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Ref. No. MCHI/PRES/17-18/174

March 19, 2018

To,
Shri Prakash Bhukte
Joint Director of Town Planning
Konkan Division,
Konkan Bhavan, C.B.D. Belapur,
Navi Mumbai.

Sub: Suggestion/Objection to the Draft ITP Regulations for Development of Integrated Township Projects (ITP), which are earlier sanctioned on 09/11/2016 and 26/12/2016

Ref: Public notice inviting suggestions / objections issued u/no. TPS-1816/CR-368 (Part-I)/15/20(3)/UD-13 dt. 17.02.2018

Dear Sir,

With reference to above, Government of Maharashtra has published the notification as per the provisions of section 20(3) of MR & TP Act 1966 as amended upto date inviting suggestions / objections from the public.

We are submitting herewith the suggestions/proposed modifications to the said ITP regulations in track mode.

Note:

1. Suggestions for inclusion are in **RED**.
2. Suggestions on deletion are highlighted in **strikethrough**

We hereby request you to call us for personal hearing by sending intimation on above mentioned address and consider our bonafide request.

Thanking you,

Yours faithfully,
For **CREDAI-MCHI**



Mayur Shah
President



Domnic Romell
Hon. Secretary



S. S. Hussain, I.A.S. (Retd.)
Chief Executive Officer

19/3/18
अहमदनगर, नगररचना
कॉन्कण डिविजन, नवी मुंबई यांचे लिपिक

**Suggestions/Objections on
DRAFT REGULATION FOR DEVELOPMENT OF "INTEGRATED TOWNSHIP PROJECT"
(UDD's Notice bearing No.TPS-1816/CR-368 (Part-1)/15/20(3)/UD-13, dated 17.02.2018)**

Note:

1. Suggestions for inclusion are in **RED**.
2. Suggestions on deletion are highlighted in **strikethrough**

1. Applicability :-

These regulations shall be applicable to the areas under Regional Plan /Development plans including areas under jurisdiction of SPAs and ADAs within Regional Plan/ Development Plan sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"). These Regulations shall also be applicable to all Local /Planning Authority areas. These Regulations shall be applicable only after final sanction by Government under the related Section of the said act. Till then existing regulations shall remain in force.

Provided that, if the Development Control Regulations regarding development of Integrated Township Project for an area over which a Planning Authority /Special Planning Authority/Area Development Authority has been appointed or constituted or deemed to have been appointed are yet to be sanctioned, then in considering the application for permission, these regulations, shall be applicable, *mutatis mutandis*, till such Authority adopts the Regulations in this regard.

If the ITP falls within the jurisdiction of more than one authority then ~~in such cases Government can issue directives at the time of Locational Clearance or at any time regarding which authority will give permission and supervise the project subject to terms and conditions as may be specified.~~ **the Authority in whose jurisdiction major/larger portion of the ITP area (as originally notified u/s 18(3) of MTRP Act 1966) falls shall be the Planning Authority (PA) for the entire ITP project, and its DCPR (draft or final) shall be applicable to the ITP.**

2. Requirements of Site:-

The area proposed for Integrated Township shall fulfill the following requirements:-

- i) Any suitable area having area of 40 hect. (100 Acres) or more at one place.
- ii) The area shall be one, contiguous, unbroken and uninterrupted. Provided that, such area if divided by one or more water courses (such as nalas, canals, etc.), existing or proposed roads of any width or by railways etc., shall be treated as one, contiguous, unbroken and uninterrupted, subject to condition that the Project Proponent/s shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities. Integrated Township Area may also include;
 - a) Lands in afforestation Zone provided that such land is not a forest land and such subject to no construction being allowed on land having slope more than 1:5.
 - b) Lands area under notified SEZ subject to denotification from concerned authority before granting LOI **or lands where In-principle/formal approval has lapsed by efflux of time and no stamp duty exemption u/s 63-1(A) of MT&AL Act has been availed.**

- c) Lands within the Buffer Zone of National Park subject to restriction on Development permissible in such buffer zone and subject to NOC of Forest Department.
- d) Tribal Land **if permission granted MLR Code.**
- e) Government Lands allotted to project proponent subject to clause 13.2.
- f) Private Forest Land that have been restored back after completion of Section 22 (a) Enquiry of Maharashtra Private Forest Act, 1975 shall be allowed to be part of the ITP with the condition that the development permission shall be granted on such land only after necessary permission under the provisions of Forest Conservation Act, 1980. **However, such lands will be allowed to be used for playgrounds, parks/gardens, urban agriculture and other passive uses till the said development permission is granted.**
- g) Eco-sensitive Zone notified subject to all restriction on development and FSI permissible in such buffer zone. **The development permission for proposals in ESZ shall be issued by the Planning Authority, and CC shall be issued subject to Project Proponent obtaining an NOC from the HLMC with respect to non-violation of restrictions applicable in the Zone.**
- h) Areas under flood line/ flood zone subject to clearance from Water Resource Department.
- i) Areas under Hill Top/ Hill Slope Zone, Buffer Zone etc., as shown on Regional Plan /Development Plan /Development Plan subject to condition as mentioned in Clause 7.1.3. However total of these areas shall be restricted to maximum 40% of total area under ITP.
- iii) If the Integrated Township area is more than 200 Ha., it can be segregated as long as each parcel is more than 40 Ha. and is located within a radius of 5Kms. Provided that the land use mix is maintained in each parcel.
- iv) The area shall have an access by means of an existing, or proposed road having minimum ~~width of 18~~ **ROW of 12** mt. In case proposed road, **it shall either be a DP road of minimum 18 mts wide ROW** or such area shall have an access by existing road having ~~width~~ **ROW of 12m** for the purpose of declaration location clearance and LoI of such project but it is necessary to the project proponent to have an existing access of **ROW of 12 mt.** before sanction of Commencement Certificate beyond 25% of **maximum potential FSI of the Project.**
Explanation: The Govt. has recently modified regulations of Integrated Industrial Area (IIA) Policy and has relaxed the norm for width of access road to 12 mts from 18 mts.. The norm for ITP may also be relaxed similarly as ITPs (being residential townships) will have much lesser and lighter traffic than IIAs.
- v) The ITP Area shall not include the area under :-
- Notified forest (**excluding the Private forest land subject as per Clause 2(ii), above to NOCs of Forest Department**)
 - Water bodies like river, creek, canal, reservoir, etc. Mangroves, Tidal Zone, Mud Flats.
 - The area under Notified National Parks
 - Defense Estates
 - Cantonment Boards
 - Any restricted area.

- g. Designated port/harbour areas, **notified** wildlife Corridor and **notified** biospheres reserves, Gaothan/Congested Area.
- h. The historical and archaeological places notified under the relevant act.
- i. Any other area that may be declared by the Govt. of Maharashtra from time to time.

3. Ownership of Lands:-

The project proponent/s shall have the ownership of all the land parcels under project. (Explanation - for this clause, ownership includes rights accrued vide one or more registered Development Agreement/s or Power of Attorney (PoA) **or lease deeds / govt. grant** for such development and disposal, on behalf of land owner/owners).

4. Permission and Declaration of Project by State Government:-

4.1 The Project Proponent/s shall apply to the State Government for obtaining permission and declaration of such project to be a "Integrated Township Project". Such application shall be accompanied by the following attested documents in two sets:-

- a) Details of ownership of land viz. extracts of V.F.No. 7/12 or Property Register Cards, in original having date not more than six months prior to the date of submission. In case of rights accrued through registered Development Agreement or PoA **or lease deeds/govt. grant**, attested copies of such documents.
- b) Self-attested list of S.No./G.No./CTS showing name of owner as per record of rights, total area of such land parcel, area owned by the applicant in such land parcel, the name of person/company owning the Development Rights/**PoA/Lease deeds/Govt. grant**, area proposed to be included in project from such land parcel.
- c) Part plan of sanctioned Regional Plan/Development Plan, showing all the lands falling in the project.
- d) No Objection Certificate from the officer at Divisional level, Water Resources Department in respect of lands falling in "**Notified** Command Area" of any Irrigation Project unless these powers are exercisable by the higher authority.
- e) Village maps showing the lands falling in the project.
- f) Certificate from concerned Forest Officer not below the rank of Dy. Conservator of Forests, at Divisional level (unless these powers are exercisable by higher authority), showing that the lands under project do not form part of and not included in reserved forest or protected forest or non-classified forest and also, confirming that such lands do not form part of the Notified National Parks, prohibited area of Notified Wildlife Sanctuaries and Notified Bird Sanctuaries.
- g) Certificate from the concerned revenue officer not below the rank of Tahsildar, showing the **tribal lands earmarked for building construction under project do not include lands belonging to tribal or that tribal land included in ITP** have necessary permission under MLR code.
- h) Certificate from the Director of Archaeological Department, Maharashtra State, showing that the lands under project do not include monuments notified by the Archaeological Department, Heritage buildings and Precincts. Such certificate should also mention the distance to be kept around such places, if any.

- i) Receipt of processing fee (non-refundable) paid, at the concerned branch office of the Town Planning Department, at the rate of Rs.5000/- per ha. for the current year with the yearly rise of Rs.500/- per ha. starting from the month of January every year.

4.2 On receipt of an application under Clause 4.1 above, the Government may, after consulting the Director of Town Planning, Maharashtra State, by notification in the *Official Gazette*, grant the locational permission and declare such project to be a "Integrated Township Project", subject to such general and/or special conditions or, reject the application, under the provisions of Section 18(3) of the said Act, within a period of 90 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Government, whichever is later. If the project proponent fails to comply with the conditions specified while granting location clearance within the specified time limit, then in such cases location clearance given earlier stands automatically cancelled and no refund or adjustment of premium/ fees/ expenses etc. shall be eligible.

(Explanation - In circumstances described in proviso of Clause 4.2, such grant of permission and declaration of project shall be made under the provisions of Section 18(3) read with Section 44(2) of the Maharashtra Regional and Town Planning Act, 1966)

4.3 Every such permission and declaration shall remain in force for a period of two years, if not applied for Letter of Intent under Clause 5, from the date of issue of Locational Clearance Notification and thereafter it shall lapse.

Provided that, the Director of Town Planning, Maharashtra State, Pune may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that, it is not mandatory on Project Proponent/s to submit all the papers afresh as prescribed under Clause 4.1, however the affidavit regarding the ownership of land about any dispute shall be mandatory.

4.4 Such lapse shall not bar any subsequent application for fresh proposal.

4.5 The **Planning Authority** ~~Director of Town Planning, Maharashtra State~~, on the request of Project Proponent/s, by notification in the Official Gazette, may grant to add or delete any area, not exceeding ~~25%~~ **50%** of the total area under Locational Clearance, subject to condition that the remaining area shall not be less than 40 Hect. The permissible FSI and other parameters shall increase or decrease accordingly. **Provided also that, it shall not be mandatory for Project Proponent/s to submit all the papers of additional lands as prescribed under Clause 4.1, however the affidavit regarding the ownership of land shall be mandatory.**

4.6 **Once the project is declared to be a "Integrated Township Project", under the provisions of Section 18(3) of the said Act, no Appeal / Revision Application u/s 247 & 257 of the MLRC 1966 shall be entertained /admitted from third parties unless the Project Proponent has been served with the notice of the same and heard on record by the Competent Authority. Appeals/Revision application(s) made in contravention to this Clause shall not be considered by the Planning Authority and shall have no bearing on the ITP Project.**

Explanation: The provisions contained, in the aforesaid Clause/s, is keeping with the requirement of the project and ambiguous. However, the experience has been, The Record of Rights of an ITP project are verified by the Tehsildar, Collector & Divisional Commissioner. Thus, PP should always get a benefit of doubt in case,

ownership rights of such lands are raised later on by third parties. The appeals made by third parties, in this regard, are entertained, by the Concerned Appellate/Revisional Authority, under the provisions of Section/s 247 and 257 of MLRC 1966 respectively and the same decided. This causes of lot of constraint and is time consuming. Besides the fact, that it adversely affects the project. In more cases, than not, the ground of appeal being, that the farmer/holder has not received the consideration/full consideration. The Appellant Authority allows the appeal hears the same for year or two and finally passes an order, either allowing the appeal, or that the matter does not fall within its jurisdiction and directs the appellant to approach competent Civil Court. Thereby the limitation period within which, he has to approach the Competent Civil Court stands automatically condoned; thereby the Project Proponent is put to unnecessary hassles/ardor. In this regard, the Hon'ble Apex Court and the High Court, have time and again ruled that, once the document under which the land is purchased, evinces that the title has flown then the Revenue Court or the Revenue Authorities has no jurisdiction in the matter. Hence, the say of the Apex Court should be kept in view and the addition Clause suggested above, be included.

5. Letter of Intent (LOI) by the Collector:-

5.1 The Project Proponent/s shall apply to the Collector for obtaining the Letter of Intent for such project. Such application shall be accompanied by the ownership documents as prescribed in Clause 4.1(a) & 4.1(b) and with locational clearance notification issued by the Government.

5.2 The Collector shall verify and satisfy himself that Ownership and Development Rights of all the lands under project are with the Project Proponent/s before issuing the Letter of Intent.

5.3 On receipt of an application under Clause 5.1 the Collector shall grant the Letter of Intent for the whole area or separately for any part thereof, which shall not be less than 40 Ha. at the first instance, subject to conditions as may be deem fit, or reject the application, within a period of 45 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Collector, whichever is later.

Provided that, in case of rejection, the Collector shall mention the grounds for such refusal.

5.4 Every such Letter of Intent shall remain in force for a period of two year, if not applied for Development Permission under Clause 6, from the date of issue of Letter of Intent, unless renewed. Provided that, the Collector may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that letter of intent granted by collector under earlier regulations may also be extended subject to other conditions of these regulations.

6. Master Layout Plan Approval by the Collector: -

6.1 The project proponent/s shall apply to the concerned Collector for obtaining the approval to the Master Layout Plan of the entire area as per Letter of Intent. Such application shall be accompanied by the documents in two sets as prescribed below:-

- a) Attested copy of Gazette Notification issued by the Government under Clause 4.2.
- b) Attested copy of Letter of Intent issued by Collector under Clause 5.

- c) Part plan of sanctioned Regional Plan/Development Plan, showing the lands under the Master Layout Plan.
- d) Village Map showing the lands under the Master Layout Plan.
- e) In case, project has no access from existing road having right of way of 18 m. then documents showing the ownership of project proponent/s in lands for 18 m. wide ROW. **that the Project Proponent has Ownership/rights for the lands proposed for road of ROW 12 mts or that the lands are Govt. / Gurcharan/Gairan lands, tribal lands (under application to Govt. for necessary permission) or forest lands / private forest lands (under application to Govt. for necessary permission). In case, the access road is shown through Govt lands, Gurcharan / Gairan lands, tribal lands, forest lands or private forest lands, the Project Proponent shall give a undertaking that these permissions shall be it's at the risk and cost and indemnify the State Authorities from such risks.**
- f) Bank Guarantee of requisite amount as prescribed in Clause 12.6
- g) Undertaking and Affidavit as may be prescribed by the Collector.
- h) Copies of Master Layout Plan with or without Building Plans in three sets with sign of owner/developer and architect.
- i) Contour map showing contour levels of lands under Master Layout Plan. Trueness of the contour shall be certified and attested by the surveying agency and the Project Proponent/s under their signature and seal. **Hill slope areas, if not shown on RP/DP, shall be computed on 5 mts contour intervals for plain lands and 10 mts contour interval for hill slope areas**

Explanation: The above is as per Topographic Mapping Standards of National Disaster Management Authority's National Technical Document for Establishing Cartographic Base in India (Pl refer Annexure 1).
- j) Coloured google earth image showing lands under Master Layout Plan.
- k) Phased Programme for development of physical infrastructure with amenities under project.

6.2 If the application is not accompanied by the documents mentioned in Clause 6.1, the Collector shall convey the same to the Project Proponent/s immediately within 10 working days giving specific time period for fulfilment of such documents and if the same are not submitted by the said project proponent in given time then return the proposal at his level only.

6.3 On receipt of application, complete in all respects, as prescribed under Clause 6.1, the Collector shall forward the same to the concerned Divisional Joint Director of Town Planning for technical consultation within 10 working days.

6.4 The office of the Divisional Joint Director of Town Planning shall send its remarks to Collector within two months from the receipt of proposal from the Collector or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later. Such master layout approval will be given with the condition that project proponent will not commence work without environmental clearance. Sanctioned master Plan layout alongwith complete set of

drawings shall be endorsed to the concerned branch office of Town Planning Department, for the further permissions.

6.5 Approval to the Master Plan: - The Collector shall grant approval to the master layout or reject the application, under Section 18 of the said Act, within one month from the receipt of reply from the Divisional Joint Director of Town Planning as mentioned in 6.4.

6.6 Approval to the building plan: - Detailed building permission under the master layout plan sanctioned as per clause 6.5 shall be granted by the Assistant Director of Town Planning/Town Planner of concerned Branch within 30 days from the receipt of the proposal from the project proponent as mentioned in 6.6.1.

6.6.1 - The Project Proponent/s shall apply to the concerned head of the Branch office of the Town Planning Department, for grant of building permission, alongwith all relevant documents and attested copy of Environment Clearance **or copy of application made for EC** for the project from MoEF or the Authority empowered by the MoEF. **Copy of EC shall be submitted before start of construction.**

6.6.3 - The Project Proponent/s shall submit the certificate of Architect regarding completion of plinth stating that the construction of plinth is as per the approved building Plans to the concerned branch office of the Town Planning along with approved Plan. The Branch Office of the Town Planning verify the same within stipulated time period. If it is found that the construction of plinth is not as per the building permission sanctioned, the said office shall reject such plinth checking certificate. In such circumstances, the Project Proponent/s shall either demolish the said plinth or get the revised plan sanction according to changes. If it is found that the construction of plinth is as per the building permission sanctioned, then grant the plinth checking certificate is not necessary.

7. Planning Considerations:-

7.1 Permissibility in respect of Zoning:-

7.1.1 Notwithstanding anything contained in any regulation for the time being in force, the project to be notified under this regulation may be permissible in any land-use zone/s of sanctioned Regional Plan / Development Plan, excepting areas mentioned in Clause 2(iv).

7.1.2 For the areas falling in zones, other than residential, commercial and U1 & U2 zone as per the sanctioned Regional Plan/Development Plan, the Project Proponent/s shall have to pay a premium for permitting project in such zones at the rates prescribed below: -

Sr.No.	Type of Zone	Premium Charges	Revised Premium
A	Afforestation Zone, Hill Top & Hill Slope Zone as shown on Regional Plan /Development Plan	20 %	10%
B	Public / Semi-public Zone, Industrial Zone, TH & LP	10 %	5%

C	Agriculture/ No Development Zone/G1 zone /Low Density Residential Zone /Buffer Zone of ESZ and other zones excepting at Sr.No. a & b above	15 %	8%
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(Explanation: Premium charges shall be calculated by considering the agriculture land rate of the said land as prescribed in Annual Statement of Rates (ASR) without applying the guidelines. If agriculture land rate is not mentioned in ASR, in such cases the premium is calculated considering guideline of ASR for converting into agriculture rate. Out of total premium 10% shall be paid at the time of Locational Clearance, 10% paid at the time of letter of Intent, 20 % at the time of sanctioning of Master Layout Plan and remaining 60 % shall be in four equal instalments per year and subject to interest as decided by the authority)

7.1.3 Restriction on Development - No construction shall be permitted on the lands within the HFL. Land in Hill Top & Hill Slope Zone. **Hill Slope area shall be a single contiguous and on lands of minimum area of 1 (one) Ha having slope (computed on 5 mts contour intervals for plain lands and 10 mts contour interval for hill slope areas - Pl refer Explanation provided under Clause 6.1 (i)) equal to or more than 1:5 in the said Project, whether specifically marked as such on the Regional Plan /Development Plan or not. No development of any sort and activity involving cutting / leveling / filling shall be permissible on such sloping lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, roads, trails, pedestrian walkways, Access road to township development with minimum cutting and other users as otherwise permissible in respective Regional Plans / Development Plans for the original RP/DP Zone and the FSI of such lands shall be permissible to the extent as prescribed in Clause 7.2.**

7.1.4 In the Buffer Zone of notified ESZ and in ESZ's only those development activities and FSI as permissible under MoEF notification of the ESZ (as amended from time to time) under Environment Protection Act, 1986 shall be permitted. All the development in this buffer zones shall be in accordance with MoEF notifications. **However, such lands will be allowed to be used for playgrounds, parks/gardens, urban agriculture and other passive uses till the said development permission is granted under such MoEF Notification.**

7.2 Permissible Floor Space Index (FSI): -

7.2.1 Notwithstanding anything contained in any regulation for the time being in force, if premium as mentioned in 7.1.2 is paid by the proponent then the basic permissible FSI for such project shall be 1.0, to be calculated on Gross Plot Area under Master Layout Plan without deducting any areas under the slopes, etc. to be calculated on Gross Plot Area.

7.2.2 Further, additional FSI on payment of premium as mentioned below shall be permissible on payment of premium at the rate of 10 % of the weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time of Building permission.

Area under Township	Additional built-up area on payment of Premium
40 hect and up to 100 200 Hec. Hec.	Upto 70 % of basic permissible FSI
More than 100 200 hec. and up to 200 500	Upto 80 % of basic permissible FSI
More than 200 500 hec. Hec.	Upto 100 % of basic permissible FSI

7.2.3 Over and above the FSI as prescribed above, an additional FSI in lieu of construction of tenements for social housing shall be permissible as prescribed in Clause 9, without charging premium.

7.2.4 It shall be permissible to utilise the maximum permissible built-up area as prescribed above, anywhere in the area under sanctioned Master Layout Plan.

7.3 Mandatory Town-Level Amenities - Area and FSI Allocations :-

Master Layout Plan shall provide for town-level area and FSI allocation, to be kept at one or more places, as follows:-

a) Spaces for Recreation:-

Sr.No.	Particulars	Minimum Area Required	Conditions
i	Garden/s And Park/s	5% of Master Layout Area.(out of this 50% area may be allowed on Hill Top Hill Slop Zone and Buffer Zone of ESZ)	Out of this at least 1000 sq. mt. area shall be kept open for Town Plaza/Town Square. Such area shall be kept open and may be allowed to be proposed at suitable places. Major public amenities/activities shall be cluster around this area.
ii	Play Ground/s	7.5% of Master Layout Area (may be allowed in Buffer Zone of ESZ having slope less than 1: 5)	Maximum 10% of area under Play Ground which may accommodate indoor games, stadiums and allied users only.

(Note - **Distribution of the above open** These spaces shall be **exclusively of open spaces to be required at sector level layouts. Notwithstanding anything as** contained in DCR of the authorities, **10% open space shall be provided in sector level layout**).

Explanation:

Since 'Sector' is not defined, this clause becomes ambiguous. As per accepted parlance, it is advisable to define Open spaces at 'layout level' and 'plot level' only. Further DCR/Standardised DCR has requirement of Open Space for plots above 0.40 Ha. This requirement shall take care of distribution of open space.

b) Spaces for combined School/s (Primary School/s + High School/s) -

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	5,000 sq.m.	5,000 sq.m.
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note-

- a) The requirements prescribed above are by considering School to be run in double shift,
- b) 40% of school plot area to be kept open for Play Ground purpose. **In case a school is adjoining a layout open space, no such space (i.e. 40% plot area as Open space) shall be insisted upon, provided the said layout open spaces are open to public during non-school hours.**

c) Community Health Care Facilities :-

Primary and Secondary Health Care Facilities like Dispensary, Maternity Home, Hospital etc.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	1,000 sq. m.	1500 sq. m.
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

d) Community Market:-

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
I	General Market including Mutton and Fish Market		
	for Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	
ii	Vegetable Market		
	for Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note- Users mentioned in (i) & (ii) above may be clubbed together for convenience purpose, without altering the requirements in plot area and built-up area.

e) Public Assembly Facilities:- Town Hall and/or Auditorium including Library

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
I	for Master Layout area up to & inclusive of 100 Ha	5000 Sq.mt	5000 Sq.mt
ii	for Master Layout area more than 100 hac. and up to 200 Ha.	10000 sq. mt.	10000 sq. mt.

iii	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.
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f) Economic Activities:-

Economic activities including users such as Market, Multiplex, Mall, Information Technology & Information Technology enabled Services (IT & ITeS) including **IT Parks**, SEZs, Essential Shopping, Recreational Centers, Trade & Commerce, Education, Hospitals, Non-polluting Industries, Service Industries, Entertainment, Tourism, Star Category Hotels, **serviced apartments**, Convention Centers, Gymnasiums, Socio-economic activities, such as workshop, hostel for Autistic persons and challenged persons old age home etc. except independent residential tenements, etc. as per requirements.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	40000 15,000* sq mt	80000 30,000* sq mt
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

**Explanation: For ITP of 40 Ha & Basic FSI of 1.00 + 15% (Social Housing), the total population is around 30,000.*

As per '8.5.2 : Norms for Commercial Centres' of 2014 URDFI Guidelines of Ministry of Urban Development, GOI (Pl refer Annexure 2):

Built up area requirement (Table 8.62)

- 1. Convenient shopping @ 220 sqm / 1000 pop = 6600 sqm for 30,000 pop*
- 2. Local shopping @ 300 / 1000 = 9000 sqm for 30,000 pop*
- 3. Community center @ 500/ 1000 = 15000 sqm for 30,000 pop*
- 4. Total commercial built up requirement for pop of 30,000 = 6600 + 9000 + 15000 = 30600 sqm*

Note-

i) Users as mentioned in b, c, d, e & f may be clubbed together, in Economic Activities Component, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users, irrespective of their individual plot area requirements.

ii) The required parking spaces for all such amenities as per norms shall be provided in same plot.

g) Public Utilities:-

For Master Layout area of 200 Ha.

Sr. No.	Particulars	Minimum Area Required	Permissible Built-up Area
i	Fire Brigade Station-	3000 sq.m. or as prescribed by the Director of Fire Services, Maharashtra State/ Chief fire Officer of the concern Authority.	As per recommendations of the Director of Fire Services, Maharashtra State/Chief fire Officer of the concern Authority.
ii	Sewage Waste Management Project (SWMP)	4000 sq.m.	As per requirements
iii	Cremation Ground/ Burial ground	2000 sq.m.	As per requirements
iv	Burial Ground	2000 sq.m.	As per requirements
v	Bus Station / Transport Hub	3000 sq.m.	
vi	Police Station	1000 sq.m.	
vii	Electric Sub-station	As per requirement	
viii	Other Public Utilities	As per requirement	
ix	Public Parking Facilities	As per prevailing DCR	
x	Solid waste management	As per requirement	

Note: i) If the facility of Cremation Ground/ Burial Ground is available in the village where the Township is located in such case these requirements need not be insisted **subject to NOCs of respective Gram Panchayat.**

ii) If Police Station is available within 1k.m. area from the proposed Township, then such facility need not to be provided.

h) Transport & Communication:-

i) The entire area of the project shall be well-knitted with proper road pattern, taking into consideration the linkages with existing roads within the project and outside area as well. All such roads shall be developed by the Project Proponent/s as per standard prescribed by the Indian Road Congress.

ii) The width of the -

- i) Classified Road should not be less than as may be prescribed by concerned public authority;
- ii) Main / Arterial / Ring Road should be minimum right of way of 18 mt.
- iii) Other Sub-Arterial roads, Collector streets, local streets, etc., shall be proposed as per the requirements to cater to the need of occupancies on such roads including for pedestrians.
- iv) Network of cycle track in entire Township area of minimum width of 3 meter, **on roads of width more than 12 mts (Pl refer Explanation given under Clause 10.4 (iii)), shall be provided without clashing with the vehicular traffic, as far as possible.**

iii) It may be permissible for Project Proponent/s, to realign the Regional Plan / **draft or final** Development Plan Roads, and earlier existing roads passing through the project area, without changing the entry and exit points of such roads.

iv) All the Regional Plan/ Development Plan Roads and all the Main / Arterial, shall always be open for general public, irrespective of the fact that, they resides in the project or not.

General Note for Amenities (a) to (h):

i) The requirements prescribed above for items (a) to (f) are by considering FSI proposed for the project is only 1.0. If the FSI proposed is increased or decreased then the only built up area requirement shall be increased or decreased proportionately.

ii) The requirements prescribed above for items (g) are for Master Layout area of 200 Ha. It shall be increased or decreased proportionately and may be proposed at one or more locations, as per requirements.

7.4 Residential Activities:-

Sr. No.	Particulars	Area	Built-up Area
I	Residential Activities (including lands required for social housing, infrastructure such as water storage, drainage and garbage disposal, etc.)	The land excluding the land required for purposes as shown 7.3 (a) to (h).	Remaining built-up area subject to minimum 60% of the total proposed built-up area.

7.5 Share of Local / Planning Authority :-

The Integration of Integrated Township Projects included in the Local / Planning Authority, an area @ 2% of the gross area shall be earmarked **and shall be handed over free of cost to the respective Authority** for Development of the City Level **Facilities amenities**.

The Project Proponent shall hand over the said land, free of cost, to the Planning Authority on completion of provision of trunk infrastructure (access road, water supply and power), by the Planning Authority, upto the boundary of the ITP.

For determining eligibility of ITP **and eligibility for additional FSI under Clause 7.2.2**, the above 2% area shall be considered in area calculation. This area shall not contain area under hill slopes, and shall be accessible by major road. Base FSI **and additional FSI, on payment of premium**, of such 2% land shall be made available to the applicant on remaining land.

8. Development Control Regulations:-

For those aspects which are not covered under this regulation, the prevailing provisions as prescribed in **either** the Standardised Development Control and Promotion Regulations for Regional Plans / Development Plans in Maharashtra or **draft/final** DCR of Respective Authorities, shall apply *mutatis-mutandis*. The provisions of MoEF CRZ notifications amended from time to time shall also be applicable.

However, where in prevailing DCR of the respective authority the maximum height of building is not mentioned in such cases the maximum height shall be allowed subject to provisions of Maharashtra Fire Prevention and Life safety measures Act 2006 and any restriction imposed by Chief Fire Officer.

Notwithstanding the provisions of Standardised Development Control and Promotion Regulations for Regional Plans / Development Plans or draft/final DCR of Respective Authorities, it shall be permissible for the Project Proponent to provide the parking required as per applicable DCR in Multi-level parking, stack parking, mechanical or automated parking within the building or in separate/independent structure.

Notwithstanding the provisions of Standardised Development Control and Promotion Regulations for Regional Plans / Development Plans or draft/final DCR of Respective Authorities, it shall be permissible for the Project Proponent to provide plot level open space within marginal open spaces subject to such open spaces not reducing the marginal open spaces below the minimum required.

9. Social Housing:-

9.1 The ITP Project **Master Layout Plan** shall provide **sufficient space** for construction of small tenements for persons from EWS and LIG categories (hereinafter referred to as the "Social Housing Component") **either on a separate plot or within sale unit buildings**, as a social responsibility with FSI as mention in Clause No 9.3. Out of this Social Housing Component 25 % FSI shall be utilised exclusively for construction of EWS tenements and remaining 75 % FSI shall be used for LIG tenements. Out of the total tenements constructed as Social Housing component, one third (1/3rd) tenements shall be kept for Rental Housing tenements which will be disposed on Rent only by the project Proponents /associate /service provider. **Such rental housing units shall be put on rent in the open market and there shall be no restriction on the type of persons to whom the units are rented.**

9.2 Social Housing tenements shall be constructed with area as specified by the MHADA for EWS and LIG category respectively.

9.3 The minimum Social Housing component shall be constructed at **15% 10%** of the Residential basic FSI of the area available for Residential Development as prescribed in Clause 7.4 (hereinafter referred to as the "Social Housing component").

9.4 Social Housing tenements shall be constructed as per the general and special specifications prescribed by concerned unit of MHADA for their projects.

9.5 The Project Proponent/s, after getting commencement certificate of Social Housing component as mentioned above shall immediately intimate to MHADA regarding the numbers of Social Housing Component to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months, from the date of receipt of such intimation after following procedure of lottery system shall prepare the list of the allottee and forward it to the Project Proponent/s. The project proponent shall dispose of such EWS housing tenements to the allottees at the construction cost mentioned in ASR applicable of the year of disposal plus 20% additional cost **plus taxes**. Out of this 20% additional cost, 10% shall be paid to MHADA towards administration charges.

If the allottees fails to deposit the amount within specified time limit, then the allotment shall stand cancelled and MHADA can give fresh names of allottees from waiting list within one month.

Provided that if the MHADA is unable to provide the list of the allottee as mentioned above then the project proponent shall dispose of such social housing tenements in the market at the construction cost in ASR applicable to the land of the year of disposal plus taxes plus 10% additional cost **plus taxes**.

9.6 Every Occupation Certificate for the regular tenements shall be granted only alongwith the Occupation Certificate in proportionate with Social Housing component.

9.7 Amalgamation of such Social Housing tenements shall not be permitted in any case.

9.8 The purchaser of tenement under social housing shall deposit an amount equivalent to 10% of the construction cost of tenement, as prescribed in Annual Statement of Rates prevailing at the time of occupation, with the Project Proponent/s as one-time maintenance deposit for onsite infrastructure maintenance.

9.9 The Project Proponent/s shall maintain the premises and common spaces outside the building/s of social housing including concerned all basic infrastructure and amenities, in good condition in the same manner with the maintenance of remaining area of the project.

9.10 The purchaser of tenement under social housing shall have to pay all the government taxes, duties like stamp duty, **GST**, VAT, service tax, etc. at actual, **along with township and building maintenance charges, common services charges, CAM Charges etc** to the Project Proponent/s, as per the requirement, from time to time.

9.11 No scrutiny fees, development charges, CFO charges or other similar charges/fees shall be levied on social housing component.

10 Liability of Project Proponent/s:-

10.1 The entire project shall be an integrated one with all facilities within the boundaries of such project. All the on-site infrastructure i.e. internal roads, approach road, street lights, water supply and drainage system shall be mandatory and constructed / maintained in future by the Project Proponent/s. Proposed internal roads and Open Spaces in the layouts shall be used only for ITP.

10.2 The Regional Plan / Development Plan Roads and Reservations which are included in ITP shall be Developed by project proponent and after development made available to the general public. Such reservations may be allowed to shift within 500 mtrs (within Township Area Only) in consultation with **Director of Town Planning M.S. Pune Planning Authority**.

10.3 It shall be the responsibility of the Project Proponent/s to develop and maintain all the infrastructure in good condition till handing over to the appropriate authority.

Provided that, the Project Proponent/s may shall handover the infrastructure, for maintenance purpose, only after the completion of the project, to the Urban Local Body or appropriate authority, when constituted in the area comprised by the project alongwith the unutilized corpus fund collected for maintenance purpose.

10.4 Project Proponent/s shall mandatorily provide facilities for making the project SMART :

- i) For the people residing in the project area, an efficient and timely public transportation system up to the nearest public transportation station/hub/depot/stand. He shall develop it himself or tie with Government / Semi Government or private transport agency for such efficient public transportation. **In case these services are provided by MSRTC/Local Transport Authority, the** number of buses and trips will be decided by MSRTC / Local Transport Authority.
- ii) Continuous unobstructed footpath of minimum 2 m. width on either sides of all street / roads width ROW 12 m. or more.
- iii) Dedicated and **as far as possible** physically segregated bicycle track with a width of 3 mt. or more, should be provided for entire Township Area **on roads wider than 12 mts.**
Explanation: As per Clause 10.4 (ii), 4 mts shall be under footpath, as per Clause (iii) min. 3 mts shall be under bicycle track, effective width for vehicles in a 12 mts wide road would be max. 5 mts i.e. less than a two-lane road. Hence bicycle track should be insisted upon roads of width more than 12 mts.
- iv) Pedestrian friendly pathways, encouragement to non-motorized transport, intelligent traffic management, non-vehicle street / zones, smart parking, energy efficient street lighting visible improvement in the area i.e. **replacing existing overhead electric wiring with underground wiring**, encroachment free public areas **etc**,
- v) Arranging generation of power through non-conventional energy sources like solar, wind and other shall be mandatorily provided with atleast 10% of total requirement of common physical infrastructure of the project;
- vi) To provide energy management by adopting advanced technology like installing Solar Water Heating System, Solar Lamps/Lights in common areas, LED Lamps, auto-operated street lights, solar pumps, etc. all external lighting shall be of LED, Solar Water Heating System, Solar Lamp shall be compulsorily provided;
- vii) To provide effective water management by adopting water harvesting techniques like rain water harvesting, recycling of used water, metered water supply to the users under project, double plumbing pipeline. The recycled water shall be used for flush system, gardening, carwash and industrial use;
- viii) To provide Effective safety & security measures like CCTV surveillance at strategic locations, centralized control room, etc.;
- ix) Arranging smart and fast internet/broad band connectivity to all residence, e-governance online system for grievance redressed. However, this may not be insisted for 'Affordable Housing' projects.**
- x) Encouraging and providing platform for Citizens participations in decision making about public community issues.
- xi) Arranging Real time environmental monitoring i.e. air pollution, noise pollution etc. shall be observed
- xii) Encouraging **provision of and providing** platform for e-DCR for building plans with BIM, 3-D maps on GIS of the utility services network and properties in the city, central command, control and emergency response center for all infrastructure facilities. Project Proponent/s shall also

provide urban design concept plans along with Master Plan.

xiii) It shall be obligatory on the part of Project Proponent/s to provide, the infrastructure and green building norms that are necessary as per the guidelines as may be laid down by the Government, under the policy of development of 'Smart City' from time to time. **However, this may not be insisted for 'Affordable Housing' projects.**

xiv) xiv) Ensure that the buildings have at least 3 star ratings from GRIHA, **however, this may not be insisted for 'Affordable Housing' projects.**

10.5. Project Proponent/s shall also mandatorily provide for:-

a) Water Supply - Safe and potable drinking water at the rate of 90 liters per capita per day, exclusive of requirement of water for firefighting and gardening purposes. 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 Project Proponent/s would be required to develop proper internal distribution with double pipe plumbing for reuse of treated water at appropriate places and maintenance system along with smart metering and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling within the project.

Provided that, the Project Proponent/s should not use groundwater as a source of water, to meet the above requirement.

b) Drainage and Garbage Disposal:- The Project Proponent/s shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste generated in the project at source, as per the norms of the Maharashtra Pollution Control Board. The Project Proponent shall provide, **as far as possible**, zero discharged in ITP for solid as well as liquid based.

The Project Proponent/s should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Waste Water, etc. and also set-up, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste so that it should be zero liquid discharge to city from the area. **Alternatively, the PP may have a tie-up with a authorised SW Management contractor for treatment/recycling/ disposal of its SW.**

c) Power:- The Project Proponent/s shall **make best efforts to** ensure continuous and quality power supply for the project area. The Project Proponent/s may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from the concerned authority. If power is drawn from any existing supply system, the Project Proponent/s shall, before commencement of development, procure a firm commitment of power for the entire Township from the power supply company.

11 Occupancy Certificate:-

11.1 Application for obtaining the Occupancy Certificate for project, in full or part shall be submitted by Project Proponent/s to the Collector. Such application shall be accompanied by -

- a) All the relevant documents alongwith coloured Google Earth image showing the area under Master Layout Plan;
- b) Documents showing compliance of the conditions prescribed while according sanctions from time to time;
- c) Appropriate declaration/s and undertaking/s made by the Project Proponent/s and his technical personnel's;
- d) Any other requirement as may be prescribed by the Collector.

11.2 On receipt of application as prescribed under Clause 11.1, the Collector shall forward the same to the concerned branch office of Town Planning Department for technical consultation, within 10 working days.

11.3 The concerned branch officer of the Town Planning Department shall send his remarks to the Collector within one month from the receipt of proposal from the Collector or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later.

11.4 The Collector shall grant Occupancy Certificate or reject the application giving specific reason within fifteen days from the receipt of reply from the concerned branch office of Town Planning Department.

11.5 The Collector, before issuing the Occupancy Certificate for the project as a whole, shall verify and satisfy himself about the completion of erection / development / construction of all the basic required infrastructure in Master Layout plan. In case, an application for part occupancy, such completion shall be as prescribed in phase programme.

11.6 No separate Sale Permission will be required by the Project Proponent for disposal of plots or built up area in the ITP.

12. General Stipulations:-

12.1 Development of basic infrastructure and amenities shall be completed by the Project Proponent/s to the satisfaction of the Collector either for whole or as per phases, of the project.

12.2 It shall not be mandatory for the Project Proponent/s to provide Amenity Space as otherwise required as per regulation of Regional Plan or applicable DCR, if any.

12.3 The Project Proponent/s shall ensure that the ITP has plant indigenous trees at the rate of at least 150 trees per ha. Where the number of existing trees is less than this prescribed standard, additional trees shall be planted, to maintain the standard, and maintain it properly. The certificate to that effect issued by the Deputy Conservator of Forest or an Officer nominated by him for this purpose or the respective Tree Authority shall be produced by Project Proponent/s at the time of application for Final Occupation Certificate under Clause 11.

12.4 All the powers and functions, that are supposed to be exercised by the Collector under this regulation shall be exercised by the Chief Officer / Chief Executive Officer of the concerned Planning Authority wherever applicable, ~~excepting the powers to grant Letter of Intent under Clause 5 of this regulation.~~

Provided that, before grant or refusal to the Master Layout Plan, the Chief Officer / Chief Executive Officer of the Authority shall, consult the, concerned Divisional Joint Director of Town Planning as prescribed in Clause-6.3 and 6.4, if the **Planning officer Chief Planner** posted in such Authority is below the rank of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Clause-6.6 and 11, if the **Planning officer Chief Planner** posted in such Authority is below the rank of Assistant Director of Town Planning.

12.5 All the amounts of scrutiny fees, charges, premium etc. payable to the Government shall be deposited with the concerned Branch office of the Town Planning. In circumstances described in proviso of Clause 1 above, 50% of such amount shall be deposited with the concerned Branch office of the Town Planning, and 50% to the concerned Planning Authority.

12.6 The Project Proponent/s shall submit a bank guarantee of an amount equal to the 15% of estimated development cost required for development of the basic physical infrastructure such as roads, water supply, drainage & garbage disposal, Trunk installations for power supply, fire brigade station & fire engines. Such development cost be worked out as per respective phases taking into consideration the phased programme for development of infrastructure with amenities under project as submitted and as required under clause 6.1. Certificate regarding estimated development cost shall be produced by the respective Architect of the project.

12.7 The Project Proponent/s shall construct and maintain the Fire Station at their cost. The project proponent post a well-trained staff at fire station as per the recommendations of the Director of Fire Services, Maharashtra State/ chief fire officer of the concerned Authority. The amount of all expenditure on such staff shall be the responsibility of the Project Proponent/s. After completion of fire station and as per requirement such fire brigade/station shall be handed over to the nearest respective authority on the terms and condition decided by the respective authority and project proponent.

12.8 Developer shall complete the Integrated Township Project within 10 years or such period as allowed by the Government from the approval to the master plan. Developer shall develop and maintain the all infrastructure (internal street light, roads etc.) upto the completion of the STP Project. Within such period or till the authority is formed as per clause no.12.9, the concession in property tax levied by the respective Grampanchyat or the respective Planning Authority shall be 66% of normal rate as prescribed under the Grampanchayat Act as under Maharashtra Municipal Council, Nagar Panchayat and Industrial Town Ship Act 1965 or Maharashtra Municipal Corporation ACT. Such property tax shall be levied after the actual possession or issuing of Occupancy Certificate whichever is earlier. Respective Grampanchayat / Planning Authority shall provide mandatory provisions like Birth and Death Registration Certificate etc. for the same period in such STP. Provided that the utilities like fire brigade, police station/ chauki etc. shall be handed over to the nearest respective authority at the terms and condition as may be decided by the respective authority.

12.9 A local Authority shall be formed under section 3 read with section 341 of the Maharashtra Municipal Council, Nagar Panchayat and Industrial Town ship Act 1965 according to population of such town ship. The newly formed respective authority shall take over the operation maintenance of infrastructure in the Integrated Township Project area with the previous approval of Government. However, if the area under ITPs merged in any Local Authority then operation and maintenance of infrastructure in such Integrated Township Project area shall be made by the respective Local Authority.

12.10 Licensing to the Project Proponent/s - The respective Authority shall provide licenses to the Project Proponent/s /**associates/service provider** for telephone Connection, Power and other utilities in the Township area. After granting the license from the respective Authority, the project proponent/s/**associates/service provider** shall provide utilities in the Township area as per the conditions laid down by the respective authority.

12.11 It shall be mandatory for the Project Proponent/s to provide appropriate width of road to the land not owned by the project proponent which is surrounded by the Township Area

13. Special Concessions:-

13.1 Deemed conversion for Non-Agricultural (N.A.) Use:- The lands under approved Master Layout Plan shall be considered as deemed N.A. No separate permission shall be required under the provisions of Maharashtra Land Revenue Code, 1966. The amount of non agricultural assessment shall be exempted to the extent of 50% of the normal rate for the land under Integrated Township Project.

13.2 Grant of Government land: - The Government land/s **including Ceiling lands**, if surrounded or adjacent by the lands owned by the Project Proponent/s, may preferably be granted to the Project Proponent/s **for the ITP or its access road**, as per the rules and regulations to that effect, by the Revenue and Forest Department of the State Government. Maximum 10% of the total area under township shall be allowed to be included in such township. **Such Government land shall be granted within a period of nine (09) months from the date of Notification u/s 18(3) of MRTP Act 1966. In case such lands are not granted within the said period, they shall be deemed to have been granted, only for the purpose of LOI and layout approval. However, building CC shall be granted on these Government lands only after due process of grant of land is completed. The above shall be applicable to projects already notified as ITP/ STP.**

13.3 Relaxation of permission for transfer of tribal lands: - For transfer/purchase of tribal lands that are to be used only for access road to ITP, ITP roads or infrastructure, permission under MLR Code shall be deemed to have been granted and no separate permission under MLR Code 1966 shall be required. For tribal lands proposed to be utilised for building construction, permission under MLR Code shall be required before grant of building CC.

13.4 Concession in Stamp Duty:- For the purchase / **development** of land **via Sale / Lease Deed, Development Agreement or any other legally valid instrument** by project proponent for township area or first transaction, from Project Proponent/s to Purchaser / **Licensee**, of any unit under any user, from approved Master Layout Plan or subsequent building plan under this Regulation, a concession **to the extent of** 50% of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted. This concession will be available only at the stage i.e. either at the time of land purchase / **agreement** or at the time of sale / **lease / licensing** of units. Also, if the project proponent assigns the rights to his own subsidiary companies for the running of the Amenities in such Township project as per the approved plan in such cases concession of 50% of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted.

13.5 Exemption in payment of Development Charges:- The amount of Development Charges under sub-section (3) of Section 124F of the said Act shall **have exemption of** **be exempted to the extent of** 50% for, institution of use or, change of use of any land or building or, development of

any land or building, proposed for project undertaken by a Project Proponent/s under this Regulation.

13.6 Relaxation from Mumbai Tenancy and Agriculture Land Act:- The condition that, only the agriculturist will be eligible to buy the agriculture land shall not be applicable to the Project Proponent/s for purchasing agriculture land for Integrated Township under this Regulation.

13.7 Exemption from Ceiling for holding agriculture land:- The limit for holding agriculture land, stipulated in the Maharashtra Agricultural Lands (Ceiling and Holdings) Act, 1961 shall not be applicable to the Project Proponent/s for development of Integrated Township Project under this Regulation.

13.8 Exemption from Scrutiny Fee :- The amount of scrutiny fee **shall have exemption of be exempted to the extent to** 50% of the normal rate for building permission under Integrated Township Project.

13.9 Exemption from royalty on minor minerals :- The amount of royalty on minor minerals as per the Maharashtra Minor Mineral Extraction (Development and Regulation) Rules shall **have exemption of be exempted to the extent of** 50% for the earth which is extracted while developing the land within Township area and fully exempted if the said excavated material is used in the same project.

13.10 Construction of trunk road / infrastructure upto the ITP: The Planning Authority shall construct city level (trunk) infrastructure such as roads, water lines, sewerage system, power infrastructure, drainage systems and solid waste disposal network near / adjoining the Integrated Township Project on top priority and in consonance / parallelly with the project phasing programme provided by the Project Proponent. The development plan reservations within the ITP or leading to the ITP shall be taken up immediately on notification of the ITP. The Planning Authority may itself take up these infrastructure works such as arterial / DP roads etc or may partner with the Project Proponent for completion of these works

13.11 Exemption in payment of Land Under Construction tax :- The amount of Property Tax shall have exemption of 50%, during the period of construction of building, while the lands are under development i.e. Land Under Construction (L.U.C.), for project undertaken by a Project Proponent/s under this Regulation

14. Transition Policy:-

14.1 It shall be permissible for the Project Proponent/s, to whom Special Township Project has already been granted location clearance and /or LOI or the project is ongoing wherein part Occupancy Certificate is granted before 26.12.2016 to -

- a) continue such Integrated Township Project under the erstwhile regulations under which LC is granted without considering these regulations
- b) If the project proponent wish to develop township according to this regulations then he may apply for grant of Letter of Intent or Master Layout Plan as the case may be wherever required, under this regulation and allow to be developed. The premium already paid may get adjusted as per the percentage mentioned in clause no. 7.1 and 7.2 of this regulations.

14.2 If in case as described in Clause 14.1(b), the construction of the project is on-going and the Occupation Certificate, either in fully or partly has granted or not been granted, it shall be permissible for the Project Proponent/s to choose an option to prefer this regulation subject to payment of premium as prescribed in Clause 7.1 and 7.2. In such cases premium shall be calculated on balance area.

15. Appeal: - Anyone aggrieved by an order passed under prevailing byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be decided within 60 days.

16. Control by the State Government - The Planning Authority shall Director of Town Planning M.S Pune is authorised on behalf of Government to monitor the Township Project and submit his report once in six months to Government.

17. Government may relax any provisions from these regulations considering the site condition of the particular project.

18. Read the concern Planning Authority / Special Planning Authority constituted under relevant Acts instead of the Collector, wherever applicable.

19. The rate of premium mentioned in the Regulation No. 7.1.2 and 7.2.2 can be revised by the Government from time to time.

Encl.:

- 1. Topographic Mapping Standards of National Disaster Management Authority's National Technical Document for Establishing Cartographic Base in India*
 - 2. 'Norms for Commercial Centres' of 2014, URDFI Guidelines of Ministry of Urban Development, GOI*
-

*Encl:1 - Topographic Mapping Standards
of National Disaster Management Authority's
National Technical Document for establishing Cartographic
base in India*

NATIONAL TECHNICAL DOCUMENT FOR ESTABLISHING CARTOGRAPHIC BASE IN INDIA

1:10,000 SCALE MAPPING STRATEGY



**NATIONAL DISASTER MANAGEMENT AUTHORITY
GOVERNMENT OF INDIA**

Ground X (4 observations) : 0.4616519m

Ground Y (4 observations) : 0.4202892m

Ground Z (4 observations) : 0.4508022m

The above errors are within the limits for mapping at 1:10,000 scale with 2m/1m Cl. Hence the data can be accepted.

Further, recently, the Department of Science & Technology has appointed a committee headed by the Secretary, Ministry of Earth Science for preparing a *Report of the Task Force: Procedures for Mapping on 1:10,000 scale*. According to the report:

It was observed that Cartosat-I and LISS IV merged images could be good source for generation of 10K thematic maps for the entire country. These datasets are available for more than 97 per cent of geographical area of India. It is expected that maps with limited topographical information on 1:10,000 scale can be generated with 3-4m planimetric and 3-4m vertical accuracies using this dataset. The project will be executed by Survey of India, Indian Space Research Organisation and partner institutes. The total cost of the project is estimated to be Rs 1,700 crore. A total number of 80,000 sheets covering an area of approximately 58 million sq km each will be

prepared. The cost per sheet is estimated to be approximately Rs 2 lakhs. The geospatial data thus generated could be further improved in due course of time with higher resolution of IRS satellites.

Further, there have been a lot of discussions about the possibility of using satellite remote sensing data for the purpose of mapping, particularly level of accuracies in X, Y and Z direction, and interpretation of features. The availability of RS data has been discussed earlier. After certain experiments, the above Task Force observed that

- 5 or 7 metre interval contours can be generated from DTM of Cartosat – I in plain areas.
- 10 meter contours in hilly areas on 1:10,000 scale can be generated from DTM of Cartosat – I
- 2 meter contours can be generated from DTM of Geo Eye and Worldview on 1:10,000 scale
- Settlements in rural areas are seen very clearly and each house is mapable in Geo Eye and World View – I where as in Cartosat the settlements are seen as dots or points.

The technical details of the experiment are summarized in the following table:

Sl. No.	Task	Cartosat	Geoeye	Worldview
1.	Sensor details	Cartosat - I	Geoeye - I	
2.	Data			
	1) Data Quality			
	2) No. of Scenes	2	8	4
	3) Size of Scene	27 X 27 km	6 X 5 km	20 X 15 km
	4) Importing Time	Easily imported into photogrammetric project as the number of images covering the project area are very few.	Takes more time for importing as there are more number of images covering the same study area.	Easily imported into photogrammetric project as the number of images covering the project area are



URBAN AND REGIONAL DEVELOPMENT PLANS FORMULATION AND IMPLEMENTATION (URDPFI) GUIDELINES

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Government of India
Ministry of Urban Development
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Town and Country Planning Organisation

8.4.10.4. Public Transport

Such provision include - Prioritizing safe access to transit, rethinking transit fare structures to minimize cost for multi-stop journeys and in off-peak hours, introducing flexible services – such as halting buses in-between stops to drop women closer to their destination in the night, women only buses/trains/coaches or reserved seats for women in buses, ensuring sufficient toilet seats for women at stations and terminals, ensuring bus shelters and train stations have safety and comfort features (lighting, benches, emergency call options) etc.

8.5. Commercial Activities

8.5.1. Hierarchy of Commercial Centres

Hierarchy of commercial centres is a function of the hierarchy of planning units in an urban centre. Normally an urban centre shall have some or all of the following, depending upon its size:

Table 8.60: Hierarchy of Commercial Centres (NBC)

Sr. No.	Planning Unit	Class of Settlement			Population served	Hierarchy of Commercial Centre
		S	M	L		
1	Housing Cluster	✓	✓	✓	5000	Convenience Shopping
2	Neighbourhood	✓	✓	✓	15000	Local shopping centre
3	Community	✓	✓	✓	100000	Community Centre
4	District	-	✓	✓	500000	District Centre
5	Sub city	-	-	✓	25 lakh - 50 lakh	Sub city Centre
6	City	-	-	✓	50 lakh +	City Centre

S: Small Town
M: Medium Town
L: Large City, Metropolitan City and Megapolis

8.5.2. Norms for Commercial Centres

The norms for planning of commercial centres are as given in table below:

Table 8.61: Norms for Commercial Centres

Sr. No.	Category	Population Served per unit	Land Area Requirement
1.	Convenience Shopping	5,000	1,500 sqm
2.	Local shopping including service centre	15,000	4,600 sqm
3.	Community Centre with service centre	1,00,000	5 Ha
4.	District Centre	1 at District level / 5,00,000 population	40 Ha
5.	Sub-city Centre (UDPFI)	25 lakh to 50 lakh	As per requirement
6.	City Centre (UDPFI)	50 lakh +	As per requirement
7.	Local Wholesale Market/ <i>Mandi</i>	10 lakh	10.00 Ha
8.	Weekly Markets	1 to 2 locations for every 1 lakh	Area per location = 0.40 Ha

Sr. No.	Category	Population Served per unit	Land Area Requirement
	1) Parking and other open spaces within the commercial centres could be so designed that weekly markets can operate in these areas during non-working hours.	population with 300 to 400 units per location	
	2) The area of informal sector should have suitable public conveniences and solid waste disposal arrangements.		
10.	Organised Informal eating spaces	1 lakh	2000 sqm

Source: NBC, 2005.

Note:

- Small and medium towns to give emphasis on the weekly markets from promoting local economic activities,
- Mandis* and wholesale markets to be given emphasis in regional planning. Integration of the rural and small and medium towns to be developed through the provision of *Mandis*.

The area of commercial centres and the number of shops is given below:

Table 8.62: Area of Commercial Centres

Sr. No.	Category	Area per 1000 persons (sqm)	Number of shops
1.	Convenience Shopping	220	1 for 110 persons
2.	Local shopping including service centre	300	1 for 200 persons
3.	Community Centre with service centre	500	1 for 200 persons
4.	District Centre	880	1 for 300 persons

Source: UDPMI Guidelines, 1996 updated.

8.5.3. Distribution of Activities

The following activities allowed in the hierarchy of Commercial Centres.

Table 8.63: Distribution on Activities

Sr. No.	Activities	Hierarchy of Commercial Centres				
		City an Sub city centre	District centre	Community centre	Neighbourhood Centre	Cluster Centre
1.	Shopping (retail services, repair)	✓	✓	✓	✓	✓
2.	Limited wholesale & <i>Mandi</i>	✓	✓	-	-	-
3.	Informal shopping	✓	✓	✓	✓	✓
4.	Commercial Offices	✓	✓	✓	✓	-
5.	Cinema	✓	✓	✓	-	-
6.	Hotel	✓	✓	✓	-	-
7.	Guest House	✓	✓	✓	-	-
8.	Bank/ ATM	✓	✓	✓	✓	✓
9.	Nursing Home	✓	✓	✓	-	-
10.	Service Industries	✓	✓	✓	✓	✓
11.	Auditorium	✓	✓	✓	-	-
12.	Museum	✓	✓	-	-	-

		Hierarchy of Commercial Centres				
Sr. No.	Activities	City and Sub city centre	District centre	Community centre	Neighbourhood Centre	Cluster Centre
13.	Library	✓	✓	✓	-	-
14.	Reading room	✓	✓	✓	✓	-
15.	Science Centres, Art/ Craft/ Music/ Dance School	✓	✓	-	-	-
16.	Weekly markets (on close days)	✓	✓	✓	✓	-
17.	Local Government Offices	✓	✓	✓	-	-
18.	Bus Terminal	✓	✓	-	-	-
19.	Fire Station	✓	✓	-	-	-
20.	Police post/ station	✓	✓	-	-	-
21.	Telephone Exchange	✓	✓	-	-	-
22.	Electric sub station	✓	✓	✓	✓	✓
23.	Post office	✓	✓	✓	-	-
24.	Petrol pump	✓	✓	✓	-	-
25.	Conveniences shopping centre	✓	✓	✓	✓	✓
26.	Essential Residential	✓	✓	-	-	-

Source: UDPMI Guidelines, 1996 updated.

8.5.4. Urban Street Vendors

Street vendors¹⁸⁸ form a very important segment of the unorganised sector in the country and it is estimated that in several cities street vendors account for about 2% of the population. The planning of the urban street vending zones shall be so done so as to provide for and promote a supportive environment for the vast mass of urban street vendors to carry out their vocation while at the same time ensuring that their vending activities do not lead to overcrowding and unsanitary conditions in public spaces and streets.

The Street Vendors (Protection of Livelihood and Regulation of Street Vending) Act, 2014 has come into force since March 2014. The Act provides for Town Vending Committee (TVC), which shall conduct a survey of all existing street vendors every five years. According to the Act every local authority shall prepare a plan to promote the vocation of street vendors in consultation with the planning authority and on the

¹⁸⁸The National Policy on Urban Street Vendors, 2009 defines Street Vendors as 'a person who offers goods or services for sale to the public in a street without having a permanent built up structure'. The three basic categories of street vendors are a) Stationary, b) Peripatetic and c) Mobile.

Street Vending Act, 2014: "Street Vendor" means a person engaged in vending of articles, goods, wares, food items or merchandise of everyday use or offering services to the general public, in a street, lane, side walk, footpath, pavement, public park or any other public place or private area, from a temporary built up structure or by moving from place to place and includes hawker, peddler, squatter and all other synonyms terms which may be local or region specific; and the words "street vending" with their grammatical variations and cognate expressions, shall be construed accordingly.