

**प्रादेशिक योजना - पुणे.**

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना  
अधिनियम, १९६६ चे कलम २०(३) अन्वये  
फेरबदलाची नोटीस.

विशेष नगरवसाहत प्रकल्पासाठी  
नियमावलीतील फेरबदल.

**महाराष्ट्र शासन**

नगर विकास विभाग,

मंत्रालय, मुंबई-३२

शासन निर्णय क्रमांक:टिपीएस १८१२/९५३/ प्रा. यो. पुणे/ प्र.क्र.१८४/१२/२०(३)/नवि-१३

दिनांक:- ०२/०१/२०१४.

शासन निर्णय :- सोबतची शासकिय सूचना महाराष्ट्र शासन साधारण राजपत्रामध्ये प्रसिध्द करण्यात  
यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवावर,



*(सुनील मरठे)*  
अवर सचिव, महाराष्ट्र शासन.

प्रत :-

- १) मा.मुख्यमंत्री महोदय यांचे प्रधान सचिव.
- २) मा. राज्यमंत्री, नगर विकास यांचे खाजगी सचिव.
- ३) प्रधान सचिव (नवि-१) नगर विकास विभाग, महाराष्ट्र राज्य, मंत्रालय, मुंबई.

प्रति :-

- १) प्रधान सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) सह संचालक, नगर रचना, पुणे विभाग, पुणे.

त्यांनी प्रस्तुत सुचना शासनाच्या दि. १३/९/२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील  
सूचनांप्रमाणे जाहीरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी.

- i) जाहीरात देणा-या कार्यालयाचे नांव :- नगर विकास विभाग, मंत्रालय, मुंबई-३२..
- ii) जाहीरात कोणत्या दिनांकापर्यंत द्यावयाची आहे:- तात्काळ.
- iii) प्रसिध्दीचे स्वरूप:- सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात.
- iv) कोणत्या जिल्ह्यात :- पुणे.
- v) किती वृत्तपत्रात:- एका इंग्रजी व एका मराठी वृत्तपत्रात.
- vi) कितीवेळा:- एकदा
- vii) जाहीरात खर्चाचे देयक कोणत्या अधिका-याकडे पाठवावयाचे:- संचालक, नगर रचना,  
महाराष्ट्र राज्य, पुणे.

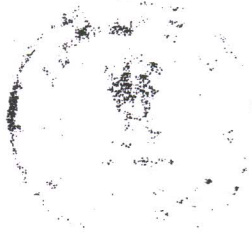
- ४) विभागीय आयुक्त, पुणे विभाग, पुणे.  
५) सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.  
६) जिल्हाधिकारी, पुणे.  
७) नगर रचनाकार, बारामती शाखा, बारामती.  
८) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यांत येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग- १ पुणे विभाग, पुणे पुरवणी भाग १ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, पुणे विभाग, पुणे, जिल्हाधिकारी, पुणे व सहाय्यक संचालक, नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात.)

- ९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

यांना विनंती की सदरची सूचना या विभागाच्या वेबसाईटवर प्रसिध्द करणेत यावी.

- १०) निवडनस्ती (नवि-१३).



**Maharashtra Regional and  
Town Planning Act, 1966.**

**Notice under Section 20(3) of ...  
Regarding Regulations for  
Development of Special  
Township Projects in areas  
under Pune Regional Plan.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated 02/01/2014**

**NOTICE**

**Maharashtra Regional and Town Planning Act, 1966**

No. TPS-1812/953/R.P.Pune/C.R.184/12/20(3)/UD-13

Whereas, the Government has sanctioned the Regional Plan for Pune Region (hereinafter referred to as "the said Regional Plan") vide Notification No TPS-1895/227/CR-26/95/UD-13, dated the 25<sup>th</sup> 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 10/02/1998;

And whereas, the Government has sanctioned modification to the said Regional Plan under Sub-Section (4) of Section 20 of the said Act, providing regulations for Special Township Projects (STP) vide notification No.TPS-1804/ Pune /RP-DCR/UD-13, dated 16<sup>th</sup> November 2005 and thereafter amended the same vide Addendum No.TPS-1804/Pune R.P.DCR/UD-13/Addendum, dated the 6<sup>th</sup> January, 2006 and Notification No. TPS-1806/2348/CR-476/06(Part-2)/UD-13, dated the 15<sup>th</sup> June, 2009 (hereinafter referred to as "the said STP Regulations");

And whereas, after consulting the Director of Town Planning, Maharashtra State, the Government feels it necessary to further suitably modify the said STP Regulations so as to make the same more effective:

Now therefore, in accordance with the provisions contained in sub-section (3) of Section 20 of the said Act, the Government hereby, publishes this notice for inviting suggestions and/or objections, in respect of the modifications proposed in the **Annexure-X** to the said Notice (hereinafter referred to as "the proposed modifications"), from the general public within one month from the date of publication of the notice in the Official Gazette. The suggestions and/or objections shall be addressed to the Joint Director of Town Planning, Pune Division, S.No.74/2, Sahakarnagar, Pune, who is hereby authorised to hear the suggestions and /or objections which may be received within the aforesaid prescribed period and submit his report to the Government. Only the suggestions and /or objections received within the aforesaid stipulated period shall be considered by the Government.

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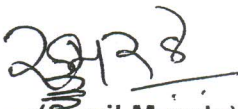
A copy of the proposed modifications for Development of Special Township Projects in areas under the Pune Regional Plan, shall be kept open for inspection by the general public in the offices of the following officers for a period of one month:-

- 1) Joint Director of Town Planning, Pune Division, S.No.74/2, Sahakarnagar, Pune 411009.
- 2) Assistant Director of Town Planning, Pune Branch, 283, Narayan Peth, Pune - 411030.
- 3) The Collector, Pune.
- 4) The Town Planner, Baramati Branch, Baramati.

This notice shall also be made available on the Government web-site: [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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



  
(Sunil Marale)  
Under Secretary to Government

# ANNEXURE- 'X'

(Accompaniment to the Government Notice No. TPS-1812/953/RP Pune/C.R.  
No.184/12/20(3)/UD-13 Dated the 02/01/2014

PROPOSED MODIFICATIONS IN THE REGULATIONS SANCTIONED FOR  
DEVELOPMENT OF SPECIAL TOWNSHIP PROJECTS IN AREAS UNDER PUNE  
REGIONAL PLAN.

Modifi cation Sr.No.	Existing Provisions as per the Sanctioned Regulations	Proposed Modifications
1	<p><b>1. Applicability :</b> 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 area under the jurisdiction of Municipal Corporations, Municipal Councils, Cantonments 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.</p>	<p>Following new proviso is proposed to be inserted below Regulation No. 1:-</p> <p><i>'Provided that, in case of a newly constituted Municipal Council or Municipal Corporation or Special Planning Authority, these regulations shall be applicable till such authority adopts the regulations in this regard'</i></p>
2	<p><b>1.1 Area Requirement-</b> 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, gaathan</p>	<p><b>1.1 Area Requirement -</b> Any suitable area having access <b>by means of an existing road or a proposed Regional Plan road having a minimum width of 18 mtr.</b> can be identified for the purpose of development as "Special Township Project"</p> <p>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, <b>[Explanation - If such minimum 40 Ha. (100 Acre) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nalas, canal etc.), existing or proposed roads of any width or railways etc., then such area shall be considered to be continuous, unbroken and</b></p>





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.

**uninterrupted, subject to the condition that the developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities.]**

**The area under any Special Township Project shall not include the area under the planning sector "N-O-R" of sanctioned Regional Plan, the area under notified forest, water bodies like river, creek, canal, reservoir, Tribal lands, lands falling within the belt of 500 mtrs. from the High Flood Line (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, gaathan areas or congested areas, Defence areas, Cantonment areas, truck terminus especially earmarked on Regional Plan, area under Eco-sensitive Zone, other environmentally sensitive areas, Quarry Zone, notified areas of Special Economic Zone (SEZ) and designated Airport areas.**

However, such Special Township, may include private land under Hill-Tops and Hill-Slopes Zone in Pune Metropolitan Region as well as Hill-Tops and Hill-Slopes Zone outside Pune Metropolitan Region, whether earmarked on Regional Plan or not, and **private land in Afforestation Zone. Provided that**, the area of lands in such Hill-Tops and Hill-Slopes Zone and Afforestation Zone shall **not exceed** 40 percent of the gross area of **the Project** and such area shall be **shown towards** 50% area to be kept permanently open where no development activity shall be




		<p>permissible under such Project. The said areas shall be developed for tree plantation as per the norms specified. However, for the purpose of calculation of Floor Space Index (FSI), such areas shall be excluded.</p> <p><i>However, such Special Township Project may also include lands under Commercial Zone, Industrial Zone, and Public / Semi-Public Zone, subject to the condition that minimum 60 percent built-up area from the land under such zone shall be used for the purpose of respective main user of such Zone, with remaining maximum 40 percent, for the Residential and Allied users.</i></p>
3	<p><b>4(f) Parks, Gardens, and Playgrounds</b> - The township shall also provide atleast 20 percent 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 percent area should be developed by the developer for such purposes and kept open to all general public.</p>	<p><b>4(f) Parks, Gardens, and Playgrounds</b> - The Special Township Project <i>in Residential Zone</i> shall also provide at least <b>10</b> percent of the <b>gross area of the Project</b> as parks / gardens / playgrounds <i>which shall be developed by the Developer as such and kept open to the general public.</i> This <i>shall</i> be exclusive of the statutory open spaces to be kept in smaller layouts and <i>shall</i> be distributed in all residential clusters.</p>
4	<p><b>5.1 (i) Special Township in Residential Zone-</b></p> <p>(i) The admissible FSI in respect of a Special Township Project in the Residential Zone within the Regional Plan area shall be as given below:-</p>	<p><b>5.1 (i) Special Township in Residential Zone, Commercial Zone, Industrial Zone, Public /Semi-public Zone -</b></p> <p>(i) The admissible FSI in respect of a Special Township Project in the Residential Zone, <b>Commercial Zone, Industrial Zone and Public/Semi-public Zone</b> within the Regional Plan area shall be as given below:-</p>
5	<p><b>7. Procedure -</b></p> <p>(b) Letter of Intent - Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of</p>	<p><b>7. Procedure -</b></p> <p>(b) Letter of Intent - Upon receipt of locational clearance from the Government, the Developer shall submit the proposal in respect of</p>





<p>Special Township to Collector, Pune alongwith the environmental clearance as mentioned in Regulation No.1.4 for issue of letter of intent. The proposal shall contain ownership rights / development rights, documents in respect of atleast 50 percent of area under scheme.....</p>	<p>Special Township <b>Project</b> to <b>the</b> Collector, Pune alongwith the environmental clearance as mentioned in Regulation No.1.4 for issue of letter of intent. The proposal shall contain <b>documents regarding</b> ownership rights / development rights, in respect of <b>100</b> percent of <b>the</b> area under <b>the project</b> .....</p>
<p>7. Procedure -</p> <p>(c) (i) - Final Approval- The Developer shall submit..... development cost. The Collector, Pune shall conduct proper enquiry 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.....</p>	<p>7. Procedure -</p> <p>(c) (i) - Final Approval- The Developer shall submit ..... development cost. The Collector, Pune shall conduct proper enquiry and <b>verify</b> the correctness of title and ownership etc. Only after such verification <b>and after ensuring the availability of existing access road of width not less than 18 mtr., shall the</b> Collector, Pune grant approval to layout plan and sector-wise detailed building plans.....</p>



  
 (Sunil Marale)  
 Under Secretary to Government