township Project".

However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township, the procedure under Section 37 of the said Act shall not be necessary.

1.3. Infrastructure Facilities.—The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the on site infrastructure, i. e. roads, including Development Plan roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any, designated in the Development Plan, in accordance with the prevailing regulations.

(a) Water Supply.—The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 liters per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

(b) Drainage and garbage disposal.—The Developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board and Pune Municipal Corporation. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board and Pune Municipal Corporation.

(c) **Power.**—The Developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4. **Environment.**—The development contemplated in townships shall not cause damage to ecology. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MOEF's notification, dated 7th July 2004 and as amended from time to time. The Township shall provide at least 20 per cent of the total area as park/garden/playground as mentioned in 4(f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

2. Special Concessions

(a) **N. A. Permission.**—Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per Regulation No. 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment, however, will commence from the date of sanction of scheme as per Regulation No. 7. (c).

(b) **Stamp Duty.**—The stamp duty rates applicable in Notified Special Township area shall be 50 per cent of prevailing rates of the Mumbai Stamp Act.

(c) **Development Charges.**—A Special Township Project shall be exempted from payment of Development charges to the extent of 50 per cent.

(d) **Grant of Government land.**—Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions, without any subsidy.

(e) **Relaxation from Mumbai Tenancy and Agricultural Land Act.**—The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.

(f) **Ceiling of agricultural land.**—There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.

(g) **Exemption from Urban Land (Ceiling and Regulation) Act, 1976.**—Special Township Projects will be exempted from the perview of Urban Land (Ceiling and Regulation) Act, 1976.

(h) **Scrutiny fee.**—A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Pune Municipal Corporation for processing the development proposal on certain terms and conditions as may be decided by the Pune Municipal Corporation.

(i) **Floating FSI.**—There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.

(j) **Special benefits.**—Concessions in respect of Star Category Hotels, Hospitals and Multiplexes/Property Tax shall be provided

3. **Planning Considerations.**—The Township project has to be an integrated township project. The project should necessarily provide land for following users :-

- (a) Residential
- (b) Commercial

- (c) Educational
- (d) Amenity spaces
- (e) Health Facilities
- (f) Parks, Gardens and Playgrounds
- (g) Public Utilities:

4. General Norms for Different Land Uses.—The overall planning of the special townships shall be such that the project shall meets with specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

(a) Residential.—The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total built-up-area proposed to be utilised which is permissible as proportionate to zoning of area under such township at least 60 per cent of the area shall be used for purely residential development and further out of the total built-up area proposed to be utilised for residential development, 10 per cent shall be built for residential tenements having built-up area upto 40 sq.mtrs.

(b) Commercial.—The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.

(c) Educational.—Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have adequate allocation area for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) Amenity Spaces.—The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centres, town hall, library etc., should not be less than 5 per cent of gross area and should be evenly placed.

(e) Health facilities.—Adequate area allocation for health facilities for primary health shall be provided. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) Parks, Gardens and Playgrounds.—The township shall also provide at least 20 per cent of the total area as parks / gardens / playgrounds without changing the topography. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20 per cent area should be developed by the developer for such purposes and kept open to all general public without any restriction or discrimination.

(g) Public Utilities.—Appropriate area allocation should be provided for (a) power receiving station/sub-station, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, (e) public parking, (f) cemetery/cremation grounds, (g) bus-station, fire brigade station and other public utilities as per requirements.

(h) Transport and Communication.—The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below.

Classified Road-as prescribed.

Main road/Ring road-Minimum 18 to 24 meter wide.

Internal road-as per prevailing bye-laws applicable to Development Plan subject to minimum road width 9 mtrs.

(i) **Service Industries.**—In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominant land use shall be residential use.

Notes

I. All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Development Plan.

II. Location of Development Plan reservation can be shifted to anywhere in the Township Area with the approval of the Municipal Commissioner.

III. Development Plan reservations in the Township Area, shall not be handed over to the Planning Authority but the same shall be developed by the developer for the designated amenity.

IV. Development Plan roads in the Township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.

V. Minimum parking shall be provided as per DCR of Pune Municipal Corporation provided that for hotel, restaurant, college, school, educational, institute, educational classes, hospitals polyclinics and diagnostic centres, offices, Mangal Karyalaya, town hall, clubs, etc. onsite parking shall be provided for buildings having mixed users regular parking area a 3.0 mtrs. wide strip within the area along the road on front side shall be provided for visitor's parking.

5. Development Control Regulations

Prevailing Development Control Regulations of Sanctioned Development Plan amended from time to time shall be applicable *mutatis mutandis* except those expressly provided in these Special Regulations.

5.1 Special Township in Residential, Residential with Agricultural/Green Zone/No Development Zone.

(i) The total built up area/FSI of entire gross area of the Special township declared as per Regulation No. 1.1 excluding the area under Agriculture/Green Zone/No Development Zone if any, included in the project shall be 1.00. The F. S. I. for Agriculture/Green Zone/No Development Zone, if any included in Special Township Zone shall be 0.2 only in proportion to area of the zone. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations for Pune Municipal Corporation. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Pune Municipal Corporation, utilisation of DRC'S originated from any other area *i. e.* outside Special Township area shall not be permissible in Special Township area.

(ii) In case area Notified under Special Township falls in Residential Zone and partly in Agricultural/Green Zone/No Development Zone the provisions applicable to such scheme shall be proportionate to the area under the respective zoning as per sanctioned Development Plan.

5.2. Special Townships in Agriculture/Green Zone/No Development Zone

(i) Development of Special Township Project in Agricultural/Green Zone/No Development Zone, and Urbanizable Zone contained in the Development Plan shall be permissible subject to conditions that 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built up area/FSI of 0.20 worked out on the entire gross area of the Project. Further, while developing such projects, it would be obligatory on the part of the developer to provide and develop all the infrastructural facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible therein.

(ii) All provisions of Regulations except 4 (f) shall apply to the development of Township in Agricultural/Green Zone/No Development Zone.

5.3. General Regulations.

(i) In the event the special township project contains sites reserved for public purposes (buildable reservations) in Development Plan, for which the Appropriate Authority is any department of State Government/Central Government or any Government undertaking, the developer shall construct the amenity as per requirement of the concerned department and handover the constructed amenity free of cost to that Department. Upon such handing over the constructed amenity the developer would be entitled to utilise additional floor space over and above the FSI permissible within the township (equivalent to the built-up area of the constructed amenity) anywhere within the special township project.

(ii) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Pune Municipal Corporation about the construction of building as below.

'I have confirmed that the proposed construction in the scheme is as per norms as specified by Indian Standards Institute, for the resistance of earthquake, fire safety and natural calamities'.

(iii) Upper and lower ground floor type construction shall not be allowed.

(iv) In Special Township Schemes under Residential Zone and Agricultural/Green Zone/No Development Zone trees at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer. Trees at the rate of 800 per Ha. shall be planted and maintained in the area under Hill Top Hill Slope Zone.

(v) Once the proposal for Special Township is submitted to the Government under Regulation No. 7 (A) no change of Zone proposal in such Township area shall be considered by Government.

6. Sale Permission

It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/flat shall be allowed unless the basic infrastructure as per Regulation No. 1.3 is provided by the developer to the satisfaction of the Commissioner, Pune Municipal Corporation. In case the development is proposed in Phases and sale permission is expected after completion of phasewise basic infrastructure, such permission may be granted by the Pune Municipal Corporation. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided and completed phasewise. The plots earmarked for amenities, facilities and utilities shall be also simultaneously developed phasewise along with residential/allied development.

7. Procedure

(a) **Locational Clearance.**—The proposal for development of Special Township, alongwith details of ownership of land or Development rights of lands in the proposed scheme, site plan, part plan of sanction development plan, shall be submitted to Government in Urban Development along with a copy to Director of Town Planning, Maharashtra State, Pune Environment Department of Maharashtra State for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government under Section 45 of Maharashtra Regional and Town Planning Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the State Government within a period of 90 days from the date of receipt of the proposal and after completion of all prescribed procedure specified in Regulation No. 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Government for sufficient reasons. Application for renewal has to be made to Government before expiry of one year. These special Regulations shall not be applicable to the area on which clearance/approval has lapsed.

(b) **Letter of intent.**—Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to the Commissioner, Pune Municipal

Corporation, Pune along with the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50% of area under scheme and other particulars as decided and directed by Commissioner, Pune Municipal Corporation, Pune. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the final proposal, complete in all respect. The letter of intent shall be valid for six months unless renewed.

(c) (i) Final Approval.—The Developer shall submit the layout plan of the entire township area, sectorwise detailed building plans and details of phasing, for final sanction to the Commissioner, Pune Municipal Corporation, Pune. The developer shall also submit an undertaking or execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15% of its development costs. The Commissioner, Pune Municipal Corporation, Pune shall conduct enquiry and ensure the correctness of title and ownership etc. Only after such verification, Commissioner, Pune Municipal Corporation, Pune shall grant approval to layout plan and sectorwise detailed building plan in consultation with Deputy Director of Town Planning, Pune Division, Pune within the stipulated period on terms and conditions as may be determined by Commissioner, Pune Municipal Corporation.

The period required for Technical consultation with Deputy Director of Town Planning, Pune Division, Pune shall not be computed.

Anyone aggrieved by an order passed under prevailing Development Control Regulations may within forty days of the date of communication of the order prefer an appeal to the State Government.

(ii) Every application shall be accompanied by—

- | | | |
|--|----|--|
| (a) Ownership Document | .. | 7/12 extract/Property Card, ownership right document in original with list of such documents. |
| (b) Extent of area | .. | Village maps showing the extent of area and authenticated measurement plan/gut book of the land in original and list of such documents. |
| (c) Authenticated copies of locational clearance and letter of intent. | | |
| (d) Layout and building plans
(Prepared and signed by experts in respective field and team headed by an Architect Town Planner) | .. | <p>(i) Layout plan showing all details of area utilised under roads, open spaces, parks, garden and playground and other amenities.</p> <p>(ii) Detailed layout plan building plans of all development with area of all sector and individual plots and built up area/FSI proposed on each sector and plot.</p> <p>(iii) Detail Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and details of implementation maintenance. Taxation etc.</p> <p>(iv) Details of zoning and area under such zone.</p> <p>(v) Details of FSI/Total built up area proposed to be utilized in scheme.</p> <p>(vi) Details of Eco friendly amenities provided.</p> <p>(vii) Plan showing Road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways with area details.</p> |

- (viii) Details of solid waste management plan.
- (ix) Plan showing HFL of major lakes, river if any certified by Irrigation Department.
- (x) Plan showing details of distribution of total built-up-area/space.
- (xi) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.
- (xii) Details of storm water drainage scheme.
- (xiii) Details of fire fighting mechanism, fire brigade station.
- (xiv) All other documents as determined and directed by Commissioner, Pune Municipal Corporation, Pune.

Note : The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government/Collector/Commissioner.

8. Implementation and completion :

- (i) Development of basic infrastructure and amenity shall be completed by the developer to the satisfaction of the Commissioner, Pune Municipal Corporation as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.
- (ii) No building in the scheme is permitted to be occupied in any manner unless occupation certificate is issued by the Commissioner, Pune Municipal Corporation.
- (iii) Final completion certificate for the scheme is to be issued by the Commissioner, Pune Municipal Corporation in consultation with Maharashtra Pollution Control Board, Tree Authority as far as tree plantation is concerned and Chief Fire Officer of Pune Municipal Corporation.
- (iv) Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant, Architect Town Planner as follows.
 - (i) We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.

- (ii) Work is done as per sanctioned plan.
- (iii) Builtup area and FSI consumed in scheme is as per sanctioned plan of the scheme.
- (iv) If it is found that extra built up area/FSI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Commissioner, Pune Municipal Corporation, Pune within one month.

9. Interpretation : If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulations shall be final and binding on all concerned.

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

SUDHAKAR NANGNURE,

Deputy Secretary to Government.

संकीर्ण अधिसूचना, नेमणुका, पदोन्नती इत्यादी

अपर आयुक्त यांजकडून

जिल्हा सांगली

क्रमांक भूसं/आरआर-२/एसआर-२४/२००६.--ज्याअर्थी, विशेष भूमि संपादन अधिकारी, कृष्णा खोरे, मिरज यांनी त्यांची अधिसूचना क्रमांक वि.भ.सं.अ./क खोरे-१/एसआर-७/२००५, दिनांक ७ जानेवारी २००६ याद्वारे असे अधिसूचित केले होते की, या सोबतच्या अनुसूचीमध्ये ज्यांचा तपशील नमूद करण्यात आला आहे अशा जमिनी (यात यापुढे ज्यांचा निर्देश "उक्त जमिनी" असा करण्यात आला आहे) उक्त अनुसूचीमध्ये विनिर्दिष्ट करण्यात आलेल्या सार्वजनिक प्रयोजनासाठी (यात यापुढे ज्यांचा निर्देश "उक्त सार्वजनिक प्रयोजन" असा करण्यात आला आहे) आवश्यक होत्या किंवा आवश्यक असण्याचा संभव होता;

आणि ज्याअर्थी, भूमि संपादन (सुधारित) अधिनियम, १९८४ (यात यापुढे ज्यांचा निर्देश "संपादन अधिनियम" असा करण्यात आला आहे) हा महाराष्ट्र राज्यास प्रयुक्त असताना त्याच्या कलम ५-अ, पोट-कलम (२) अन्वये अहवाल पाठविण्यास सक्षम असलेल्या प्राधिकाऱ्यांचा अहवाल विचारात घेतल्यानंतर पुणे विभागाच्या अपर आयुक्तांची अशी खात्री झालेली आहे की, उक्त जमिनी उक्त सार्वजनिक प्रयोजनासाठी महाराष्ट्र राज्य सरकारच्या खचने संपादन करणेची आवश्यकता आहे.

त्याअर्थी, आता, संपादन अधिनियमाच्या कलम ६ च्या उपबंधान्वये याद्वारे असे घोषित करण्यात येत आहे की, उक्त जमिनी उक्त सार्वजनिक प्रयोजनासाठी आवश्यक आहेत. उक्त जमिनीच्या संबंधात यापुढे करावयाच्या सर्व कार्यवाहीच्याबाबतीत जिल्हाधिकाऱ्यांची कामे पार पाडण्याकरिता संपादन अधिनियमाच्या कलम ३, खंड (ग) अन्वये याद्वारे विशेष भूमि संपादन अधिकारी, कृष्णा खोरे, मिरज यांची नेमणूक करण्यात येत आहे. त्याचप्रमाणे त्याला, त्याने उक्त जमिनीच्या संबंधातील संपादनाची कार्यवाही या प्रयोजनासाठी आवश्यक त्या सर्व व्यवस्था करून सुरू करावी असे निर्देश देण्यात येत आहेत.

उक्त जमिनींचे नकाशे विशेष भूमि संपादन अधिकारी, कृष्णा खोरे, मिरज, यांचे कार्यालयात कार्यालयीन वेळेत प्रगटण्याकरिता उपलब्ध आहेत.

अनुसूची

जिल्हा सांगली, तालुका खानापूर, गाव आळसुंद

भूमापन क्रमांक	आवश्यक जमिनीचे अदमासे क्षेत्र	दिशा
१	२	३
	हे. आर	
१६७६ पैकी	१ २५	दक्षिणेकडून
१६८९ पैकी	० २९	पूर्वेकडून