

प्रादेशिक योजना - पुणे.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २० (४) अन्वये फेरबदल मंजूर करणेबाबत.

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(४)/नवि-१३

दिनांक:- ०१/०१/२०१४.

शासन निर्णय :- सोबतची शासकिय अधिसूचना महाराष्ट्र शासन असाधारण राजपत्रामध्ये प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(संजय कुर्वे)

सह 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.
- 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 अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१ पुणे विभाग, पुणे पुरवणी भाग १ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व सह संचालक, नगर रचना, पुणे विभाग,पुणे, जिल्हाधिकारी, पुणे व सहायक संचालक,नगर रचना, पुणे शाखा, पुणे, नगर रचनाकार बारामती शाखा, बारामती यांना पाठवाव्यात.)

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

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

१०) निवडनस्ती (नवि-१३).

**Maharashtra Regional and Town
Planning Act, 1966.**
Notification under Section 20(4) 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 01/01/2014

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966

No. TPS-1812/953/R.P.Pune/C.R.184/12/20(4)/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 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 10/02/1998;

And whereas, the Government sanctioned modification to the said Regional Plan under Sub-Section (4) of Section 20 of the said Act, providing regulations for Special Township Projects vide notification No.TPS-1804/ Pune /RP-DCR/UD-13, dated the 16th November, 2005 (hereinafter referred to as "the said Regulations");

And whereas, the Government vide Notice No.TPS-1808/735 /C.R.136/08/UD-13, dated the 18th August, 2008 under sub-section (3) of section 20 of the said Act proposed certain modifications in the said Regulations for Special Township Projects regarding enhancement of 100% of the permissible FSI for Special Township Projects in Agricultural / No Development Zone, subject to payment of premium etc, and said proposed modifications are yet to be finalised;

And whereas, considering the need for rationalizing the Special Township Projects and Mega City Scheme, the Government constituted a Committee vide GR No. Misc-2009/1301/CR.271/09/UD-12, dated the 17th May, 2012 to study and make recommendations on certain issues;

And whereas, the said Committee recommended some modifications in the Regulations to promote and facilitate such schemes by providing higher incentives to bigger Special Township Projects on a graded scale and at the same time recommended grant of premium free additional F.S.I. for creation of the EWS/LIG Housing as per the State Housing Policy 2007, and also to apply modified regulations throughout the State;

And whereas, after considering the recommendations of the said Committee the Government was of the opinion that, it was necessary to suitably modify the said Regulations to make the same more effective;

And whereas, in accordance with the provisions contained in sub-section (3) of Section 20 of the said Act, the notice bearing no.TPS-1812/953/R.P.Pune/ C.R.184/12/UD-13 dated the 31st December, 2012 was published, which appeared in Maharashtra Government Official Gazette, part-I, Pune Division supplement dated the 31/01/2013 to 06/02/2013 on pages no.28 to 32 (hereinafter referred to as "the said Notice") in supersession of the earlier notice published on the 18th August, 2008, for inviting suggestions and/or objections, in respect of the modification proposed in the Annexure-A to the said Notice (hereinafter referred to as "the proposed modification"), from the general public within one month from the date of publication of the notice in Official Gazette, and the Deputy Director of Town Planning, Pune Division, S.No.74/2, Sahakarnagar, Pune was appointed as the officer (hereinafter referred to as "the said officer") by the Government to hear suggestions and /or objections which may be received within the aforesaid prescribed period and submit his report to the Government;

And whereas, after considering the report submitted by the said Officer and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposed modification needs to be sanctioned with certain changes;

Now, therefore, in exercise of the powers conferred by sub-Section (4) of Section 20 of the said Act, the Government hereby:-

- A) Sanctions the proposed modification published by means of the said Notice dated the 31st December, 2012 with certain changes in respect of the said Regulations for Special Township Projects, as described more specifically in the Annexure-A appended hereto, and for that purpose modifies the Notification dated the 25th November, 1997 sanctioning the said Regional Plan.
- B) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this modification.

A copy of the sanctioned modification in respect of the said Regulations for Development of Special Township Project 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 the 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 notification shall also be made available on the Government web site - www.maharashtra.gov.in

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



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(Sunil Marale)

Under Secretary to Government.


ANNEXURE- 'A'

[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION NO. TPS-1812/953/R.P.Pune/C.R.184/12/20(4)/UD-13,
DATED THE 01/01/2014]

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

Modification No.	Existing Provisions as per Sanctioned Regulations.	Modification Proposed vide Government Notice No. TPS-1812/953 /R.P.Pune/C.R.184/12/UD-13 dated 31/12/2012 .	Modification Sanctioned under Section 20(4) of the Maharashtra Regional and Town Planning Act, 1966.
1	<p>4(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 floor area proposed to be utilized which is permissible as proportionate to zoning of area under such township, at least 60% of the area may be utilised for purely residential development and further out of the total floor area proposed to be utilised for residential development, 10% of the same shall be built for residential tenements having built-up area up to 40 sq.mt.</p>	<p>4(a) Residential :- -----33.33% of the same or 20% of the total built-up area whichever is more shall be built for Social housing for E.W.S./L.I.G</p>	<p>4(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 floor area proposed to be utilized which is permissible as proportionate to zoning of area under such township, at least 60% of the floor area generated by utilising the basic Floor Space Index (FSI), may be used for purely residential development (hereinafter referred to as "Residential Component" of the Special Township).</p> <p align="center"><i>The area earmarked for social housing for Economically Weaker Sections (E.W.S.) / Lower Income Groups (L.I.G.) shall be governed by Rule No.5.1(i) & 5.2(i), in such a way that the building permission for the</i></p>



2	4. (j) Nil	<p>4 (j) Economic Activities: In order to make the Special Townships self-sustainable and ensure their development as new self-contained micro-centres of urban growth, the Special Township shall ideally be centred around one or more key economic activities like Trade/Commerce, Education, Health Care, Non polluting/ Service Industries, Entertainment, Tourism, etc. Special Townships shall compulsorily provide certain minimum area for such economic activities as given below :-</p> <table border="1" data-bbox="792 940 1019 1460"> <thead> <tr> <th>STP Area in Ha.</th> <th>Minimum Built-up Area for Economic Activities</th> </tr> </thead> <tbody> <tr> <td>40 to 100</td> <td>15%</td> </tr> <tr> <td>Above 100 to 200</td> <td>20%</td> </tr> <tr> <td>Above 200</td> <td>25%</td> </tr> </tbody> </table> <p>The area earmarked for Economic Activities shall include Commercial Area.</p>	STP Area in Ha.	Minimum Built-up Area for Economic Activities	40 to 100	15%	Above 100 to 200	20%	Above 200	25%	<p><i>residential component of the Special Township shall be given pro rata in accordance with the development of Social Housing for E.W.S./L.I.G.</i></p>
STP Area in Ha.	Minimum Built-up Area for Economic Activities										
40 to 100	15%										
Above 100 to 200	20%										
Above 200	25%										
	<p>4. (j) - Economic Activities:- In order to make the Special Townships self-sustainable and ensure their development as new self-contained micro-centers of urban growth, the Special Township shall ideally be centered around one or more key economic activities like Trade / Commerce, Education, Health Care, Non-polluting Industries, Service Industries, Entertainment, Tourism, etc. Special Townships shall compulsorily provide minimum 20% built-up Area for such economic activities and development of the Residential Component of the Special Township shall be permissible pro rata, in accordance with the development of economic activity. Explanation:- i) Educational activity and Health Care activity mentioned above shall not include Primary / Secondary Schools and Primary / Secondary Health Care facilities respectively. ii) The total built-up area for</p>	<p>4. (j) - Economic Activities:- In order to make the Special Townships self-sustainable and ensure their development as new self-contained micro-centers of urban growth, the Special Township shall ideally be centered around one or more key economic activities like Trade / Commerce, Education, Health Care, Non-polluting Industries, Service Industries, Entertainment, Tourism, etc. Special Townships shall compulsorily provide minimum 20% built-up Area for such economic activities and development of the Residential Component of the Special Township shall be permissible pro rata, in accordance with the development of economic activity. Explanation:- i) Educational activity and Health Care activity mentioned above shall not include Primary / Secondary Schools and Primary / Secondary Health Care facilities respectively. ii) The total built-up area for</p>	<p>4. (j) - Economic Activities:- In order to make the Special Townships self-sustainable and ensure their development as new self-contained micro-centers of urban growth, the Special Township shall ideally be centered around one or more key economic activities like Trade / Commerce, Education, Health Care, Non-polluting Industries, Service Industries, Entertainment, Tourism, etc. Special Townships shall compulsorily provide minimum 20% built-up Area for such economic activities and development of the Residential Component of the Special Township shall be permissible pro rata, in accordance with the development of economic activity. Explanation:- i) Educational activity and Health Care activity mentioned above shall not include Primary / Secondary Schools and Primary / Secondary Health Care facilities respectively. ii) The total built-up area for</p>								

Regulations for Regional Plan, as well as the provisions of MoEF Notifications issued from time to time shall be applicable mutatis-mutandis to the Special Township Projects, except those expressly provided in these Special Regulations.

Councils shall be applicable mutatis mutandis to the Special Township Projects except those expressly provided in these Special Regulations.

mutandis except those expressly provided in these Special Regulations.

5.1 (i) Special Township Project in Residential Zone-
 (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:-

Sr No	Area of Township (in Ha.)	Basic FSI on Gross Plot area	Additional Social Housing FSI (@ 20% of the basic) for EWS/LIG (compulsory)	Additional FSI Against Payment of Premium (Optional)	Maximum Total permissible FSI on Gross Plot Area
1	40-100	1.0	0.20	0.10	1.30
2	Above 100 to 200	1.0	0.20	0.20	1.40
3	Above 200	1.0	0.20	0.30	1.50

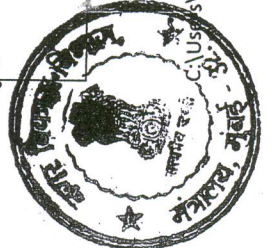
5.1 (i):- Special Township Project in Residential zone.
 The FSI distribution in the Residential Zone within the Regional Plan area shall be as given below:-

Sr No	Area Of Township in Ha.	Basic FSI	Additional Social Housing FSI (@ 20 % of the basic) for EWS/LIG (Compulsory)	Additional FSI Against Payment of Premium (Optional)	Maximum Total Permissible FSI on Gross Plot Area.
1	40 to 100 Above 100 to 200	1.00	0.2	0.10	1.30
2	Above 200	1.00	0.2	0.20	1.40
3		1.00	0.2	0.30	1.50

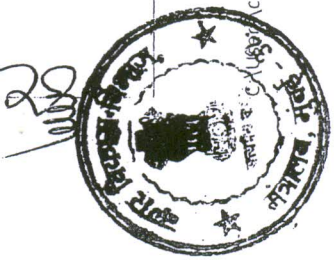
5.1 (i):- Special Township in Residential, Agricultural/No Development Zone-(i) The total built up area/FSI of the entire gross area of the Special Township in Residential zone will be 1.00. The FSI for Agricultural/ No Development Zone, if any, included in Special Township shall be 0.5. Total FSI in 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

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<p>6</p> <p>prior approval of Fire Advisor, Government of Maharashtra.</p>	<p>5.2 Special Townships in Agricultural/ No Development Zone-(i) Development of Special Township Projects in Agricultural/ No Development Zone, Green Zone and Urbanisable zone contained in the Regional Plan shall be permissible subject to condition that 50 percent of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50 percent land with basic FSI of 0.50 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 required for public purposes as per the prescribed planning norms. As regards 50 percent of land which is required to be kept</p>	<p>5.2 (i) Special Township Project in Agricultural/No Development Zone-</p> <p>(i) Development of a Special Township Project in Agricultural/ No Development Zone, Green Zone contained in the Regional Plan shall be permissible subject to the condition that 50 percent of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50 percent land, with basic FSI of 0.50, worked out on the entire gross area of the Project. Further, while developing such Project, it shall be obligatory on the part of the Developer to provide and develop all the infrastructure facilities, including the sites required for public purposes, as per the prescribed planning norms. As regards 50 percent of land which is required to be kept open, the same shall be made free of encumbrances and no</p>
	<p>5.2 (i) For the Special Township Projects in Agricultural Zone/No Development Zone the following provisions shall be applicable :-</p> <p>A) <u>Area within Transport Corridor *</u> Over the area of Special Township Projects falling within the Transport Corridor as defined in the Explanation to this sub-regulation below, the FSI shall be as applicable to the Special Township Projects referred in sub-regulation 5.1 above.</p> <p>B) <u>Area outside Transportation Corridor *</u> Over the area of Special Township Projects outside the Transportation Corridor, the FSI shall be as given below:-</p>	



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open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

development except town level open amenities shall be permissible thereon.

Provided that, over and above the built-up area corresponding to the basic FSI of 0.5, the Developer shall have to compulsorily provide built-up area, for the EWS and the LIG, equal to 20% of the basic FSI (i.e. 0.10 FSI on gross plot area), which shall not be counted towards the total FSI of the Project.

(ii) Published Clause is sanctioned as follows and is shifted below Clause No.5.1 (i) with renumbering as 5.1(ii):-

"5.1(ii)- Subject to the limits imposed by the overall FSI admissible under these Regulations to the Special Township Project, there shall be no limit on the total built-up area / FSI utilisation for

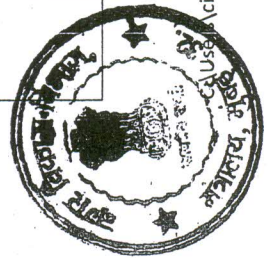
		for EWS/LIG (Compulsory)	premium (Optional)
1	40 to 100	0.5	0.20
2	Above 100 to 200	0.5	0.30
3	Above 200	0.5	0.40

* Explanation :- 'Transport Corridor' shall mean-

- (a) In case of roads, an area within one km. distance on either side of a road having a minimum width of 24 mts. the road not being an access control road like Express Way, and
- (b) In case of railway, an area within one km. radius of a passenger railway station.

ii) There shall be no limit on the total built up area / FSI for the development of individual plots in the Special Township Projects. Height of any building shall be as per Standardized Development Control & Promotion Regulations of A, B & C Class Municipal Councils. However, the height may be increased subject to provision of fire fighting arrangements with prior approval of the Director of Fire Services, Government of Maharashtra.

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the development of any individual plot in the Special Township Project. Maximum height of any building shall be as per the Standardised Development Control & Promotion Regulations for Regional Plan.

However, the height of a **building** may be increased **further**, subject to provision of fire fighting arrangements, with prior approval of the Director of Fire Services, Government of Maharashtra. **For height of a building above 36 mtr., the norms and guidelines for marginal distances as specified in National Building Code, as amended from time to time, shall be followed."**

iii) The Clause is deleted.

iii) For Special Township Projects in **Agricultural Zone/No Development Zone** situated outside the Transport Corridor, 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 worked out on the entire gross area of the project. Further, while developing such schemes it shall 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% of land which

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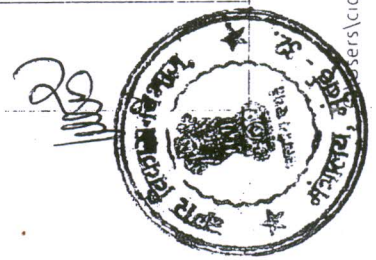


<p>is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon</p>	<p>iv) The Planning & Design of Social Housing Component for EWS/LIG shall not be amenable to combining one or more flats to make larger flats.</p>	<p>(iv) Published Clause is sanctioned and is shifted below Clause No.5.1, and renumbered as 5.1(iii).</p>
<p>v) The tenements for EWS/LIG shall be constructed as per the specifications given by the Government and such constructed tenements of EWS/LIG shall be handed over to MHADA at construction cost as per the ASR of the year in which Commencement Certificate is issued and for disposal as per the prevailing policy of the Government.</p>	<p>(v) Published Clause is sanctioned as follows and is shifted below Clause No.5.1 with renumbering as 5.1(iv):-</p>	<p>“5.1(iv)-(a) The Landowner / Developer shall construct the stock of the EWS/LIG tenements in the same Special Township Project and the Planning Authority or the Collector, as the case may be, shall ensure that the Occupation Certificate for the rest of the development under the Special Township Project is not issued till the Occupation Certificate is issued for the EWS / LIG tenements under the said Special Township Project.</p>

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(b) The completion of EWS / LIG tenements under the Special Township Project, alongwith necessary particulars including a copy of the Occupation Certificate granted by the Planning Authority or the Collector, as the case may be, in respect thereof, shall be immediately intimated by the Landowner / Developer to MHADA. Upon such intimation MHADA, within a period of 6 months from the date of receipt of such intimation, shall either purchase such EWS / LIG tenements or allot such tenements to the allottees selected by MHADA through a system of lottery, drawn after such EWS / LIG tenements have been granted Occupation Certificate and thereafter, the Landowner / Developer shall dispose of such tenements to MHADA or such allottees, as the case may be, at the construction rates in the Annual Statement of Rates (ASR), prepared by the Inspector General of Registration, applicable to the land



under the project, on the date of grant of Occupation Certificate to such EWS / LIG tenements.

(c) The Landowner / Developer may also be permitted to utilise 1/4th of the total 20% FSI earmarked for the EWS / LIG to construct EWS / LIG tenements in the form of service quarters in the same Special Township Project but in a separate block which shall have to be sold as service quarters only to the purchasers of the free sale flats constructed under the Residential Component of the Special Township Project.”

(vi) Published Clause is sanctioned as follows and is shifted below Clause No.5.1 with renumbering as 5.1(v):-

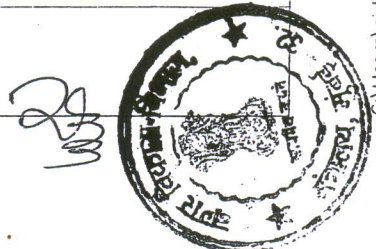
“5.1(v) The optional Additional FSI as per Regulation No.5.1(i) to be granted against premium, shall be sold in the Pune Region at **the 50% of the land rate as prescribed in ASR**, by the respective Authorities notified by the Government. No premium shall be

(vi) The optional Additional FSI to be granted against premium shall be sold in the Pune Region at 50% of the ASR of the Registration Department by the respective Authorities notified by the Government. No premium shall be charged for the grant of FSI for social housing for EWS/ LIG.

WSD



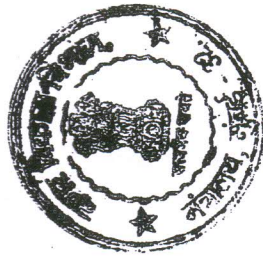
		<p>(vii) The amount of premium collected by the respective authorities shall be deposited in a separate Account and should be exclusively used for creating off-site infrastructure and implementation of Regional Plan.</p>	<p>charged for the grant of FSI for social housing for EWS / LIG."</p> <p>(vii) Published Clause is sanctioned and is shifted below Clause No.5.1, with renumbering as 5.1(vi).</p>
<p>7</p>	<p>7. PROCEDURE (d) - Nil</p>	<p>7. PROCEDURE (D) Transition Policy : The Special Township in which location clearance has already been granted may be allowed to be converted into the New Scheme proposed above, subject to the following conditions :-</p> <p>i) FSI as per new scheme shall be permissible only on the balance unbuild, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance unbuild, unencumbered and buildable area is 8 Ha. or more but less than 40 Ha. then, admissible FSI on such land parcel, upon conversion shall be admissible on the basis of the area of such land parcel as per the minimum given in Regulation 5 above for the respective zones. If such land parcel is more than 40 Ha then, the admissible FSI shall be calculated as per the areawise entitlement given in the Tables under Regulation 5 for the respective zones.</p> <p>ii) Development on the balance area as</p>	<p>7. PROCEDURE (d) Transition Policy : The Special Township Project in respect of which location clearance has already been granted may be allowed to be converted into a project under the modified scheme as above, with the prior approval of the Government, subject to the following conditions :-</p> <p>i) FSI as per the modified scheme shall be permissible only on the balance unbuild, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance unbuild, unencumbered and buildable area is 8 Ha. or more but less than 40 Ha. then, admissible FSI on such land parcel, upon conversion shall be admissible on the basis of the area of such land parcel as per the minimum given in Regulation 5 above for the respective zones. If such land parcel is more than 40 Ha then, the admissible FSI</p>



above shall be strictly in conformity with the Planning standards, Development Control and Promotion Regulations etc. No relaxation shall be granted in respect of the marginal spaces, road width etc.

shall be calculated as per the areawise entitlement given under Regulation No. 5 for the respective zones.

ii) Development on the balance area as above shall be strictly in conformity with the Planning standards, Standardised Development Control & Promotion Regulations for Regional Plan etc. No relaxation shall be granted in respect of the marginal spaces, road width etc.



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(Suhil Marale)

Under Secretary to Government