

Rare DP-
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विकास योजना - पुणे.

यंजूर विकास नियंत्रण नियमावलीमध्ये फेरबदल करण्यासाठी
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६
चे कलम ३७(१क) अन्वये नोटीस प्रसिध्द करणेबाबत.
विशेष नगरवसाहत प्रकल्पासाठी नियमावलीतील फेरबदल.

महाराष्ट्र शासन

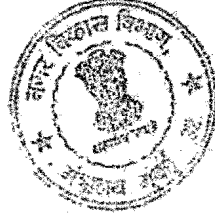
नगर विकास विभाग,
मंत्रालय, मुंबई-३२

शासन निर्णय क्रमांक:टिपीएस १८१२/१५३/प्रा. यो. पुणे/प्र.क्र.१८७/१२/नवि-१३

दिनांक:-३५/१२/२०१२.

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



29/12/12
(सुनिल मरळे)

अवर सचिव, महाराष्ट्र शासन.

प्रत :-

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

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) विभागीय आयुक्त, पुणे विभाग, पुणे.
- ३) उपसंचालक, नगर रचना, पुणे विभाग, पुणे.

त्यांनी प्रस्तुत सूचना शासनाच्या दि. १३/१२/१० रोजीच्या परिपत्रकातील निर्देशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी.

- i) जाहिरात देणा-या कार्यालयाचे नांव :- नगर विकास विभाग, मंत्रालय, मुंबई-३२...
- ii) जाहिरात 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) जाहिरात खर्चाचे देयक कोणत्या अधिका-याकडे पाठवावयाचे:- आयुक्त, पुणे महानगरपालिका, पुणे.

४) आयुक्त, पुणे महानगरपालिका, पुणे.

५) सहाय्यक संचालक, नगर रचना, पुणे शाखा, पुणे.

६) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यांत येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भागात, 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, व आयुक्त, पुणे महानगरपालिका, पुणे व सहाय्यक संचालक, नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात.)

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

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

✓ ८) निवडनस्ती (नवि-१३).

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai-400 032.
Dated : 21 December, 2012

NOTICE

The Maharashtra Regional & Town Planning Act, 1966

No. TPS-1812 /953/C.R. 187/12/Pune/UD-12

Whereas, the Government has sanctioned the Development Control Regulations for Pune Municipal Corporation vide Notification No.TPS-1884/1377/CR-220/84(iii)/UD-7, dated the 5th January, 1987, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the said Act') which has come into force with effect from the 5/2/1987;

And whereas, the Government has sanctioned modification to the Development Control Regulations under section 37(2) of the said Act, providing regulations for Special Township Projects vide Notification No.TPS-1806/135/C.R.31/06/6031/UD-13, dated the 3/06/2006 (hereinafter referred to as 'the said Regulations');

And whereas, the Government under sub-section (1) of Section 37 of the said Act issued directives vide Memorandum dated 18.8.2008 to all the Municipal Corporations to propose certain modifications in the said Regulations for Special Township Projects regarding enhancement of FSI for Special Township Projects in Agricultural / Green Zone / No Development Zone subject to payment of premium, etc. and directed the Municipal Corporations to publish a notice to that effect;

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

And whereas, the said Committee has recommended some modifications in the said 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 feels it necessary to modify suitably the said Regulations to make the same more effective;

Now therefore, in accordance with the provisions contained in sub-section (1AA) of section 37 of the said Act, the Government hereby, in supersession of the earlier directives dated 18.8.2008, publishes this notice for inviting suggestions and

proposed modifications enclosed herewith as Annexure-A, from the general public within one month from the date of publication of the notice in Official Gazette. The suggestions and / or objections shall be addressed to the Deputy Director of Town Planning, Pune Division, Pune who is hereby appointed as an Officer under Section 162 of the said Act and authorized to hear the suggestions and / or objections which may be received within the aforesaid prescribed period and the say of the Municipal Corporation 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.

A copy of the proposed modifications for development of Special Township Project in areas under the Pune Municipal Corporation shall be kept open for inspection of the general public in the offices of the following officers for the period of one month:

- 1) Dy. Director of Town Planning, Pune Division, S.No.74/2, Sahakar Nagar, Pune 411009,
- 2) The Commissioner, Pune Municipal Corporation, Pune.
- 3) Assistant Director of Town Planning, Pune Branch, 283, Narayan Peth, Pune, 411030.

This notice shall also be available on the Government website www.urban.maharashtra.gov.in



Sunil Marale
(Sunil Marale)

Under Secretary to Government

ANNEXURE 'A'

PROPOSED MODIFICATIONS IN THE REGULATIONS SANCTIONED VIDE GOVERNMENT NOTIFICATION NO.TPS-1806/135/C.R.31/06/6031/WD-13/DATED,03/06/2006 FOR DEVELOPMENT OF SPECIAL TOWNSHIP PROJECTS IN AREAS UNDER PUNE MUNICIPAL CORPORATION.

A GENERAL REQUIRMENTS :

4. GENERAL NORMS FOR DIFFERENT LAND USES :

4.1 The following provisions are proposed to be modified as shown hereinbelow.

Existing Provisions	Proposed Modifications
(a) Residential : -----10% of the same shall be built for residential tenements having built-up area upto 40 sq.mt.	(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

4.2 The following new clause (j) shall be added below the existing clause (i) of sub-regulation 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 :-

STP Area in Ha.	Minimum Built-up Area for Economic Activities
40 to 100	15%
Above 100 to 200	20%
Above 200	25%

The area earmarked for Economic Activities shall include Commercial Area.



[Handwritten signature]

5. DEVELOPMENT CONTROL REGULATIONS :-

Existing Provisions	Proposed Modifications																								
<p>DEVELOPMENT CONTROL REGULATIONS :- Prevailing Development Control Regulations of sanctioned Development Plan, amended from time to time shall be applicable mutadis mutandis except those expressly provided in these Special Regulations.</p>	<p>DEVELOPMENT CONTROL REGULATIONS :- Prevailing Development Control Regulations of the sanctioned Development Plan, shall be applicable mutatis mutandis to the Special Township Projects except those expressly provided in these Special Regulations.</p>																								
<p>5.1 Special Township in Residential, Residential with Agricultural / Green Zone / No Development Zone :- i) The total built up area/FSI of the entire gross area of the special township declared as per Regulation no. 1.1 excluding the area under Agricultural/Green zone/ No Development Zone, if any, included in the project shall be 1.00. The FSI for Agricultural/Green zone/ No Development Zone if any included in Special Township Zone shall be 0.2 only in proportion to area of the zone. There will be no limit of total built-up area / FSI for the development of individual plots. Height of building shall be as per prevailing Development Control Regulations for Pune Municipal Corporation. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Chief Fire Officer, Pune Municipal Corporation, Utilisation of DRC's originated from any other area i.e. outside Special Township area shall not be permissible in Special Township area..</p>	<p>5.1(i) Special Township in Residential zone The FSI distribution in the Residential zone under the Development Plan area shall be as given below:</p> <table border="1" data-bbox="566 596 1217 969"> <thead> <tr> <th>Sr. No</th> <th>Area of Township in Ha.</th> <th>Basic FSI</th> <th>Additional Social Housing FSI (@20% of the basic) for EWS/ LIG (Compulsory)</th> <th>Additional FSI against Payment of Premium (Optional)</th> <th>Maximum Total FSI on the Plot Area.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>40 to 100</td> <td>1.00</td> <td>0.2</td> <td>0.10</td> <td>1.3</td> </tr> <tr> <td>2</td> <td>Above 100 to 200</td> <td>1.00</td> <td>0.2</td> <td>0.2</td> <td>1.4</td> </tr> <tr> <td>3</td> <td>Above 200</td> <td>1.00</td> <td>0.2</td> <td>0.3</td> <td>1.5</td> </tr> </tbody> </table>	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 FSI on the Plot Area.	1	40 to 100	1.00	0.2	0.10	1.3	2	Above 100 to 200	1.00	0.2	0.2	1.4	3	Above 200	1.00	0.2	0.3	1.5
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 FSI on the Plot Area.																				
1	40 to 100	1.00	0.2	0.10	1.3																				
2	Above 100 to 200	1.00	0.2	0.2	1.4																				
3	Above 200	1.00	0.2	0.3	1.5																				
<p>5.2 Special Townships in Agricultural/Green Zone / No Development Zone</p>	<p>5.2 i) For the Special Township Projects in Agricultural / Green zone / No Development Zone the following provisions shall be applicable.</p>																								

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

A) Area within Transport Corridor *

Over the area of Special Township Project 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.

B) Area outside Transportation Corridor *

Over the area of Special Township Project outside the Transportation Corridor, the FSI shall be as mentioned below.

Sr No	Area of Township in Ha.	Basic FSI	Additional Social Housing FSI (@20% of the basic) for EWS/LIG (Compulsory)	Additional FSI on payment of premium (Optional)	Maximum total permissible FSI on Gross Plot Area.
1	40 to 100	0.5	0.1	0.20	0.80
2	Above 100 to 200	0.5	0.1	0.30	0.90
3	Above 200	0.5	0.1	0.40	1.00

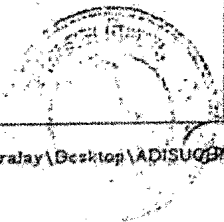
* Explanation :- 'Transport Corridor' shall mean-

(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 Development Control Regulations of Pune Municipal Corporation. However, the height may be increased subject to provision of fire fighting arrangements with prior approval of the Chief Fire Officer, Pune Municipal Corporation.

iii) For Special Township Projects in Agricultural zone / Green 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 is required to be kept open, the same shall be made free of encumbrances and no development



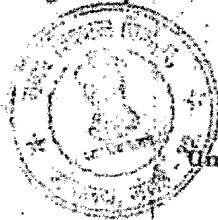
	<p>except town level open amenities shall be provided thereon.</p> <p>iv) The Planning & Design of Social Housing Component for EWS/LIG shall not be amenable to combining one or more flats to make larger flats.</p> <p>v) The tenements for EWS/LIG shall be constructed as per the specifications given by 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>(vi) The optional Additional FSI to be granted against premium shall be sold in the Pune Municipal Corporation Area by the Pune Municipal Corporation at 100% of the ASR of the Registration Department. No premium shall be charged for the grant of FSI for social housing for EWS/ LIG.</p> <p>(vii) The amount of premium collected by the Pune Municipal Corporation shall be deposited in a separate Account and shall be exclusively used for creating off-site infrastructure and implementation of Development Plan.</p>
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7. PROCEDURE

After (C), the following new provision (D) is to be added:-

(D) Transition Policy : The Special Township Projects 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 :-

- i) FSI as per new scheme shall be permissible on the balance un-built, unencumbered and buildable land parcel, having a minimum area of 8 Ha. If such balance un-built 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 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 area wise entitlement given in the Tables in Regulation 5.1 and Regulation No.5.2(i) for respective zones.
- ii) Development on the balance area as above shall be strictly in conformity with the Planning standards, Development Control Regulations, etc. No relaxation shall be granted in marginal spaces, road width, etc.



(Handwritten signature)

(Sunil Marale)

Under Secretary to Government