

विषय:- विकास नियंत्रण व प्रोत्साहन नियमावली - 2018.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, 1966 च्या कलम 20(3) अन्वये प्रसिध्द केलेल्या, पुणे महानगर प्रदेश विकास प्राधिकरणासाठीच्या सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावली-2018 वरील प्राप्त हरकती / सूचनांबाबत अहवाल.

संदर्भ:- 1) शासन नगर विकास विभागाची सूचना क्र.टिपीएस-1817/1246/

प्र.क्र.40/18/नवि-13, दि.26/03/2018.

2) प्राधिकृत अधिकारी तथा महानगर आयुक्त, पुणे महानगर प्रदेश

विकास प्राधिकरण, पुणे यांचे पत्र क्र.79 दि.07/06/2018 .

3) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र.4182,

दि.09/07/2018.

पुणे महानगर प्रदेश विकास प्राधिकरणाच्या कार्यक्षेत्राकरीता सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावली लागू करणेकरीता शासनाने संदर्भित क्र.1 अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे कलम 20(3) अन्वये सूचना जनतेच्या हरकती / सूचना मागविण्यासाठी प्रसिध्द केली आहे. सादर फेरबदल पस्तावाबाबत प्राप्त होणा-या हरकत / सूचनांवर सुनावणी देऊन शासनास अहवाल सादर करणेसाठी महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांना प्राधिकृत केले आहे.

02. प्राधिकृत अधिकारी यांनी प्राप्त हरकत / सूचनाकर्त्यांना दि.17/05/2018 ते दि.01/06/2018 या कालावधीत सुनावणी देऊन त्यावरील अहवाल संदर्भिय पत्र क्र.2 अन्वये शासनास सादर केला आहे. त्यावर संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी संदर्भिय क्र.3 अन्वये अभिप्राय सादर केले आहेत.

03. प्राधिकृत अधिकारी तथा महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचा अहवाल :-

शासनाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, 1966 चे कलम 20(3) अन्वये पुणे महानगर प्रदेश विकास प्राधिकरणासाठी सुधारीत विकास नियंत्रण नियमावली लागू करणेबाबत दि.26/03/2018 रोजीची सूचना प्रसिध्द केली आहे. सदर सूचना पुणे जिल्हयातील सर्वाधिक खपाच्या एका मराठी व एका इंग्रजी वृत्तपत्रात प्रसिध्द करणेबाबत प्राधिकरणास सूचित करण्यात आले आहे. सदर सूचनेवरील पुढील वैधानिक कार्यवाही पार पाडण्याकरिता महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांना प्राधिकृत केले आहे.

उपरोक्त पत्रान्वये दिलेल्या शासन निदेशानुसार शासन सूचना प्रसिध्द करणेच्या अनुषंगाने प्राधिकरणाकडून खालीलप्रमाणे कार्यवाही करण्यात आलेली आहे.

1	नाव	पुणे महानगर प्रदेश विकास प्राधिकरणासाठी सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावली
2	प्राधिकरणाचा तपशिल	पुणे प्रदेशाची प्रथम सुधारीत प्रादेशिक योजना शासनाने दि.25/11/1997 रोजी मंजूर केली असून, ती दि.10/02/1998 पासून अंमलात आली. सदर प्रादेशिक योजनेमध्ये महानगरपालिका हद्दीबाहेरील क्षेत्रासाठी शासन अधिसूचना क्र.टिपीएस-1815/1204/13/प्र.क्र.87/15/ नवि-13, दि.31.3.2015 अन्वये पुणे महानगर क्षेत्र विकास प्राधिकरणाची स्थापना करण्यात आली आहे. या अधिसूचनेनंतर महानगर प्राधिकरणाच्या हद्दीमध्ये शासन अधिसूचना क्र.टिपीएस-1815/613/प्र.क्र.309/15/ नवि-13 दि.4.12.2015 अन्वये हद्दवाढ करण्यात आली आहे. या संपूर्ण एकत्रित हद्दीसाठी पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरणाची विशेष नियोजन प्राधिकरण म्हणून नेमणूक शासन अधिसूचना क्र.टिपीएस-1817/प्र.क्र.173/17/नवि-13 दि.18.1.2018 अन्वये केली आहे.
3	प्रस्ताव	उक्त पुणे महानगर प्रदेश विकास प्राधिकरणाच्या कार्यक्षेत्रातील क्षेत्राकरीता सुधारीत विकास नियंत्रण व

		प्रोत्साहन नियमावली लागू करणे.
4	फेरबदलाची कलम 20(3) अन्वयेची नोटीस क्र.टिपीएस-1817/1246/प्र.क्र.40/18/ नवि-13, दि.26.3.2018.	
5	नोटीसचे प्रसिध्दीकरण :-	
	अ) राजपत्र	महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणी (पृष्ठ क्र.1 ते 4) दि.7 एप्रिल, 2018 (प्रत सोबत जोडली आहे.)
	ब) स्थानिक वृत्तपत्र मराठी इंग्रजी	दै. लोकमत, पुणे. दि.11.4.2018 दै. Times of India दि.11.4.2018 (प्रती सोबत जोडल्या आहेत.)
	क) राजपत्र व वृत्तपत्रात प्रसिध्द झालेला मजकूर शासन नोटीसप्रमाणे आहे किंवा कसे ?	होय
6	फेरबदल दर्शविणारा भाग नकाशा नोटीस बोर्डावर अवलोकनार्थ उपलब्ध करून दिला आहे किंवा कसे ? असल्यास,	लागू नाही
7	नियोजन प्राधिकरण व बाधित व्यक्तींना नोटीस :-	
	अ) प्रस्तावित फेरबदलामुळे बाधित व्यक्तींना संदर्भित नोटीसची प्रत पाठविली/बजावली आहे काय?	लागू नाही.
	ब) एकूण प्राप्त 87 हरकतदारांना दिलेल्या सुनावणीबाबत.	प्राधिकरणाने दि.15.5.2018 चे पत्रान्वये तसेच ईमेलद्वारे व दूरध्वनीद्वारे हरकतदारांना दि.17.5.2018 रोजी सुनावणीसाठी उपस्थित राहण्यास कळवले होते. त्यानुसार दि.17.5.2018 ते दि.1.6.2018 या कालावधी

		दरम्यान सुनावणी देण्यात आलेली आहे.
क) हरकत / सूचनादारांनी मांडलेले म्हणणे (लागू असल्यास) :-		सोबत परिशिष्ट - अ मध्ये नमूद प्रमाणे.
ड) शासनाने संदर्भित नोटीसची प्रत नियोजन प्राधिकरणास पृष्ठांकित केली नसल्यास, ती नियोजन प्राधिकरणाकडे पाठविली काय ?		होय
8 प्रस्तावासापेक्ष जागा पाहणी गरजेचे असल्यास जागा पाहणीचा संक्षिप्त व नेमका अहवाल (गुगल ईमेजसह) :-		लागू नाही.
9	<p>हरकती/सूचनांवर नियोजन प्राधिकरणाचे अभिप्राय :-</p> <p>उपरोक्त प्रमाणे नमूद 87 अर्जदारांनी प्रसिध्द केलेल्या सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम व उपनियमांवर सूचना / हरकती घेतलेल्या आहे. सदर अर्जदारांना पत्राद्वारे, उपलब्ध ईमेलद्वारे व दूरध्वनीवरून सुनावणीस हजर राहणेबाबत प्राधिकरणामार्फत कळविण्यात आले होते. सदर प्राप्त सूचना / हरकतींवर दि.17.4.2018 ते दि.1.6.2018 दरम्यान प्राधिकरण कार्यालयात सुनावणी ठेवण्यात आली होती. सुनावणीस उपस्थित अर्जदारांना सुनावणी देऊन त्यांचे म्हणणे ऐकून घेण्यात आले. अर्जदारांनी लेखी दिलेले म्हणणेच कायम असल्याचे सुनावणीमध्ये सांगितले.</p> <p>उपरोक्त प्रमाणे नमूद हरकतदार / अर्जदार यांनी लेखी व सुनावणीमध्ये मांडलेल्या मुद्द्यांच्या अनुषंगाने प्राधिकरणाचे अभिप्राय सोबत जोडलेल्या तक्त्यामध्ये सविस्तरपणे सादर करित आहे.</p> <p>सद्यस्थितीत प्राधिकरणामार्फत 110 मी. रुंदीचा रिंगरोड विकसित करणे व मेट्रो प्रकल्पासारखे महत्वाकांक्षी प्रकल्प हाती घेण्यात आलेले आहेत. सदर प्रकल्पाखालील जागेचे भूसंपादन त्वरीत होणे आवश्यक आहे. प्राधिकरणाची सद्यस्थितीतील आर्थिक परिस्थिती पाहता, विद्यमान भूसंपादन कायद्यानुसार भूसंपादनासाठी होणारा खर्च प्राधिकरणास करणे शक्य नाही. सद्यस्थितीत उपरोक्त नमूद महत्वाकांक्षी प्रकल्प व इतर प्रकल्पांसाठी भूसंपादन करणेच्या अनुषंगाने हस्तांतरणीय विकास हक्क (TDR) हे एकमेव माध्यम आहे. प्रारूप प्रसिध्द विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये प्रथमच सदर</p>	

हस्तांतरणीय विकास हक्काची (TDR) तरतूद समाविष्ट करणेत आलेली आहे. या तरतूदीच्या आधारे प्राधिकरणासाठी बहुतांश भूसंपादन करणे शक्य होणार आहे. तसेच सुनावणीच्यावेळी नागरीकांची देखील या तरतूदीची मागणी दिसून आली.

उपरोक्त नमूद बाबींचा विचार करता विषयांकित विकास नियंत्रण व प्रोत्साहन नियमावलीस महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, 1966 चे कलम 20(4) अन्वये शासनस्तरावर लवकरात लवकर मंजूरी देणेस विनंती आहे.

संचालक, नगर रचना यांचे अभिप्राय :-

शासनाने उक्त प्रमाणे प्रसिध्द केलेल्या विषयांकित फेरबदलाअनुषंगाने प्राधिकृत अधिकारी यांनी वैधानिक कार्यवाही पूर्ण केली आहे. या प्रसिध्द फेरबदलाअनुषंगाने प्राप्त झालेल्या 87 हरकत / सूचनेवरील अभिप्राय प्राधिकृत अधिकारी यांनी संदर्भिय क्र.2 चे पत्रा सोबतच्या प्रपत्रात सादर केले आहेत. शासनाने प्रसिध्द केलेल्या सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावलीवर प्राधिकृत अधिकारी यांचे अहवालानुसार एकुण 87 हरकत / सूचना अर्ज प्राप्त झाले आहेत. या 87 हरकत / सूचनाद्वारे एकुण 307 मुद्द्यांवर हरकती / सूचना उपस्थित करण्यात आल्याचे दिसून येते. प्राधिकृत अधिकारी यांनी उक्त प्रमाणेचे उपस्थित मुद्दे सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावलीतील ज्या नियमाशी संबंधीत आहेत. त्या नियमासमोर संबंधीत हरकत / सूचना धारकांनी नावे नमूद करून तसेच त्यांनी उपस्थित केलेले मुद्दे नमूद करून त्यामध्ये प्राधिकरणास सुचवावयाचे बदल सोबतच्या प्रपत्रात नमूद केले आहेत. वर नमूद नुसार हरकत / सूचनाकर्त्यांनी उपस्थित केलेल्या 307 मुद्द्यामधील सर्वसाधारणपणे 204 मुद्दे प्राधिकृत अधिकारी यांनी प्रस्तावित तरतूदी योग्य असल्याने तसेच काही सूचना प्राधिकरणाचा विकास आराखडा तयार करतेवेळी विचारात घेण्याचे कारणास्तव अमान्य केल्याचे दिसते. उर्वरित 103 मुद्द्यांबाबत प्राधिकृत अधिकारी यांनी सूचना विचारात घेऊन त्याअनुषंगाने 94 मुद्द्यांचे अनुषंगाने संबंधीत नियमामध्ये सुचविली आहे. उर्वरित 9 हरकत / सूचनेच्या अनुषंगाने संबंधीत नियमामध्ये कोणताही बदल केला जाणार नाही. या विषयामध्ये प्राधिकृत अधिकारी यांनी सूचविलेले अभिप्राय विचारात घेऊन साबतच्या प्रपत्रात सादर केले आहेत. सदर प्रपत्रामुळे संचालनालयाचे अभिप्राय विचारात घेऊन पुणे महानगर प्रदेशात विकास प्राधिकरणाच्या कार्याला लागू करावयाच्या विषयांकित सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावलीस प्रादेशिक नियोजन व नगर रचना अधिनियम, 1966 चे कलम 20(4) अन्वये मंजूरी देणे अनुषंगाने पुढील कार्यवाही होणेस विनंती आहे.

विभागाचे अभिप्राय :-

पुणे महानगर विकास प्राधिकरणाने प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली तयार करून शासनास सादर केली होती. त्यावर शासनाने संचालक, नगर रचना यांचे अभिप्राय प्राप्त करून घेवून त्यानुसार प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये आवश्यक दुरुस्त्या करून त्यास मा.मुख्यमंत्री महोदयांची मान्यता प्राप्त करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे कलम-20(3) अन्वये हरकती / सूचना मागविण्यासाठी संदर्भ क्र.1 अन्वये प्रसिध्द केली असून प्राप्त सूचना / हरकतदारांना सुनावणी देवून त्यावरील अहवाल सादर करण्यासाठी महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण यांना नियुक्त केले होते. त्यानुषंगाने त्यांनी प्रसिध्दीकरणाची वैधानिक कार्यवाही पूर्ण करून प्राप्त सूचना / हरकतदारांना सुनावणी देवून संदर्भ क्र.2 अन्वये अभिप्राय सादर केले आहेत. त्यावर संचालक नगर रचना पुणे यांनी संदर्भ क्र.3 अन्वये अभिप्राय सादर केले आहेत. नियुक्त अधिकारी व संचालक, नगर रचना यांनी प्राप्त सूचना हरकतीवरील अभिप्राय सोबतच्या प्रपत्र-अ मध्ये सादर केले असून त्यावर विभागाचे अभिप्राय सादर केले आहेत. यामध्ये विभागाचे अभिप्रायात प्रामुख्याने खालील मुद्द्यांच्या अनुषंगाने बदल सुचविण्यात आलेले आहेत.

01. इमारतीची उंची 50 मी. ऐवजी 70 मी. अनुज्ञेय करणे :-

पुणे महानगर विकास प्राधिकरण क्षेत्रात सद्यस्थितीत शासनाने राज्यातील मंजूर प्रादेशिक योजनांकरीता दि.21/11/2013 रोजीच्या अधिसूचनेद्वारे मंजूर केलेली प्रादेशिक योजनेची नियमावली लागू आहे. या नियमावलीत इमारतीच्या उंचीस मर्यादा नमूद केलेल्या नाहीत. त्यामुळे या क्षेत्रात यापुर्वी 50 मी. पेक्षा जास्त उंचीच्या इमारती विकसित झाल्या आहेत व होत आहेत. त्यामुळे आता उंचीची ठेवलेली 50 मी. ची मर्यादा काढून टाकणेबाबत पुणे महानगरप्रदेश विकास प्राधिकरणाने दि.13/08/2018 रोजीच्या पत्रान्वये शासनास विनंती केलेली आहे. या पत्रात प्राधिकरणाच्या क्षेत्रात विविध ठिकाणी अग्निशमन केंद्राची उभारणी करण्याचे प्रस्तावित असल्याचे नमूद असून एकात्मिक नागरी वसाहतीपैकी नांदेडे सिटी, मौजे नांदेड व लाईफ रिपब्लिक मौजे मारुंजी येथील अग्निशमन केंद्राद्वारे लगतच्या 50 गावांना अग्निशमन सुविधा देण्यात येत असल्याबाबत नमूद केले आहे. सदर केंद्रामध्ये 50 मी. पेक्षा जास्त उंचीच्या शिड्या असलेली वाहणे उपलब्ध असल्यामुळे नजीकच्या क्षेत्रातील उंच इमारतींना 70 मी. पर्यंत बाहेरून व 100 मी. पर्यंत अंतर्गत यंत्रणेमधून अग्निशमन सेवा देणे उचित होईल असे नमूद केले आहे. सदर बाबी विचारात घेता प्राधिकरणाच्या क्षेत्रात 50 मी. उंची ऐवजी इमारतीची उंची 70 मी. अनुज्ञेय करणे उचित होईल. तथापि याकरीता प्रवेश रस्त्याची रुंदी किमान 15 मी. बंधनकारक असेल. तसेच सामासिक अंतरे पुणे महानगरपालिकेच्या दि.05/01/2017 रोजी मंजूर झालेल्या विकास नियंत्रण नियमावलीनुसार लागू राहतील.

02. राष्ट्रीय उद्याने, अभयारण्ये व इतर वन जमीनांच्या हद्दी भोवतीचा विकास :-

शासनाने दि.20/09/2017 रोजी मंजूर केलेल्या फेरबदलानुसार राष्ट्रीय उद्याने, अभयारण्ये व इतर वन जमीनांच्या हद्दी भोवती शेती तथा नाविकास विभागात मर्यादीत स्वरूपाचा विकास अनुज्ञेय केलेला आहे. सदरची तरतूद वनिकरण विभागातील जमीनीकरीता देखील लागू करण्याचे सुचविलेले आहे.

03. TOD विषयक विनियम :-

पुणे महानगरपालिकेची TOD विषयक नियमावली मान्यतेसाठी सादर झालेली असून त्याबाबत अंतिम होणारा विनियम पुणे महानगरप्रदेश विकास प्राधिकरणाच्या नियमावलीत समाविष्ट करणे उचित होईल.

04. एकात्मिकृत नगरवसाहतीची नियमावली :-

शासनाने राज्यातील प्रादेशिक योजना क्षेत्राकरीताची नियमावली सुधारीत करणेसाठी दि.17/02/2018 रोजी सूचना प्रसिध्द केलेली असून त्याबाबत नियुक्त अधिकाऱ्यांचे तसेच नगर रचना संचालनालयाचे अभिप्राय शासनास प्राप्त झालेले आहेत. सदर नियमावली अंतिम मान्यतेसाठी सादर करण्यात येत असून त्यानुसार मंजूर होणारी एकात्मिकृत नगरवसाहतीची सुधारीत नियमावली पीएमआरडीए क्षेत्राकरीता लागू करण्याचे प्रस्तावित केले आहे.

05. टिडीआर वापराकरीता असलेली तरतूद क्र.46.5.3 मधील 0.2 च.क्षे.निर्देशांक मर्यादा काढणेबाबत :-

सदरचे विनियम प्रसिध्द करतेवेळी टिडीआर वापरणेची मर्यादा पीएमआरडीएचा विकास आराखडा प्रसिध्द करेपर्यंत 0.2 इतक्या मर्यादेत वापरणे बाबतची अट नमूद करण्यात आलेली होती. तथापी पीएमआरडीएने दि.13/08/2018 रोजीच्या पत्रान्वये अशी मर्यादा ठेवल्यास रिंग रोडचे भूसंपादन टिडीआरचे माध्यमातून करणेस अडचण उपस्थित होईल असे नमूद केले आहे. रिंग रोडचे कामाचा केंद्र सरकारच्या भारतमाला प्रकल्पामध्ये अंतर्भाव करण्यात आलेला असल्याने प्राधिकरणाची रस्ता विकसन खर्चात होणारी बचत व प्राधिकरणाकडे असलेला संचित निधी यामधुन पायाभूत सुविधा पुरविणेची तयारी प्राधिकरणाने दर्शविलेली आहे. सबब टिडीआर वापरणेकरीता 0.2 ही मर्यादा वगळणे उचित होईल.

उपरोक्त बाबीसह सोबतच्या प्रपत्रामध्ये विभागाने सादर केलेल्या अभिप्रायानुसार आवश्यक ते बदल करून प्रारूप प्रसिध्द विकास नियंत्रण व प्रोत्साहन नियमावलीस महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे कलम-20(4) अन्वये मान्यता देण्यास हरकत नाही.

06. मोबाईल टॉवर बाबत नियमावली :-

पुणे महानगरप्रदेश विकास प्राधिकरणाच्या प्रारूप नियमावलीत Appendix "O" यथे याविषयक नियमावली प्रसिध्द करण्यात आली आहे. सदर नियमावली राज्य शासनाच्या माहिती तंत्रज्ञान विभागाने याविषयक दि.17/02/2018 रोजीच्या शासन निर्णयाव्दारे प्रसिध्द केल्यानुसार नसल्याची हरकत टैगा (TAIPA) या मोबाईल टॉवर विषयक असोसिएशनने घेतलेली आहे. सदरची हरकत योग्य असून राज्य शासनाच्या माहिती तंत्रज्ञान विभागाने याविषयक दि.17/02/2018 रोजीच्या शासन निर्णयाव्दारे प्रसिध्द केल्यानुसारच्या तरतुदी विचारात घेवून सदरची नियमावली सुधारीत स्वरूपात समाविष्ट करणे आवश्यक आहे.

विभागाचा मान्यतेसाठी प्रस्ताव :-

पुणे महानगर प्रदेश विकास प्राधिकरणासाठी प्रसिध्द केलेली प्रारूप विकास नियंत्रण व पोल्साहन नियमावलीस सोबतचे प्रपत्र-अ मध्ये प्रस्तावित केलेल्या दुरुस्तीस व उपरोक्त विभागाच्या अभिप्रायात नमूद केलेल्या बाबी समाविष्ट करून महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 चे कलम-20(4) अन्वये मान्यता देण्याचे प्रस्तावित आहे.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २०(३) अन्वये प्रसिध्द केलेल्या पुणे महानगर प्रदेशा विकास प्राधिकरणासाठीच्या सुधारीत विकास नियंत्रण व प्रोत्साहन नियमावली, २०१८ बाबत प्राप्त हरकती / सूचनांवरील प्राधिकृत अधिकारी यांचा अहवाल व त्यावरील संचालनालयाचे तसेच विभागाचे अभिप्राय.

प्र.अ. यांचे अहवालातील क्र.अ.क्र.	प्रसिध्द नियमावलीतील तरतूद	प्राधिकृत अधिकारी यांनी सुचविलेला बदल	सुचविलेल्या बदलांनुषंगाने प्राधिकृत अधिकारी यांनी नमूद केलेली कारणमिमांसा	संचालनालयाचे अभिप्राय	विभागाचे अभिप्राय
2,3	1.6 Savings: Notwithstanding anything contained in these regulations, any development permission granted or any development proposal for which any action is taken under the erstwhile Regulations shall be valid and continue to be so valid, unless otherwise specified in these Regulations.	Modified as below: Regulation 1.6 Savings: Provided also that, it shall be permissible for the owner to a) either continue to develop the project, including revision, utilization of Paid FSI, In-Situ FSI etc, under the erstwhile regulations in toto and for that limited purpose erstwhile regulation shall remain in force. b) apply for grant of revised permission under the new regulations, if the project is on-going and occupation certificate, has not been granted fully. In case of amalgamation of adjacent land, the existing marginal distances as approved earlier may be allowed for the remainder of development by charging hardship premium. The free of FSI items in such cases shall be allowed to the extent as have been previously approved. Similarly, enclosed balconies while charging premium shall remain free of FSI to the extent as previously approved.	Suggestions can be accepted since they offer better clarity. However, no relaxation in the marginal open spaces can be considered.	प्राधिकृत अधिकारी यांनी सुचविलेला बदल योग्य असल्याचे दिसून येत नाही. पूर्वीच्या नियमावलीनुसार मंजूर केलेल्या विकास परवानग्या नवीन नियमावलीनुसार सुधारीत करताना काही बाबतीत कोटिगतम तरतूदी येऊ शकतात अशा पूर्व बांधीलकीच्या विकास परवानगी संदर्भात शासनाने पुणे महानगरपालिकेच्या बाबतीत दि.२२.११.२०१७ रोजीच्या पत्रान्वये स्पष्टीकरण दिले आहे. यातील १.४ Saving Clause संदर्भात दिलेल्या स्पष्टीकरणानुसार या ठिकाणी शासनस्तरावरून स्वतंत्र निर्णय घेता येऊ शकेल. त्यामुळे सध्या प्रसिध्द तरतूद योग्य असल्याने त्याप्रमाणे कायम ठेवण्याची शिफारस आहे.	संचालनालयाचे अभिप्रायाशी सहमत.
9 ते 14	Regulation 2.14: "Balcony" means a horizontal cantilever projection, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.	Modified as below: Regulation 2.14: "Balcony" means a horizontal cantilever projection, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety. However, if the balcony is provided within the building line, the portion within the building line may not be cantilevered and may be simply supported.	Since the enclosed balcony shall not be permissible; the balcony within the building control line may be allowed to be simply supported.	प्रसिध्द तरतूद योग्य असल्याने प्रस्तावित सुधारणांची आवश्यकता दिसून येत नाही.	संचालनालयाचे अभिप्रायाशी सहमत.
20	Regulation 3.1 These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction of, and additions and alteration to a building. These regulations shall also apply to any	Regulation 3.1 These regulations shall apply to all development, redevelopment, erection and/or re-erection of a building, change of user etc. as well as to the design, construction of, reconstruction of, and additions and alteration to a building. These regulations shall also apply to any revision of the	Suggestion accepted in view of better clarity.	प्रसिध्द तरतूद योग्य असल्याने प्रस्तावित सुधारणांची आवश्यकता दिसून येत नाही.	संचालनालयाचे अभिप्रायाशी सहमत.

	<p>revision of the development permissions/building permissions granted earlier under any Development Control Regulations. Further, these Regulations shall apply to development work defined in Regulation No.3.2 to 3.5. However, features approved by earlier permission shall remain intact unless it contradicts the provisions of FSI under these regulations.</p>	<p>development permissions/building permissions granted earlier under any Development Control Regulations. Further, these Regulations shall apply to development work defined in Regulation No.3.2 to 3.5. However, features approved by earlier permission shall remain intact unless it contradicts the provisions of FSI under these regulations, save the savings as mentioned in clause 1.6.</p>			
25	<p>Regulation 6.2.2: Ownership Title and area -Every application for development permission and commencement certificate shall be accompanied by e) Wherever third party interest is created by way of agreement to sale or mortgage etc. then registered consent of such interested persons shall be submitted with the application.</p>	<p>Modified with alterations: Regulation 6.2.2: Ownership Title and area - e) Wherever third party interest is created by way of agreement to sale or mortgage etc. then in such cases provisions of REKA shall be applicable.</p>	<p>Suggestion is partly accepted with modifications as per the provisions of REKA.</p>	<p>कायद्यातील तरतुदी लागू राहत असल्याने बदल करण्याची आवश्यकता नाही.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
27, 28	<p>6.5 Discretionary Powers Regulation 6.5.3 Temporary Construction - The Municipal Metropolitan Commissioner may grant permission for temporary construction for a period of six months at a time and in aggregate not exceeding a period of one year ... iv) Temporary site offices and watchman chowkies within the site only during the phase of construction of the main building.</p>	<p>Modified as below: Regulation 6.5.3 Temporary Constructions - The Municipal Metropolitan Commissioner may grant permission for temporary construction for a period of six months at a time and in aggregate not exceeding a period of one year ... iv) Deleted</p>	<p>Suggestion is recommended to avoid the contradiction with regulation no. 5.3</p>	<p>प्राधिकृत अधिकारी यांनी सुचविलेल्या बदलाशी सहमत आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
29, 30	<p>Regulation 6.6.2 (i) In case of special buildings, the building scheme shall also be subject to the norms of Maharashtra Fire Prevention and Life Safety Act, 2006 and shall also be subject to the scrutiny of the Chief Fire Officer, of the PMRDA and the sanction / development permission shall be issued by the Metropolitan Commissioner after the clearance from the Chief Fire Officer of the PMRDA. ii) In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in Regulation no. 6.8 and grant the final approval if it is in accordance with the layout recommended for demarcation</p>	<p>Modified with alterations: Regulation 6.6.2 (i) In case of special buildings, the building scheme shall also be subject to the norms of Maharashtra Fire Prevention and Life Safety Act, 2006 and shall also be subject to the scrutiny of the Chief Fire Officer, of the PMRDA and the sanction / development permission shall be issued by the Metropolitan Commissioner after the clearance from the Chief Fire Officer of the PMRDA. ii) In case of land subdivision or plotted layout, tentative layout shall be recommended for demarcation at first instance. After having demarcated layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to the Authority and the Authority shall examine the provision laid down in Regulation no. 6.8 and grant the final approval if it is in accordance with the layout recommended for demarcation and confirming to the regulations. This shall also be mandatory to Group Housing Schemes where roads in the adjoining layouts/ Regional Plan / Development Plan roads</p>	<p>(i) The timelines for any NOC, including Fire NOC, cannot be covered under the DCPR; the issue can be separately dealt with under the Maharashtra Fire Prevention and Life Safety Act, 2006. (ii) This suggestion is recommended due to following: Majority of the projects are for Group Housing Schemes, wherein Amenity Space is part of the layout and is required to be handed over to await the FSI in lieu of the handover. In such cases, the layout comprising Amenity Space and the road widening area should be held valid for starting of work and</p>	<p>i) सहमत आहे. प्रसिध्द तरतूद योग्य आहे. ii) नियम क्र.६,६,३(ii) मध्ये प्रस्तावित केलेला बदल व त्यासाठी नमूद केलेली कारणे योग्य दिसून येतात. बदल मान्य करण्यास हरकतीचे नाही.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>

	<p>and confirming to the regulations. This shall also be mandatory to Group Housing Schemes where roads in the adjoining layouts/ Regional Plan / Development Plan roads are to be coordinated and/or Amenity Space is to be earmarked.</p> <p>6.6 Grant or Refusal of permission</p>	<p>are to be coordinated and/or Amenity Space is to be earmarked. <i>However in case of Group Housing Schemes, the demarcation may be submitted to the Authority prior to applying for the first Occupancy Certificate.</i></p>	<p>loading of the in-situ FSI on account of Amenity Space and road widening area. Else the process of demarcation of the Amenity Space and necessary change of records may delay the project thereby resulting in cost overruns.</p>		
<p>35</p>	<p>OFFENCES AND PENALTIES Regulation 10.1 Offences and penalties:-Any person who contravenes any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall: (a) be guilty of an offence and upon conviction shall be punished with a fine as fixed by the Metropolitan Commissioner and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966.</p>	<p>Modified as below: OFFENCES AND PENALTIES Regulation 10.1 Offences and penalties:-Any person who contravenes any of the provisions of these regulations / any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall: (a) be guilty of an offence and upon conviction shall be punished with a fine as fixed by the Metropolitan Commissioner as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act, 1966.</p>	<p>Suggested modification is proposed to avoid any discretions/ambiguity.</p>	<p>यामध्ये कोणताही बदल सुचविलेला नाही. प्रसिध्द केलेली तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
<p>38, 39</p>	<p>Regulation 13.3 Construction within Flood Line iv) The blue and red flood line shall be as marked by the Irrigation Department or any other Government institutions dealing with the subject.</p>	<p>Retained as below: Regulation 13.3 Construction within Flood Line iv) The blue and red flood line shall be as marked by the Irrigation Department or any other Government institutions dealing with the subject.</p>	<p>Suggested modification shall be considered during the ongoing process of preparation of Development Plan for the PMR.</p>	<p>यामध्ये कोणताही बदल सुचविलेला नाही. प्रसिध्द केलेली तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
<p>40, 41, 42</p>	<p>13.8 DEVELOPMENT ALONG HIGHWAYS / CLASSIFIEDROADS: The development along the highways shall be subject to the provisions of National Highways Act, 1956 and State Highways Act, 1955 and orders issued by Ministry of Surface Transport, Gol and Public Works Department of the State Government, in these regards, from time totime. A service road of 12 m. wide shall be provided along National and State Highways on both sides. These service roads may not be provided in piecemeal where authorized development / construction have already been taken place without the provisions of service road.</p>	<p>Retained as below: 13.8 DEVELOPMENT ALONG HIGHWAYS / CLASSIFIEDROADS: The development along the highways shall be subject to the provisions of National Highways Act, 1956 and State Highways Act, 1955 and orders issued by Ministry of Surface Transport, Gol and Public Works Department of the State Government, in these regards, from time totime. A service road of 12 m. wide shall be provided along National and State Highways on both sides. These service roads may not be provided in piecemeal where authorized development / construction have already been taken place without the provisions of service road.</p>	<p>Suggested modification shall be considered during the ongoing process of preparation of Development Plan for the PMR.</p>	<p>यामध्ये कोणताही बदल सुचविलेला नाही. प्रसिध्द केलेली तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>

55	<p>Regulation 15.3.3 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout/ subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations with the consent of plot / tenement holders / co-owners</p>	<p>Modified with alterations as below: Regulation 15.3.3 No permission shall be granted to delete / reduce open spaces of the existing sanctioned layout/ subdivision. However, while revising the layout, such recreational open space may be rearranged without decrease in area subject to minimum prescribed area under these Regulations <i>and in such cases the Regulations and regulations as per RERA shall be applicable.</i></p>	<p>Suggestion is partly accepted with modifications as per the provisions of RERA.</p>	<p>कायदयातील तरतुदी लागू राहत असल्याने बदल करण्याची आवश्यकता नाही.</p>	<p>संचालनालयाचे अधिकार्याणी सहमत.</p>
57, 58	<p>Regulation 15.3.6 Open Space - Minimum dimension: The minimum dimensions of such recreational open space shall not be less than 10m and if the average width of such open space is less than 20m the length thereof shall not exceed two n half times its average width.</p>	<p>Modified as below: Regulation 15.3.6 Open Space - Minimum dimension: The minimum dimensions of such recreational open space shall not be less than 10m and if the average width of such open space is less than 20m the length thereof shall not exceed two n half times its average width. <i>However in plots below 0.4Ha the minimum width may be reduced to 7.5m.</i></p>	<p>This Regulation is necessary for small plots and therefore is recommended for acceptance.</p>	<p>प्रस्तावित बदल करण्याची आवश्यकता दिसून येत नाही. प्रिस्ट्र केलेली तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अधिकार्याणी सहमत.</p>
61, 62	<p>Regulation 15.4 Provision for Amenity Space: In any layout or sub division of plots or development proposal for residential / commercial user having area 0.4 Ha or more, amenity space of 15% on gross area excluding area under Regional Plan road and reservation in Regional Plan / Development Plan, if any, shall be provided while granting permission to the layout / development proposal. These Amenity Space shall be deemed to be for public purpose for the use of PMRDA and Floor Space Index (FSI) in lieu thereof may be made available in-situ (on remaining land) The calculation of this in-situ FSI shall be shown on the layout / building plan. If the owner desires to have TDR against it, instead of in-situ FSI, the he may be awarded TDR. The generation of TDR or in-situ FSI shall be equivalent to quantum mentioned in Regulation no. 46.0 in respect of TDR Provided that, the Metropolitan Commissioner shall ensure that amenity space shall be earmarked in the layout so that after amalgamating the amenity spaces in the adjacent layouts, it becomes larger in area. It shall be approachable by minimum 12m wide road except the cases where 12m approach road to the site is not available.</p>	<p>Modified as below: Regulation 15.4 Provision for Amenity Space: In any layout or sub division of plots or development proposal for residential / commercial user having area 0.4 Ha or more, amenity space of 15% on gross area excluding area under Regional Plan road and reservation in Regional Plan / Development Plan, if any, shall be provided while granting permission to the layout / development proposal. These Amenity Space shall be deemed to be for public purpose for the use of PMRDA and Floor Space Index (FSI) in lieu thereof may be made available in-situ (on remaining land) The calculation of this in-situ FSI shall be shown on the layout / building plan. If the owner desires to have TDR against it, instead of in-situ FSI, the he may be awarded TDR. The generation of TDR or in-situ FSI shall be equivalent to quantum mentioned in Regulation no. 46.0 in respect of TDR. <i>Provided that, if there is any Development Plan reservation is proposed in the land, then area of such reservations may be adjusted against this amenity space and the owner of the said land may not be required to part with the area of the amenity space to that extent. However, such area under reservation shall be handed over, free from all encumbrances, to the planning authority at the time of approval of the development proposal.</i> Provided that, the Metropolitan Commissioner shall ensure that amenity space shall be earmarked in the layout so that after amalgamating the amenity spaces in the adjacent layouts, it becomes larger in area. It shall be approachable by minimum 12m wide road except the cases where 12m approach road to the site is not available.</p>	<p>Suggestion is recommended in view of certain areas such as Loni Kalbhor falling under the Development Plan.</p>	<p>सरर नियमापत्रे परिच्छेद क्र. २ समाविष्ट केला आहे तो योग्य दिसून येतो. यामध्ये खालीलप्रमाणे सुधारणा करण्याची शिफारस आहे. Provided that, if there is any Development Plan reservation is proposed in the land, then area of such reservations (Excluding DP/Rp Roads) may be adjusted against this amenity space and the owner of the said land may not be required to part with the area of the amenity space to that extent. However, such area under reservation shall be handed over, free from all encumbrances, to the planning authority at the time of approval of the development proposal. वरील सुधारणेसह मान्यतेची शिफारस आहे.</p>	<p>संचालनालयाचे अधिकार्याणी सहमत. अन्य करण्यास हरकत नाही.</p>

<p>66</p> <p>Regulation 15.4.1 Development of Amenity Space</p> <p>Development of amenity space may be carried out by the PMRDA either on its own or through the private participation for monetization of land. The priority for development of particular amenity in particular Residential area shall be decided by the Metropolitan Commissioner. Amenity Space may be allowed to be utilized for uses mentioned in these regulations as per 2.9</p>	<p>Retained as below:</p> <p>Regulation 15.4.1 Development of Amenity Space</p> <p>Development of amenity space may be carried out by the PMRDA either on its own or through the private participation for monetization of land. The priority for development of particular amenity in particular Residential area shall be decided by the Metropolitan Commissioner. Amenity Space may be allowed to be utilized for uses mentioned in these regulations as per 2.9</p>	<p>In order to generate sufficient land bank for providing various reserved lands towards various types of amenities in the developing area, it is recommended that the Amenity Spaces should be transferred to the PMRDA. However, this suggested modification shall be considered during the ongoing process of preparation of Development Plan for the PMR.</p>	<p>यामध्ये कोणताही बदल सुचविलेला नाही. प्रसिध्द केलेली तरतूद योग्य आहे.</p> <p>संचालनालयाचे अभिप्रायाशी सहमत.</p>																		
<p>67, 68</p> <p>Regulation 15.4.1 Development of Amenity Space</p> <p>Development of amenity space may be carried out by the PMRDA either on its own or through the private participation for monetization of land. The priority for development of particular amenity in particular Residential area shall be decided by the Metropolitan Commissioner. Amenity Space may be allowed to be utilized for uses mentioned in these regulations as per 2.9</p>	<p>Modified as below:</p> <p>Regulation 17.3 Marginal distances for Buildings of Higher Heights</p> <p>(a) Front Margin – Front Margin shall be as given below with reference to height of building</p> <table border="1" data-bbox="654 638 901 1131"> <tr> <td>i)</td> <td>Height above 15m & upto 24m</td> <td>4.5m for residential and 6.00m for residential with mix use</td> </tr> <tr> <td>ii)</td> <td>Height above 24m & upto 36m</td> <td>6.00m</td> </tr> <tr> <td>iii)</td> <td>Height above 36m & upto 50m</td> <td>9.00m</td> </tr> <tr> <td>iv)</td> <td>Height above 50m & upto 70m</td> <td>12.00m</td> </tr> <tr> <td>v)</td> <td>Height above 70m & upto 100m</td> <td>14.00m</td> </tr> <tr> <td>vi)</td> <td>Height above 100m.</td> <td>16.00m</td> </tr> </table>	i)	Height above 15m & upto 24m	4.5m for residential and 6.00m for residential with mix use	ii)	Height above 24m & upto 36m	6.00m	iii)	Height above 36m & upto 50m	9.00m	iv)	Height above 50m & upto 70m	12.00m	v)	Height above 70m & upto 100m	14.00m	vi)	Height above 100m.	16.00m	<p>The suggestion is recommended in view of the proposal to permit buildings with height more than 50 m.</p>	<p>१) शासनाने ५० मी. उंची पर्यंत इमारत उंची प्रस्तावित केली असून त्यासाठी समास अंतरे प्रस्तावित आहेत. समास अंतराबाबत कोणत्याही सूचना नाहीत. त्यामुळे प्रस्तावित ५० मी. उंची पर्यंतच्या इमारतीसाठी प्रस्तावित केलेली समास अंतरे योग्य असल्याने प्रसिध्दप्रमाणे मान्य करण्यास हरकतीचे नाही.</p> <p>२) इमारत उंची ५० मी. ते १०० मी. पर्यंत अनुषंग करण्याबाबत शिफारस करण्यात आली आहे. मुळातच शासनाने नियमावली प्रसिध्द करतांना ५० मी. पर्यंत इमारत उंची ठेवण्याचा निर्णय घेतला आहे. ही बाब विचारात घेता सूचना विचारात घेण्याची आवश्यकता नाही.</p> <p>पुणे महानगर विकास प्राधिकरण क्षेत्रात सद्यस्थितीत शासनाने राज्यतील मजूर प्रादेशिक योजनांकरिता दि.२१/११/२०१३ रोजीच्या अधिसूचनेद्वारे मजूर केलेली प्रादेशिक योजनेची नियमावली लागू आहे. या नियमावलीत इमारतीच्या उंचीस मर्यादा नमूद केलेल्या आहेत. त्यामुळे या क्षेत्रात यापूर्वी ५० मी. पेक्षा जास्त उंचीच्या इमारती विकसीत झाल्या आहेत व होत आहेत. त्यामुळे आता उंचीची ठेवलेली ५० मी. ची मर्यादा काढून टाकावाबत पुणे महानगरप्रदेश विकास प्राधिकरणाने दि.१३/०८/२०१८ रोजीच्या परा-नये शासनस विनंती केलेली आहे. या परात प्राधिकरणाच्या क्षेत्रात विविध ठिकाणी अग्निशमन केंद्राची</p>
i)	Height above 15m & upto 24m	4.5m for residential and 6.00m for residential with mix use																			
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<p>70, 71, 72, 73</p> <p>Regulation 17.3 Marginal distances for Buildings of Higher Heights</p> <p>(a) Front Margin – Front Margin shall be as given below with reference to height of building</p> <table border="1" data-bbox="189 280 901 638"> <tr> <td>i)</td> <td>Height above 15m & upto 24m</td> <td>4.5m for residential and 6.00m for residential with mix use</td> </tr> <tr> <td>ii)</td> <td>Height above 24m & upto 36m</td> <td>6.00m</td> </tr> <tr> <td>iii)</td> <td>Height above 36m & upto 50m</td> <td>9.00m</td> </tr> </table> <p>Provided that, in case of group housing scheme where building abuts on internal road, the minimum 3.0m set back from internal road or distance between two buildings whichever is more shall be provided. For Regional / Development Plan road or classified road or through road, passing through group housing scheme or any deemed public road, the setback as prescribed in the regulations shall be provided.</p> <p>(b) Side or rear marginal distance –</p>	i)	Height above 15m & upto 24m	4.5m for residential and 6.00m for residential with mix use	ii)	Height above 24m & upto 36m	6.00m	iii)	Height above 36m & upto 50m	9.00m	<p>Provided that, in case of group housing scheme where building abuts on internal road, the minimum 3.0m set back from internal road or distance between two buildings whichever is more shall be provided. For Regional / Development Plan road or classified road or through road, passing through group housing scheme or any deemed public road, the setback as prescribed in the regulations</p>											
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	<p>Side or rear marginal distance in relation to the height of the building for light and ventilation shall be as below</p> <p>The marginal distance on all sides of the building shall be as per Table No. 16 for building height 15.0m and below. For height more than 15.0m, the marginal distance on all sides except the front side of a building shall be minimum H/4 (where H = Height of the building above ground level) subject to minimum of 3.0m for residential building, 4.5m for commercial building and 6.0m for special building mentioned in definition no 2.77.13. Provided that such marginal distance shall be subject to maximum of 16.0m. If the land owner wishes to keep higher margins he may be allowed to do so.</p> <p>Provided further that the building height for the purposes of this regulation and for calculation of marginal distances shall be exclusive of height of parking floors upto 6.0m. Provided also that, for building having shops / commercial user on any floors, 50% of the front marginal distances shall be made available exclusively for pedestrians.</p>	<p>shall be provided.</p> <p>(b) Side or rear marginal distance – Side or rear marginal distance in relation to the height of the building for light and ventilation shall be as below</p> <p>The marginal distance on all sides of the building shall be as per Table No. 16 for building height 15.0m and below. For height more than 15.0m, the marginal distance on all sides except the front side of a building shall be minimum H/4 (where H = Height of the building above ground level) subject to minimum of 3.0m for residential building, 4.5m for commercial building and 6.0m for special building mentioned in definition no 2.77.13. Provided that such marginal distance shall be subject to maximum of 16.0m. If the land owner wishes to keep higher margins he may be allowed to do so.</p> <p>Provided further that the building height for the purposes of this regulation and for calculation of marginal distances shall be exclusive of height of parking floors upto 6.0m. Provided also that, for building having shops / commercial user on any floors, 50% of the front marginal distances shall be made available exclusively for pedestrians.</p>		<p>उभारणी करणयाचे प्रस्तावित असल्याचे नमूद असून एकदिक् नागरी वसाहतीविकी नॉर्डे सिटी, मौजे नॉर्डे व लाईफ रिपब्लिक मौजे मारुंजी येथील अग्निशमन केंद्राद्वारे लालच्या ५० गावाना अग्निशमन सुविधा देण्यात येत असल्याबाबत नमूद केले आहे. सदर केंद्रामध्ये ५० मी. पेशा जास्त उंचीच्या शिड्या असलेली वाहणे उचलव्श असल्यामुळे नवीकच्या क्षेत्रातील उंच इमारतींना ७० मी. पर्यंत बाहेरून व १०० मी. पर्यंत अंतर्गत यंत्रणेमधून अग्निशमन सेवा देणे उचित होईल असे नमूद केले आहे. सदर बाबी विचारल वेता प्राधिकरणाच्या क्षेत्रात ५० मी. उंची ऐवजी इमारतीची उंची ७० मी. अनुज्ञेय करणे उचित होईल. तथापि याकरीता प्रवेश रस्त्याची रुंदी किमान १५ मी. व्धनकारक असेल.</p>	
79	<p>Regulation 17.4 Interior & Exterior Chowk: a) Interior Chowk b) Exterior Chowk However, for a) & b) above maximum distances shall be subject to the maximum limit prescribed for distance between two buildings.</p>	<p>Modified as below: Regulation 17.4 Interior & Exterior Chowk: a) Interior Chowk b) Exterior Chowk <i>However, for a) & b) above maximum distances shall be subject to the maximum limit prescribed for distance between two buildings for Group Housing Schemes.</i></p>	<p>It is recommended because having a maximum limit for chowks, may be an hindrance for projects like schools, colleges, hospitals, etc being planned with a central courtyard.</p>	<p>प्रस्तावित केलेल्या सुधारणाची आवश्यकता वाटत नाही. प्रिस्टव् केलेला नियम योग्य आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत</p>
80	<p>Regulation 17.6 Permissible Structures / Projections in marginal open spaces/ distances : e) Accessory Buildings iii) Suction tanks, soak pits, pump room (max 10 sqm) electrical cabin of sub-station of gen-set area, electrical meter room as per requirements, garbage shaft for wet and dry garbage separately with collection chamber, space required for fire hydrants, electrical and water fittings, water tanks, dustbins etc.</p>	<p>Modified with alterations: Regulation 17.6 Permissible Structures / Projections in marginal open spaces/ distances : iii) Suction tanks, soak pits, Gas Banks, pump room (max 10 sqm) electrical cabin of sub-station, gen-set, electrical meter room as per requirements, garbage shaft for wet and dry garbage separately with collection chamber, space required for fire hydrants, electrical and water fittings, water tanks, dustbins etc. iv) One watchman's cabin / booth not more than 5 sqm in built up area having min. 1.80m width or diameter. Cabin / booth shall be as far as possible at the entrance to the</p>	<p>Recommended in view of the requirement of the location of Gas banks in side margins away from the building. However, the area for watchman's cabin/booth shall be restricted since it is allowed in the front margin also.</p>	<p>सामाजिक अंतरामध्ये अनुज्ञेय करारवाच्या वापरण्या यादीमध्ये Gas Bank हा वापर समाविष्ट केला आहे. Gas Bank म्हणजे काय याची स्पष्टता कोठेही नाही. नेमका कसा वापर राहणार आहे याची स्पष्टता होत नाही. त्यामुळे सदर सुधारणा योग्य वाटत नाही. प्रिस्टव्प्रमाणे तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत</p>

	iv) One watchman's cabin / booth not more than 5 sqm in built up area having min. 1.80m width or diameter. Cabin / booth shall be as far as possible at the entrance to the campus.	campus.			
81	Permissible Structures / Projections in marginal open spaces / distances (g) Fire escape staircase of single flight not less than 1.2m.	Modified as below: (g) Fire escape staircase with each single flight not less than 1.2 mtr. subject to minimum requirements of Fire NOC/ Fire Driveway should be permissible.	Recommended in view of operational requirement and better clarity.	प्रस्तावित सुधारणा साइटकरिता योग्य आहे. मान्य करण्यास हरकतीचे नाही.	संचालनालयाचे अभिप्रायाशी सहमत.
90	17.8.1(a) Notwithstanding anything contained in these regulations, for the building having height more than 36.0 mtr., the minimum road width shall be 12.0 mtr.	Modified as below: 17.8.1(a) Notwithstanding anything contained in these regulations, for the building having height more than 15.0mtr., the minimum road width shall be 12.0 mtr. and for building having height equal to or more than 50 mtr., the minimum road width shall be 15 mtr.	Added in view of allowing buildings with height more than 50 mt.	अ.क्र. ७० येथे नमूद केल्याप्रमाणे ५० मी. उंची पर्यंत इमारत प्रस्तावित असल्याने सदर सुधारणांची आवश्यकता दिसून येत नाही. प्रस्तावित नियम प्रसिध्दीप्रमाणे मान्य करण्याची शिफारस आहे.	अ.क्र. ७० येथे नमूद केल्याप्रमाणे ७० मी. पर्यंत उंचीच्या इमारती अनुज्ञेय करणे उचित होईल.
93, 94	Regulation 17.11 Parking, Loading and Unloading Spaces:- Table No 7 & 8 Note 5) Mechanical Parking shall be permissible increase of parking provided over and above the requisite parking stipulated under these regulations.	Modified as below: Regulation 17.11 Parking, Loading and Unloading Spaces:- Table No 7 & 8 Note 5) Mechanical Parking shall be permissible.	Recommended in view of controlling the cost of construction of civil structures.	प्रस्तावित सुधारणामुळे आवश्यक वाहन सुविधा ही Mechanical Parking च्या माध्यमातून प्रस्तावित करण्याकडे कल वाढू शकेल. त्यामुळे सदर सुधारणा योग्य दिसून येत नाही. प्रस्तावित प्रसिध्द केलेली तरतूद योग्य असून त्याप्रमाणे मान्य करण्याची शिफारस आहे.	संचालनालयाचे अभिप्रायाशी सहमत.
95	Regulation 18.2.1 Size and dimension of Habitable Rooms Table No. 9 1 a) Any habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging & boarding houses etc except kitchen - Minimum Area 9.5 sqm. - Minimum width - 2.4m	Modified as below: Regulation 18.2.1 Size and dimension of Habitable Rooms Table No. 9 1 a) Any habitable room in residential building / room from any other occupancy like hostels, residential hotel, lodging & boarding houses etc except kitchen - Minimum Area 8.0 9.5 sqm - Minimum width - 2.4m	Recommended in view of promotion to mass housing.	EWS / LIG साठी कमी क्षेत्राच्या खोल्यांची तरतूद असल्याने या नियमामध्ये सुधारणा करण्याची आवश्यकता नाही. प्रसिध्द केल्याप्रमाणे तरतूद मान्य करण्यास हरकतीचे नाही.	संचालनालयाचे अभिप्रायाशी सहमत.
96, 97	Regulation No. 18.2.1 and 18.13 (iv) Note : Where enclosed balcony area is to be counted in minimum dimensions required for a room, then such enclosed width shall not be more than 1/3 of the dimension of that room.		Note deleted since enclosed balconies are not permitted.	सहमत आहे. बाल्कनी बंद करण्याची तरतूद नसल्याने सदर नोट रद्द करण्यास हरकत नाही.	संचालनालयाचे अभिप्रायाशी सहमत.
102, 103	Regulation 18.2.2 Height of Habitable Rooms Table No 10 1 d) - Assembly Halls, Residential Hotels of 3 Star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Buildings, Entrance Halls and lobbies to departmental stores and assembly halls. - Minimum 3.60 m height	Modified as below: Regulation 18.2.2 Height of Habitable Rooms Table No 10 1 d) - Assembly Halls, Residential Hotels of 3 Star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, IT Buildings, Office Buildings, Entrance Halls and lobbies to departmental stores and assembly halls. - Minimum 3.60 m height <i>IT shops, IT Buildings, Office Buildings</i>	Recommended in view of practical design issues for Office Buildings.	प्रस्तावित सुधारणामुळे Shop, IT Building, Office Building यांची खोल्यांची किमान उंची ३ मी. व कमाल ४.२ मी. एवढी होईल. सदर सुधारणा सर्वसाधारणपणे योग्य असल्याचे दिसते.	संचालनालयाचे अभिप्रायाशी सहमत.

<p>104</p> <p>18.3.1 Kitchen size-</p> <p>i) The area of the kitchen where separate dining areas provided shall be not less than 5 sq.m. with a minimum width of 1.8m, where a kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1m.</p> <p>ii) In case of special housing scheme for low income group and economically weaker section of the society, PMAY, the size of a cooking alcove serving as cooking space shall not be less than 2.4sq.m. with a minimum width of 1.2m. The size of individual kitchen provided in a two-roomed house shall be not less than 3sq.m. with a minimum width of 1.5m.</p>	<p>Retained as original:</p> <p>18.3.1 Kitchen size-</p> <p>iii) The area of the kitchen where separate dining areas provided shall be not less than 5.5sq.m. with a minimum width of 1.8m, where a kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1m.</p> <p>In case of special housing scheme for low income group and economically weaker section of the society, PMAY, the size of a cooking alcove serving as cooking space shall not be less than 2.4sq.m. with a minimum width of 1.2m. The size of individual kitchen provided in a two-roomed house shall be not less than 3sq.m. with a minimum width of 1.5m.</p>	<p>Suggestions shall be considered in the ongoing process of preparation of Development Plan for PMIR.</p>	<p>यामध्ये कोणताही बदल सुचविलेला नाही. प्रोसेश्वर केल्याप्रमाणे तरतूद मान्य करण्यास हरकतीचे नाही.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
<p>105</p> <p>18.4.1 Size of bathroom and water closet-</p> <p>i) The size of a bathroom shall be not less than 1.5 sq.m. with a minimum width 1.0 m. The size of a water closet shall be not less than 1.0 sq.m. with a minimum width of 0.9m. The minimum area of a combined bathroom and water-closet shall be 2.4 sq.m. with a minimum width of 1.0 m.</p> <p>ii) In the case of EWS/LIG/PMAY housing scheme the sizes of bathroom and water-closets shall be as follows:-</p> <p>a) The size of independent water-closet shall be at least 0.90sq.m. with minimum width of 0.9m.</p> <p>b) The size of independent bathroom shall be at least 1.20sq.m. with minimum width of 1.00m.</p> <p>c) The size of combined bathroom & water-closet shall be at least 1.80sq.m. with minimum width of 1.0m.</p>	<p>Retained as original:</p> <p>18.4.1 Size of bathroom and water closet-</p> <p>iii) The size of a bathroom shall be not less than 1.5 sq.m. with a minimum width 1.0 m. The size of a water closet shall be not less than 1.0 sq.m. with a minimum width of 0.9m. The minimum area of a combined bathroom and water-closet shall be 2.4 sq.m. with a minimum width of 1.0 m.</p> <p>iv) In the case of EWS/LIG/PMAY housing scheme the sizes of bathroom and water-closets shall be as follows:-</p> <p>a) The size of independent water-closet shall be at least 0.90sq.m. with minimum width of 0.9m.</p> <p>b) The size of independent bathroom shall be at least 1.20sq.m. with minimum width of 1.00m.</p> <p>The size of combined bathroom & water-closet shall be at least 1.80sq.m. with minimum width of 1.0m.</p>	<p>Suggestions shall be considered in the ongoing process of preparation of Development Plan for PMIR.</p>	<p>यामध्ये कोणताही बदल सुचविलेला नाही. प्रोसेश्वर केल्याप्रमाणे तरतूद मान्य करण्यास हरकतीचे नाही.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
<p>108</p> <p>18.12 Podium</p> <p>Podium for parking of the vehicle may be permitted with following requirements / conditions</p> <p>i) Height of podium shall be at least 2.4 m. in height from the floor to the soffit of beam.</p> <p>ii) Podium shall not be provided in front setback space. Podium shall be allowed at a distance of 6.00 m. from the plot boundary.</p> <p>iii) Podium shall only be used for parking and it shall be designed to take load of fire engine.</p>	<p>Modified as below:</p> <p>vii) For the plots having area 2000Sq.m. or more, recreational open space may be permitted on Podium subject to condition that out of required open/recreational space at least 50% shall be provided on ground and in such cases club house can be proposed in one location utilizing the complete permissible FSI of total Recreational Open Space.</p>	<p>In such cases, the remaining open spaces shall remain open and unencumbered. Hence, it is recommended for better planning.</p>	<p>खुल्या जागेमध्ये बांधकाम अनुज्ञेय करण्याबाबत खात्री करून घ्यावी. तरतूदी नियम क्र.१५,३.७ मध्ये दिल्या आहेत. सदर तरतूदी स्वयंपाद आहेत. सबब, प्रस्तावित सुधारणांची आवश्यकता दिसून येत नाही.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>

<p>iv) Podium shall be permissible for plots admeasuring 2000 sq.m. and above. v) Podium shall be permissible for joining two or more separate buildings in a plot buildings or wings of buildings subject to availability of manoeuvring space for Fire Engine. In such cases the distance between buildings/wing of the building shall be provided as otherwise required under these regulations: vi) The consent from the Chief Fire Officer, PMRDA shall be necessary before permitting the aforesaid podium. vii) For the plots having area 2000 Sq.m. or more, recreational open space may be permitted on Podium subject to condition that out of required open/recreational space atleast 50% shall be provided on ground.</p>		<p>Modified with alterations: 18.13 Balcony Balcony or balconies of a minimum width 1.00m, and maximum of 2.00m. <i>(If part of marginal open space)</i> may be permitted at any floor except ground floor, not more than 15% of the built up area of the same floor and such balcony projection shall be subject to the following conditions: (i) No balcony shall reduce the marginal open space to less than 3 m upto 24m building height. For height 24 m, and more no balcony shall reduce the marginal open space to less than 2m. (ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance. (iii) The width of the balcony shall be measured perpendicular to the building up to the outermost edge of balcony. (iv) The balcony shall not be enclosed and declaration regarding this shall be submitted by the owner/developer/Architect at the time of approval in the building permission and the same shall be mention in the agreement or sale deed, <i>provided that if the balconies are already allowed to be enclosed for a given building in the ongoing project, any revision of plans for the same may consider enclosed balcony for additional floors; in such cases, area of the additional enclosed balcony shall be computed in FSI.</i> (v) Nothing shall be allowed beyond the outer edge of balcony. <i>(vi) Balconies provided beyond the permissible 15% shall be counted in FSI.</i></p>	<p>Wider balconies within the building line shall provide better functional use. (iv) Design limitations of existing buildings are required to be considered. (vi) Is recommended in view of giving design flexibility; but in order to maintain the uniformity and clarity the last two suggestions are not recommended.</p>	<p>१) प्रस्तावित सुधारणा (if part of marginal open space) यांची गरज वाटत नाही, मात्र, बाल्कनी अनुज्ञेय करण्याचे क्षेत्र १५% पर्यंत सिमित असल्याने बाल्कनीची कमाल रुंदी २ मी. ठेवण्याची अट शिथिल करण्याचा विचार करता येईल. २) अनुक्रमांक (iv) येथे प्रस्तावित सुधारणा ही पूर्व बांधिलकीच्या अनुषंगाने आहे. याबाबत अभिप्राय अनुक्रमांक २, ३ येथे नमूद केले आहेत.</p>	<p>संवातनालयाचे अभिप्रायाशी</p>
<p>110, 111, 112, 113, 114, 115</p>	<p>Regulation 18.13: Balcony Balcony or balconies of a minimum width 1.00m and maximum width of 2.00m may be permitted at any floor except ground floor, not more than 15% of the built up area.... (v) The balcony should not be enclosed and declaration 18.2.1 Size and dimension of Habitable Rooms Note : Where enclosed balcony area is to be counted in minimum dimensions required for a room, then such enclosed width shall not be more than 1/3 of the dimension of that room. 18.13 Balcony (v) Nothing shall be allowed beyond the outer edge of balcony. Regulation 18.13 Balcony</p>	<p>Modified with alterations: 18.13 Balcony Balcony or balconies of a minimum width 1.00m, and maximum of 2.00m. <i>(If part of marginal open space)</i> may be permitted at any floor except ground floor, not more than 15% of the built up area of the same floor and such balcony projection shall be subject to the following conditions: (i) No balcony shall reduce the marginal open space to less than 3 m upto 24m building height. For height 24 m, and more no balcony shall reduce the marginal open space to less than 2m. (ii) No balcony shall be allowed on ground floor which shall reduce minimum required front setback or marginal distance. (iii) The width of the balcony shall be measured perpendicular to the building up to the outermost edge of balcony. (iv) The balcony shall not be enclosed and declaration regarding this shall be submitted by the owner/developer/Architect at the time of approval in the building permission and the same shall be mention in the agreement or sale deed, <i>provided that if the balconies are already allowed to be enclosed for a given building in the ongoing project, any revision of plans for the same may consider enclosed balcony for additional floors; in such cases, area of the additional enclosed balcony shall be computed in FSI.</i> (v) Nothing shall be allowed beyond the outer edge of balcony. <i>(vi) Balconies provided beyond the permissible 15% shall be counted in FSI.</i></p>	<p>Note deleted since enclosed balconies are not permitted.</p>		

119	<p>Regulation 18.27.8 Width of Stairways</p> <p>Note:- ii) The width of the mid-landing/ quarter landing should not be more than 1.5 times and the floor landing should not be more than two times of the width of the stair flight.</p>	<p>Modified as below: Regulation 18.27.8 Width of Stairways Note: i) Deleted</p>	<p>Deleted in view of staircase area being included in FSI.</p>	<p>प्रॉसिडर तरतूद रद्द करण्याची आवश्यकता नाही.</p>	<p>संचालनालयाचे अंमलपत्राशी सहमत.</p>			
120	<p>18.27.8 Width of Stairways (As per referred Regulation)</p>	<p>Table No. 15</p> <table border="1" data-bbox="1042 649 1168 1108"> <tr> <td>Type Building</td> <td>f Built-up area on floor served by single staircase Upto 5 sq. m.</td> <td>More than 500 sq. mt.</td> </tr> </table>	Type Building	f Built-up area on floor served by single staircase Upto 5 sq. m.	More than 500 sq. mt.	<p>Accepted. The necessary change shall be made in the DCPR.</p>	<p>प्रॉसिडर नियमावलीचे टेबल क्र.१५ मध्ये रकाना क्र.३ मध्ये upto ५ sq.mt. असे चुकून टंकलिखित झाले आहे. त्याऐवजी upto ५.०० sq.mt. अशी सुधारणा प्रस्तावित केली आहे ती योग्य आहे.</p>	<p>संचालनालयाचे अंमलपत्राशी सहमत.</p>
Type Building	f Built-up area on floor served by single staircase Upto 5 sq. m.	More than 500 sq. mt.						
121	<p>Regulation 18.28.6 Refuge Area b) Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints shall not more than 10% of the required refuge area shall not be counted in FSI</p>	<p>Modified with alterations: Regulation 18.28.6 Refuge Area b) Refuge area provided in excess of the requirements shall be counted towards FSI. However, area remained in excess because of planning constraints shall not be more than 20% of the required refuge area and that shall not be counted in FSI</p>	<p>Recommended in view of giving some planning flexibility without compromising the Fire Emergency Evacuation requirement.</p>	<p>Refuse Area चे क्षेत्र आवश्यकते पक्षा जास्त किती प्रस्तावित करावे याबाबत सुधारणा प्रस्तावित केली आहे. Refuse Area चे प्रस्तावित क्षेत्रापेक्षा जास्त क्षेत्र १०% ऐवजी २०% पर्यंत चे क्षेत्र मुक्त ठेवण्याबाबत सुधारणा प्रस्तावित केली आहे. सवसाधारणपणे सुधारणा योग्य दिसून येते.</p>	<p>संचालनालयाचे अंमलपत्राशी सहमत.</p>			
122	<p>Regulation 18.29 Additional requirements in case of housing schemes: Following amenities shall be provided in a housing scheme and shall not be counted in FSI i) Fitness Centre, Creche, Society office cum letter box room, laundry room, admensuring about 20 sq m. in schemes having minimum 100 flats and thereafter additional 20 sq m. area for every 300 Flats. ii) Sanitary block for servants having maximum area of 3.00 sq m. in schemes having minimum 100 flats and thereafter additional 3.00 sq m. area for every 200 Flats iii) Drivers room of size 12 sq m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq m. area for every 300 Flats.</p>	<p>Modified with alterations as below: Regulation 18.29 Additional requirements in case of housing schemes: Following amenities shall be provided in a housing scheme and shall not be counted in FSI i) Fitness Centre, Creche, Society office cum letter box room, laundry room, admensuring about 30 sq.m. in schemes having minimum 100 flats and thereafter additional 20 sq m. area for every 300 Flats. ii) Sanitary block for servants having maximum area of 3.00 sq m. in schemes having upto 100 flats and thereafter additional 3.00 sq m. area for every 200 Flats . iii) Drivers room of size 12 sq m. with attached toilet in schemes having minimum 100 flats and thereafter additional 10 sq m. area for every 300 Flats</p>	<p>Recommended due to the practical requirements of support services.</p>	<p>i) मध्ये प्रॉसिडर प्रमाणे २० चौ.मी. क्षेत्र योग्य आहे. त्यामध्ये वाढ करण्याची आवश्यकता नाही. तथापि, एकूण ४ प्रकारचे वापर प्रस्तावित असल्यामुळे प्रत्येकी २० चौ.मी. अशी सुधारणा करणे उचित होईल. ii) One Sanitary Block for servants in housing scheme upto १०० flats ऐवजी upto ५० Flats अशी सुधारणा करण्याचे प्रस्तावित आहे. iii) तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अंमलपत्राशी सहमत.</p>			

123	<p>2.29 "Convenience Shopping" means shops for domestic needs each with carpet area not exceeding 20 sq. m.;</p> <p>19.1.1 (xvi) The following uses and accessory uses to the principal use shall be permitted in buildings or premises in Zone R1, subject to other regulations:</p> <p>Convenience shops not more than 20 sq. m. each only on ground floor, for the purposes of food grain shops (Ration shops), Pan shops, Tobacconist, Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darners, Tailors, Groceries, Confectionery and other general provisions, Hair dressing saloon and Beauty Parlour, bicycle hire and repair, Hat repair, shoe repair and shinning shops, vegetable and fruit stalls/ shops, fish or/and meat shops, Milk shops, Floweriest, Bangles and Newspaper stalls, wood, coal and fuel merchants, Book and stationery etc. Medicine and Chemist shops, watch& mobile repairs and motorcycle repair shops. The Commissioner may from time to time add or alter or amend the above list.</p>	<p>Modified as below:</p> <p>19.1.1 (xvi) The following uses and accessory uses to the principal use shall be permitted in buildings or premises in Zone R1, subject to other regulations:</p> <p>Convenience shops not more than 20 sq. m. <i>carpet area</i>, each only on ground floor, for the purposes of food grain shops (Ration shops), Pan shops, Tobacconist, Shops for collection and distribution of cloths and other materials for cleaning and dyeing establishments, Darners, Tailors, Groceries, Confectionery and other general provisions, Hair dressing saloon and Beauty Parlour, bicycle hire and repair, Hat repair, shoe repair and shinning shops, vegetable and fruit stalls/ shops, fish or/and meat shops, Milk shops, Floweriest, Bangles and Newspaper stalls, wood, coal and fuel merchants, Book and stationery etc. Medicine and Chemist shops, watch& mobile repairs and motorcycle repair shops. The Commissioner may from time to time add or alter or amend the above list.</p>	<p>1. Recommended as it will bring more clarity.</p> <p>2. Suggestion as not recommended industrial/commercial activity shall be permitted. Suggested modification shall be considered during the ongoing process of preparation of Development Plan for the PMR.</p>	<p>प्राधिकृत अधिकारी सहमत आहे. प्रसिस्ट केलेली तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अधिकार्याशी सहमत.</p>
126	<p>Regulation 19.6 Industrial Zone</p> <p>vi. Allowing Residential / Commercial User in Industrial Zone (1 to R Provision)</p> <p>vii) With the special written permission of the Metropolitan Commissioner, the land having area upto 0.2 hectare in size which are allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Residential Zone. Provided that, in such case the owner / developer shall be required to provide either by providing 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor.</p>	<p>Modified as below:</p> <p>Regulation 19.6 Industrial Zone</p> <p>v. Allowing Residential / Commercial User in Industrial Zone (1 to R Provision)</p> <p>b) vi) With the special written permission of the Metropolitan Commissioner, the land having area upto 0.2 hectare in size which are allocated for industrial use may be permitted to be used for Residential purpose or any other permissible users in Residential Zone. Provided that, in such case the owner / developer shall be required to provide either by providing 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location preferably on ground floor. <i>In such case TDR in accordance with Regulation 46.4.2 shall be granted to the land owner / developer. Also this 5% built up space shall be free of FSI calculations.</i></p>	<p>b) vi) Recommended because the land owner has to be compensated for the land/built-up area made available to the Authority.</p> <p>b) vii) Such deletion cannot be recommended since it may lead to reduction in the Amenity Space Area.</p>	<p>प्रस्तावित तरतूदीमध्ये २००० चौ.मी. क्षेत्राचे पक्षा कमी सुविधा क्षेत्र असल्यास १०% सुविधा क्षेत्र देणे किंवा ५% बांधीव क्षेत्र देणे प्रस्तावित आहे. यामध्ये ५% बांधीव क्षेत्रासाठी टीडीआर देणे व सदर बांधीव क्षेत्र चार्टर्ड क्षेत्र मुक्त राहिल. अशी सुधारणा केली आहे.</p> <p>पुणे महानगरपालिकेकरीता लागू असलेल्या नियमावलीशी एकसूत्रता राहण्याच्या दृष्टीकोणातून प्रस्तावित सुधारणांच्या अनुषंगाने टीडीआरची नियमावली नुसार बांधीव क्षेत्राचा टीडीआर अनुषंग करण्यास हरकत नाही. मात्र, सदर बांधकाम चार्टर्ड क्षेत्र मुक्त राहणार नाही.</p>	<p>संचालनालयाचे अधिकार्याशी सहमत.</p>

148	<p>19.9 Hill Top & Hill Slope Zone in PMR: These areas shall be exclusively used for tree plantation & no construction of any sort including farmhouse/forest house shall be permitted in this zone.</p>	<p>Modified as below: 19.9 Hill Top & Hill Slope Zone in PMR: These areas shall be exclusively used for tree plantation & no construction of any sort including farmhouse/forest house shall be permitted in this zone. <i>Provided further, users as mentioned in Regulation No. 40.2 and 40.4 may be permitted in this zone. West Side Amenities in accordance with G.R. No. TPS-1812/1065/S.NO.257 /13/PNR.NO.88/NEW-13 dated 14/08/2014 may also be permitted.</i></p>	<p>Recommended in view of the stated Government Policy.</p>	<p>प्रस्तावित सुधारणा योग्य नाही. प्रसिध्दप्रमाणे तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
153	<p>19.15 Afforestation zone. In a village, residential development may be permitted within a belt of 200 mts. of gaathan limit along with social amenities necessary with such development. Such developments shall be governed by the Regulations laid under the Residential Zone of these Regulations, provided that the restrictions as laid down in Regulation No 13.1 (SITES NOT ELIGIBLE FOR CONSTRUCTION OF BUILDING) shall apply to these developments.</p>	<p>Retained as below: 19.15 Afforestation zone. In a village, residential development may be permitted within a belt of 200 mts. of gaathan limit along with social amenities necessary with such development. Such developments shall be governed by the Regulations laid under the Residential Zone of these Regulations, provided that the restrictions as laid down in Regulation No 13.1 (SITES NOT ELIGIBLE FOR CONSTRUCTION OF BUILDING) shall apply to these developments.</p>	<p>Recommended as it is in line with the latest policy to allow agricultural zone</p>	<p>यामध्ये कोणताही बदल सुचविलेला नाही. प्रसिध्द केल्याप्रमाणे तरतूद मान्य करण्यास हरकतीचे नाही.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
157	<p>New</p>	<p>Modified as below: 19.15 Afforestation Zone: <i>L.Hor Side Amenities in accordance with G.R. No. TPS-1812/1065/S.NO.257/13/PNR.NO.88/NEW-13 dated 14/08/2014 may also be permitted.</i></p>	<p>Recommended in view of the stated Government Policy.</p>	<p>Afforestation zone मध्ये way site Amenities चा वापर प्रस्तावित केला आहे. मान्य करण्यास हरकतीचे नाही.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
162	<p>Regulation 20.1.4 Educational, Medical, Institutional, Commercial, Mercantile, and Other Buildings: (a) Floor Space Index -Maximum FSI permissible shall be 2.00. (b) Open Space -For these buildings open spaces shall be 3 m. on all sides. (c) Ground Coverage The maximum ground coverage shall be 50% of the net plot area</p>	<p>Modified as below: Regulation 20.1.4 Educational, Medical, Institutional, and Other Buildings: (a) Floor Space Index -Maximum FSI permissible shall be 2.00. (b) Open Space -For these buildings open spaces shall be 3 m. on all sides. (c) Ground Coverage The maximum ground coverage shall be 50% of the net plot area</p>	<p>Recommended because the maximum FSI should be in accordance with regulation no. 20.1.2 (a) for commercial and mercantile buildings.</p>	<p>प्रसिध्द केलेली तरतूद योग्य आहे. प्रस्तावित सुधारणा या गावठाण क्षेत्रातील मिश्र वापर च्या अनुषंगाने आहेत. सदर नियम क्र.२०.१.४ मध्ये संपूर्ण इमारत वर्गिणज्य असल्यास त्यास २.०० चढई क्षेत्र निर्देशांकालाबत प्रसिध्द केलेली तरतूद योग्य आहे. नियम क्र.२०.१.२(अ) हा संहिवास / मिश्र वापरच्या इमारतीसाठी आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
164	<p>Regulation 20.3 : Permissible FSI (Outside Congested Area) :- Permissible basic FSI, additional FSI on payment of premium, permissible TDR loading on a plot in non-congested area for Residential and Residential with mix uses shall be as per the following Table No. 18 Sr.No. 6) 30.00 meter and above Road width</p>	<p>Modified as below: Regulation 20.3 : Permissible FSI:- Permissible basic FSI, additional FSI on payment of premium, permissible TDR loading on a plot in non-congested area for Residential and Residential with mix uses shall be as per the following Table No. 18 Sr.No. 6) 30.00 meter and above Road width <i>including plot fronting on service roads of State and National Highways</i></p>	<p>Recommended to bring in more clarity.</p>	<p>प्रस्तावित केलेली सुधारणा योग्य नाही. प्रसिध्द केलेली तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>

167	Regulation 20.3-Permissible FSI: As per Table no. 18, PERMISSIBLE Basic FSI for Residential and Residential with mix use is 1.0 to 1.20	Note ii) Maximum permissible building potential on plot mentioned at Column No.6 shall be <i>exclusive</i> of FSI allowed for handing over RP / DP Road and amenity space to PMRDA.	Note no. iii) is modified suitably in order to facilitate road acquisition through TDR effectively. This will also allow development of social infrastructure in developing area through acquisition of land for amenities.	प्रस्तावित केल्याची सुधारणा योग्य नाही. सर्व प्रकारचे वाढीव चटई क्षेत्र निर्देशांक, टीडीआर, रस्ता रेंजीकरणाला in-situ FSI विचारत घेऊन रस्ता रेंजी प्रमाणे Maximum building potential note (iii) नुसार निश्चित केला आहे. ते योग्य आहे. प्रसिध्दीप्रमाणे तरतूद योग्य आहे.	संचालनालयाचे अभिप्रायाशी सहमत.
181	Regulation 20.5 FSI of Green Belt Provided that, such FSI shall not be allowed if such green belt area is included in recreational open space to be left as per regulation no. 15.3.5	Modified as below: Regulation no. 20.5 FSI of Green Belt Provided that, such FSI (to the extent of the recreational open Space in green belt) shall not be allowed if such green belt area is included in recreational open space to be left as per regulation no. 15.3.5	Recommended as the suggestion brings in more clarity.	स्पष्टतेसाठी सुधारणा प्रस्तावित केली आहे. मान्य करण्यास हरकत नाही.	संचालनालयाचे अभिप्रायाशी सहमत.
182	Regulation 21.2 Entitlement of FSI for Road Widening or Construction of New Roads / Surrender of Reserved Land If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on the remaining land.....	Modified as below: Regulation 21.2 Entitlement of FSI for Road Widening or Construction of New Roads / Surrender of Reserved Land. If desired by the owner, TDR may be granted against such surrendered land instead of utilizing FSI on the remaining land. <i>In addition the unutilized FSI may be converted to TDR.</i>	The Owner is entitled for adequate compensation	प्रस्तावित सुधारणा योग्य नाही. भूखंडावर शिल्लक राहिलेल्या चटई क्षेत्र निर्देशांक TDR स्वरूपात देण्याची तरतूद योग्य होणार नाही.	संचालनालयाचे अभिप्रायाशी सहमत.
183	Regulation 21.8.2 Date of coming into force of these regulations shall be the date as notified by the Government.	Retained as below: Regulation 21.8.2 Date of coming into force of these regulations shall be the date as notified by the Government.	The Government can take a decision on such issues at the time of issuing notification.	यामध्ये कोणताही बदल सुचविलेला नाही. प्रसिध्द केल्याप्रमाणे तरतूद मान्य करण्यास हरकतीचे नाही.	पुणे मनापा क्षेत्राकरिता टिओडी विषयक विनियम सुधारित स्वरूपात सार झालेली असून त्यामध्ये मान्य होणाऱ्या तरतूदींनुसार सदर विनियम पुणे महानगर प्रदेश विकास प्राधिकरणाच्या क्षेत्राकरिता देखील लागू करणे उचित होईल.
184	Regulation 21.8.3.1 Premium to be Paid Additional FSI over and above base permissible FSI of respective land use zones as per the principal DCPR, may be permitted on payment of premium equivalent as would be decided by the Government from time to time. (ALSO Last Paragraph of Regulation 21.8.3.4) Notwithstanding anything contained in any other provisions of these regulations, TDR shall not be allowed to be received on the plots within TOD zone, irrespective of its location in congested area/ non congested area as per the Regional / Development Plan of PMRDA.	Modified as below: Regulation 21.8.3.1 Premium to be Paid – Additional FSI over and above base permissible FSI of respective land use zones as per the principal DCPR, after consuming the in-situ FSI by virtue of Road Widening and or Amenity Space hand over, may be permitted on payment of premium equivalent as would be decided by the Government from time to time. Notwithstanding anything contained in any other provisions of these regulations, TDR, other than in-situ FSI generated vide Road Widening / Amenity Space and Reservation, shall not be allowed to be received on the plots within TOD zone, irrespective of its location in congested area/ non congested area as per the Regional / Development Plan of PMRDA	It is recommended since the FSI generated from the very said plot has a precedence over the other types of development potential.	प्रस्तावित सुधारणा स्पष्टते करीता योग्य आहे. मान्य करण्यास हरकतीचे नाही. या सुधारणेवरून अतिरिक्त चटई क्षेत्र निर्देशांक यास फक्त अभिमूल्य आकारणी करण्याचे असून या व्यतिरिक्त In-situ FSI, RP road widening or FSI by virtue of Amenity space यांना प्रिमियम आकारणी करणे असे अभिप्रेत असून त्यास सहमती आहे. त्याप्रमाणे नियमांत स्पष्टता करणे उचित होईल.	

185	<p>Regulation 21.8.3.4</p> <p>2. Where less than 50% area of such plots / plots falls within TOD Zone, these regulations including FSI shall be applicable to the part of plot / plots falling within TOD zone, whereas for part of plot / plots falling outside TOD zone, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside TOD zone shall be as per Principal DCPR.</p>	<p>Retained as below:</p> <p>Regulation 21.8.3.4</p> <p>2. Where less than 50% area of such plots / plots falls within TOD Zone, these regulations including FSI shall be applicable to the part of plot / plots falling within TOD zone, whereas for part of plot / plots falling outside TOD zone, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside TOD zone shall be as per Principal DCPR.</p>	<p>The TOD Policy has to be mandatorily made applicable to realize its principle objective.</p>	<p>यामध्ये कोणताही बदल सुचविलेला नाही. प्रसिध्द केल्याप्रमाणे तरतूद मान्य करण्यास हरकतीचे नाही.</p>	<p>पुणे मनाचा क्षेत्राकरीता टिआरडी विषयक विनियम सुधारीत करण्याची सौचिका मान्यतेस्तव स्वतंत्रपणे सादर झालेली असून त्यामध्ये मान्य होणाऱ्या तरतूदीनुसार सादर विनियम पुणे महानगर प्रदेशा विकास प्राधिकरणाच्या क्षेत्राकरीता देखील लागू करणे उचित होईल.</p>
186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196	<p>Regulation 21.8.4 TOD Tenement Size – For any development or redevelopment within TOD zone, size of tenements shall be minimum 25 sqm and maximum 120 sqm of built up area and out of total proposed tenements, the tenements equivalent to at least 50% of the total FSI shall be of a size equal to or less than 60 sqm. These tenements shall not be allowed to be clubbed / amalgamated in any case.</p>	<p>Modified with alterations as below:</p> <p>Regulation 21.8.4 TOD Tenement Size – For any development or redevelopment within TOD zone, size of tenements shall be minimum 25 sqm and maximum 150 sqm of built up area and out of total proposed tenements, the tenements equivalent to at least 50% of the total FSI shall be of a size equal to or less than 60sqm. These tenements shall not be allowed to be clubbed / amalgamated in any case.</p> <p>These restrictions shall be applicable for the residential user of any development.</p>	<p>The word redevelopment has to be retained in view of applying TOD for all types of developments in future. However, the maximum area of tenements could be increased to 150 sq.m; although in view of the standardization of area under Inclusive Housing/P/MAV, suggested area of 80 sq.m for 50% of the tenements is not recommended. Also, all regulations of TOD shall apply for the ongoing projects in case the owner chooses to migrate to TOD regulations.</p>	<p>१८६ ते १९६ – शासनाने TOD बाबत प्रसिध्द केलेले नियम हे पुणे महानगरपालिकेच्या विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये समाविष्ट केल्याप्रमाणेच आहेत. सबब, एकसुत्रता राहण्यासाठी सादर प्रसिध्द प्रमाणेच नियम मंजूर करण्यास हरकत नाही.</p>	
	<p>Regulation 21.8.4 TOD Tenement Size –</p>	<p>Retained as original</p>	<p>Suggested modification shall be considered during the ongoing process of preparation of Development Plan for the PMR.</p>		
	<p>Regulation 21.8.5 Permissible mixed use in TOD – Mixed use in the form of residential and commercial may be permissible on the residential plot in TOD Zone on road width of 12mt. and above.</p>	<p>Retained as below:</p> <p>Regulation 21.8.5 Permissible mixed use in TOD – Mixed use in the form of residential and commercial may be permissible on the residential plot in TOD Zone on road width of 12mt. and above.</p>	<p>Development shall be carried out as per the provisions of TOD regulations.</p>		
	<p>Regulation 21.8.7 Marginal Spaces (TOD) Marginal Spaces in TOD Zone, which area minimum of 3.0 mt for Residential, 4.50m for Commercial.</p>	<p>Modified as below:</p> <p>Regulation 21.8.7 Marginal Spaces (TOD) Marginal Spaces in TOD Zone, which area minimum of 3.0 mt for Residential, 4.50m for Commercial.</p> <p>In case of Congested Area, the Regulations pertaining to Congested Area as per principal DCPR shall apply.</p>	<p>Recommended in view of the different regulations for congested area.</p>		
	<p>Regulation 21.8.7.1: No projections shall be allowed in marginal spaces so that minimum 6 mt. marginal spaces remain free from all encumbrances for the movement of fire tenders. In case ramp is necessary from accessibility, such ramp may be allowed after living 6mt. clear margin. ALSO Regulation 18.13 Balcony 1) For height 24m and more no balcony shall reduce the marginal open space to less than 6 m.</p>	<p>Modified with alterations as below:</p> <p>Regulation 21.8.7.1: In case of Special Buildings, no projections shall be allowed in marginal spaces so that minimum 6 mt. marginal spaces remain free from all encumbrances for the movement of fire tenders. In case ramp is necessary from accessibility, such ramp may be allowed after living 6mt. clear margin.</p>	<p>Recommended in view of lesser requirement of marginal open spaces for normal non-special buildings.</p>		

	<p>Regulation 21.8.8.1: Incentive for providing Public Parking in area falling within 200 mt. from the Metro / MRTS Station. If the owner / developer of a plot falling within the radius of 200mt. from the Metro Station / MRTS, is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No. 24.8.8 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer / owner as per regulation No. 24.3.3.1 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space subject to following conditions.</p>	<p>Retained as below: Regulation 21.8.8.1: Incentive for providing Public Parking in area falling within 200 mt. from the Metro / MRTS Station. If the owner / developer of a plot falling within the radius of 200mt. from the Metro Station / MRTS, is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No. 24.8.8 of these regulations, the same shall be allowed and in that case the premium to be paid by such developer / owner as per regulation No. 24.3.3.1 shall be reduced by the amount equal to the premium worked out for 25% of the area earmarked for such additional Public Parking space subject to following conditions.</p>	<p>This is an incentive program hence the original provisions can be initially introduced and tried. Suggestions shall be considered in the ongoing process of preparation of Development Plan for PMR.</p>		
207	<p>Regulation 21.8.8.1: Incentive for providing Public Parking in the area falling within 200 mt. from Metro/MRTS station.</p>	<p>Modified as below: 33.3.1 (C-1) For Layout Approval/Building Permission (i) In case of Residential layouts, area admeasuring 10000 sq.m. or more, in addition to 10 % open space, prescribed in the bye-laws, a separate space for Waste Water Treatment and Recycling Plant should be proposed in the layout.</p>	<p>Recommended in the view that layout of plots will allow sparse development at different times. Hence this provision shall be only applicable to group housing schemes.</p>	<p>Plotted Layout साठी waste water Recycling ची तरतूद लागू करू नये असे प्राधिकृत अधिकारी यांनी प्रस्तावित केले आहे. प्रस्तावित तरतूदीचे अवलोकन केले असता नियम क्र.३३.३.१(C-१) ही तरतूद Plotted Layout साठी असून नियम क्र.३३.३.१(C-२) ही तरतूद Group Housing Scheme साठी आहे. दन्ही तरतूदी स्वतंत्र आहेत. त्यामुळे प्राधिकृत अधिकारी यांनी नियम क्र.३३.३.१(C-१) ही तरतूद फक्त Group Housing Scheme साठी लावावी ही सूचना योग्य नाही. प्रासिध्दी प्रमाणे तरतूद योग्य आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
214, 215, 216, 217	<p>Tourism Development 38.2 These regulations shall be applicable for Tourism Development in No Development Zone as set out herein below. Tourism Development (As per referred Regulation) Regulation 38 38.2</p>	<p>Retained as below: Tourism Development 38.2 These regulations shall be applicable for Tourism Development in No Development Zone as set out herein below.</p>	<p>Not recommended as there is no distinction between agricultural zone and no development zone Not recommended since the proposed DCPR regulations are appropriate. In order to prevent wide spread development in afforestation zone, this is not recommended.</p>	<p>प्रासिध्द तरतूद योग्य असल्याने प्राधिकृत अधिकारी यांचेशी सहमत आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
218	<p>Regulation 38.4 Note: i)After deducting the area of Tourism Development, remaining land in No Development shall be entitled for FSI as</p>	<p>Retained as original: Regulation 38.4 Note: i)After deducting the area of Tourism Development, remaining land in No Development shall be entitled for FSI</p>	<p>Not recommended since the proposed DCPR regulations are appropriate and clear on this issue.</p>	<p>प्राधिकृत अधिकारी यांचे अभिप्रायाशी सहमत आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>

	<p>permissible in respective zones.</p> <p>i) For plots each more than 2 hectares in area in No Development Zone, no sub-division of plots shall be permitted.</p>											
<p>219</p>	<p>Tourism Development Regulation 38.1 to 38.7</p>	<p>Retained as original</p>	<p>Not recommended since the existing Zone Change Policy is appropriate and clear on this issue.</p>	<p>संचालनालयाचे अधिकार्याणी सहमत आहे.</p>								
<p>220 to 227</p>	<p>38.8 In addition to above tourism development shall be permitted as following as per table no. 27 in the Afforestation Zone:</p> <p>i) Permissible Use</p> <p>The following building user will be permissible in the Tourism Development Zones (T.D.Z.) as indicated in Table No. 27</p> <p>a) Conventional hotels, including cottages for Tourist.</p> <p>b) Canteens/restaurants and tea stalls including pan and cigarette booths.</p> <p>c) Baths and toilets for camping sites providing for tents/caravans.</p> <p>d) Public utilities and services like information centre, tourist reception centre, telephone booths, first aid centre, structures for recreation purpose such as health farms, water sports facilities, marine jetties and pontoons for docking of boats, swimming pools, boat house, badminton halls and the like.</p> <p>ii) Minimum area of plot and maximum built up area should be governed by the rule given in Table No.27.</p>	<p>Modified with alterations:</p> <p>38.8 In addition to above tourism development shall be permitted as following as per table no. 27 in the Afforestation Zone:</p> <p>i) Permissible Use</p> <p>The following building user will be permissible in the Tourism Development Zones (T.D.Z.) as indicated in Table No. 27</p> <p>a) Conventional hotels, including cottages for Tourist.</p> <p>b) Canteens/restaurants and tea stalls including pan and cigarette booths.</p> <p>c) Baths and toilets for camping sites providing for tents/caravans.</p> <p>d) Public utilities and services like information centre, tourist reception centre, telephone booths, first aid centre, structures for recreation purpose such as health farms, water sports facilities, marine jetties and pontoons for docking of boats, swimming pools, boat house, badminton halls and the like.</p> <p>Minimum area of plot and maximum built up area should be governed by the rule given in Table No.27.</p>	<p>Suggestions are partly recommended in view of the increased demand of Tourism Development in Afforestation Zone without changing any FSL.</p>	<p>शासनाने प्रस्तावित केलेली तरतूद योग्य आहे. त्यामध्ये बदल करण्याची आवश्यकता दिसून येत नाही. प्रारूप विकास नियमावली मधील विनियम क्र. ३८ मधील प्रोसेड्यूर केलेली तरतूद योग्य आहे.</p>								
	<table border="1"> <thead> <tr> <th>Sub-Zone</th> <th>Minimum area of plot/land</th> <th>Maximum built up area (inclusive of temporary structures)</th> <th>Maximum</th> </tr> </thead> <tbody> <tr> <td>1) Tourism</td> <td>1 hect (0.4 hect in case of development around lakes (a belt</td> <td>F.S.I. of 0.10 in case of tourist resort with minimum 10 rooms accommodation and ancillary users. Provided for them in case of Tourist</td> <td>1) Within a belt of 100 to 300 mtrs. From HFL/FSL of the Lake Ground structures maximum height of 5 mtrs slooping roof.</td> </tr> </tbody> </table>	Sub-Zone	Minimum area of plot/land	Maximum built up area (inclusive of temporary structures)	Maximum	1) Tourism	1 hect (0.4 hect in case of development around lakes (a belt	F.S.I. of 0.10 in case of tourist resort with minimum 10 rooms accommodation and ancillary users. Provided for them in case of Tourist	1) Within a belt of 100 to 300 mtrs. From HFL/FSL of the Lake Ground structures maximum height of 5 mtrs slooping roof.			
Sub-Zone	Minimum area of plot/land	Maximum built up area (inclusive of temporary structures)	Maximum									
1) Tourism	1 hect (0.4 hect in case of development around lakes (a belt	F.S.I. of 0.10 in case of tourist resort with minimum 10 rooms accommodation and ancillary users. Provided for them in case of Tourist	1) Within a belt of 100 to 300 mtrs. From HFL/FSL of the Lake Ground structures maximum height of 5 mtrs slooping roof.									

228	Regulation 40.2 Ropeway Projects: The landings of any ropeway approved by competent authority shall be allowed in any excluding hill top / eco sensitive zone of the plinth area not exceeding 1000 sqm subject to	Modified as below: Regulation 40.2 Ropeway Projects: The landings shall be allowed in any <i>zone including</i> hill top / eco sensitive zone of the plinth area not exceeding 1000 sqm subject to	Recommended since the Ropeway Projects may require construction in Hill top/Hill Slope/Eco sensitive Zone.	Ropeway Project हे Hill top / Hill slop zone मध्ये येऊ शकतात. त्यामुळे Ropeway landing हे Hill top / Hill slop zone / Eco sensitive Zone मध्ये अनुज्ञेय करण्यास हरकत नाही.	संचालनालयाचे अभिप्रायाशी सहमत.
236, 237	Regulation 46.5.3 – Utilisation of TDR Provided that, the areas or zones where utilization of TDR is permitted shall be declared subject to the availability of urban infrastructure by the Metropolitan Commissioner, PMRDA from time to time with prior approval of the Government. The permissible TDR shall not exceed 0.20 in any case. The additional TDR according to the road width as mentioned in regulation no 46.5.4 shall also be permissible with prior approval of Government after publication of Development Plan of PMRDA along with the regulations.	Modified as below: Regulation 46.5.3 – Utilisation of TDR Provided that the areas or zones where utilization of TDR is permitted shall be declared subject to the availability of urban infrastructure by the Metropolitan Commissioner. PMRDA from time to time with prior approval of the Government. The permissible TDR shall not exceed 0.20 in any case. The additional TDR according to the road width as mentioned in regulation no 46.5.4 shall also be permissible with prior approval of Government after publication of Development Plan of PMRDA along with the regulations.	This deletion is recommended since the cap of 0.2 for TDR utilization shall not lead to generation of TDR for acquiring land for Ring Road and other RP Roads in view of generation of in-situ TDR on account of handing over Amenity Space and area under road widening.	शासन स्तरावर जाणीवपूर्वक सदर निर्णय घेतलेला आहे. प्राधिकृत अधिकारी यांनी सदर नियम रद्द करण्याबाबत सूचविले आहे. प्राधिकृत अधिकारी यांनी नमूद केलेली कारणांमिमांसा विचारात घेऊन शासनस्तरावर अंतिम निर्णय घेणे उचित राहिले.	सदरचे विनियम प्रसिध्द करणेवडी टिडीआर वापरणेची मर्यादा पीएमआरडीएचा विकास आराखडा प्रसिध्द करेपर्यंत ०.२ इतक्या मर्यादित वापरणे बाबतची अट नमूद करण्यात आलेली होती. तथापी पीएमआरडीएने दि.१३/०८/२०१८ रोजीच्या पत्रान्वये अशी मर्यादा ठेवल्यास रिग रोडचे भूसंपादन टिडीआरचे माध्यमाने करणेस अडचण उपस्थित होईल असे नमूद केले आहे. रिग रोडचे कामाचा केंद्र सरकारच्या भारतमाला प्रकल्पामध्ये अंतर्भाव करण्यात आलेला असल्याने प्राधिकरणाची रस्ता विकसन प्रकल्पात होणारी बचत व प्राधिकरणाकडे असलेला संचित निधी यामधून पायाभूत सुविधा पुरविणेची तयारी प्राधिकरणाने दर्शविलेली आहे. सबब टिडीआर वापरणेकरिता ०.२ ही मर्यादा वागळणे उचित होईल.
243	Proforma – I (CORRECTED FORMAT)	Modified with alterations: PROFORMA - I (A Right Hand top Corner of Plans) PROPOSED LAYOUT ON C.T.S. NO./PLOT NO. / S.NO. / F.P.NO..... OF VILLAGE MAJJE Drawing Sheet No. _____ Stamps of Approval of Plans: A AREASTATEMENTS 1. Area of land	Suggestions shall be considered in the ongoing process of preparation of Development Plan for PMR.	Proforma मध्ये दुरुस्ती प्रस्तावित केली आहे. Proforma / Appendix मध्ये दुरुस्तीचे अधिकार महानगर आयुक्त यांना नियम क्र.११ अन्वये आहेत. त्यामुळे सध्या सूधारणा करण्याची आवश्यकता दिसून येत नाही.	संचालनालयाचे अभिप्रायाशी सहमत.

PROFORMA - 1

5c. No. AREA STATEMENT	
1 Area of Plot (Minimum area of 3.6c to be considered)	
a. As per ownership document (7/12, CT/Extract)	
b. As per measurement sheet	
c. As per site	
2 Deductions for	
a. Proposed D.P./ road widening area/ Service Road/ Highway widening	
b. Plot Reservation area	
3 Area of Plot (1-2)/2c	
4 Deduction for Amenity Space if applicable	
a. Required (15% of 3 above)	
b. Proposed	
5 Net Plot Area (3 - 4b)	
6 Recreational Open Space if applicable	
a. Required (10% of 5 above)	
b. Provided	
7 Built up area with reference to Basic F.S.I. as per front road width (sr. no. 5)	
a. Basic F.S.I.	
8 Additional F.S.I. on payment of Premium-	
a. Maximum Permissible Premium FSI - Based upon Road Width/ TOD Zone	
b. Proposed FSI on Payment of Premium	
9 In situ FSI / TOD Loading	
a. Maximum Permissible in-situ FSI / TOD	
b. In situ / TOD Loading Proposed	
10 In situ area against D.P. road	
a. In situ area Amenity space	
b. TOD area	
c. Total In situ / TOD Loading Proposed (9b + 9a + 9b)	
10 Maximum utilization of FSI permissible as per road width (as per Table 1B / Table 1C / Regulation 40.1, 41 / Regulation 1, 8, 3)	
11 Total Built up area in proposal (excluding area at sr. no. 13b)	
a. Existing built up area	
b. Proposed built up area	
c. Excess balcony area counted in FSI	
d. Excess double height terrace area counted in FSI	
Total (a + b + c + d)	
12 FSI Consumed (Should not be more than sr. no. 10 above)	
13 Area for inclusive housing if applicable	
a. Required (20% of sr. no. 8)	
b. Proposed	

(Minimum area of a, b, c to be considered)

a) As per ownership document (7/12, CT/Extract)

b) as per measurement sheet

2. Deductions for

a) Proposed D.P./ D.P. Road widening Area/Service Road and Highway widening

b) Any D.P. Reservation area

3. Gross Area of Plot (1-2)

4. Recreational Openspace

5. Proposed Amenity Space

6. Required Proposed

7. Deleted

8. Internal Road area

9. Net area of plots for FSI Calculations = (3-5b)

10. Permissible FSI factor for layout plots = (9/8)

11. Area for inclusive housing

Required Proposed

Deleted

Internal Road area

Net area of plots for FSI Calculations = (3-5b)

Area for inclusive housing

Required Proposed

Deleted

Internal Road area

Net area of plots for FSI Calculations = (3-5b)

Area for inclusive housing

Required Proposed

Deleted

Internal Road area

Net area of plots for FSI Calculations = (3-5b)

Area for inclusive housing

Required Proposed

Deleted

Internal Road area

Net area of plots for FSI Calculations = (3-5b)

Area for inclusive housing

Required Proposed

Deleted

Internal Road area

Net area of plots for FSI Calculations = (3-5b)

Area for inclusive housing

Required Proposed

Deleted

Internal Road area

Net area of plots for FSI Calculations = (3-5b)

Area for inclusive housing

Statement of Area:
Certified that the plot under reference was surveyed by me on _____

Owner (s) name and signature
(Name of Architect/License Engineer/Supervisor)

Architect/ Licensed Engineer/ Supervisor name and signature

Statement of distribution each plot
(to be printed at suitable place)

Plot no.	Plot area (sq.m.)	Rounding of Road (if any) (sq.m.)	Remaining Plot area (b-c) (sq.m.)	Built up area on pro-rata basis i.e. (d x Pro-rata FSI factor)
(a)	(b)	(c)	(d)	(e)

Note: FSI on account of 2(a) shall be applicable after verifying that no compensation of any form is already given to the land owner.

249, 250, 251	Appendix-R S Area Planning Sector R of Pune Region	<p><i>As per "The Final Regional Plan of Pune Region" Dated 25th Nov. 1997; Planning Area R - Lonavala-Karhi-Malavli & Kune-Pangoli-Kurwade and Surrounding areas, separate provisions have been kept for the planning and the Development in such areas shall be governed by the Development Control Rules in Lonavala Development Plan with the amendment from time to time.</i></p>	<p>Modified with alterations: Built up areas, number of storeys, tenements, marginal open spaces and room sizes, the maximum built up areas, the maximum number of storeys, the maximum number of tenements, the minimum marginal open spaces and the minimum room sizes permissible in these zones shall be as indicated in the statement "AAA" annexed hereto. As regards rules for layout plots and group housing schemes and buildings of various users other than residential; other items of building construction, such as balcony, sanitation, height, ventilation and parking etc <i>and all other such regulations which are not explicitly covered above</i> shall be governed by development control regulations for these items incorporated in Regional/Development Plan of Lonavala as amended from time to time and <i>subject to these regulations.</i></p>	<p>Recommended in order to bring more clarity.</p>	<p>प्राधिकृत अधिकारी यांनी दिलेले अभिप्राय योग्य असल्याने त्यांचेही सहमत आहे.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत.</p>
<p>Suggestions: 1) The norms and rules for the Lonavala-Karla-Malavli & Kune-Pangoli-Kurwade and Surrounding areas shall be governed by the Development Control Rules in Lonavala Development Plan as amended from time to time. 2) The Condition for Amenity should be relaxed as there is no Provision for Amenity Space in Development Control Rules in Lonavala. 3) Condition for Inclusive Housing as per Clause no. 37.00 of Proposed</p>						

	<p>Draft Development and Control Regulations for Pune Metropolitan Region (PMR), 2018 Should be Deleted for R-Sector, as the tenement Density permissible for this sector is very less.</p> <p>4) Enclosed Balcony should be allowed in Sector-R as it is permissible in Development Control Rules in Lonavala, after payment of Premium.</p> <p>5) There should be special provisions to relaxed the Development Control Rules in Lonavala for Encouragement of PMAY in Sector-R.</p>	<p>Modified as below: In Afforestation zone development as per said GR may be allowed within 500,00M from the boundary of the wildlife sanctuaries.</p>	<p>Recommended since tourism is allowed in afforestation zone in sanctioned regional plan regulations and also as per Govt GR dated,tourism activity is promoted around a wild life sanctuaries.It may also be noted that only pune region has the vast chunks of land in afforestation zone unlike the other regional plans.The govern policy is applicable as policy for the entire state where afforestation zone is hardly shown.</p>	<p>प्राधिकृत अधिकारी यांचे अभिप्रायाशी सहमत आहे. वनिकरण विभागामध्ये सदर तरतूदीअन्वये विकास अनुज्ञेय करण्यास हरकत नाही.</p>	<p>संचालनालयाचे अभिप्रायाशी सहमत तथापि सदर तरतूद मूळ नियमात ५ कि.मी. पर्यंत असल्याने ५,०० मी. एवजी ५ कि.मी. अशी दुरुस्ती करणे योग्य होईल.</p>
<p>252</p>	<p>Appendix T REGULATIONS FOR DEVELOPMENT OF TOURISM AND HOSPITALITY SERVICES UNDER COMMUNITY NATURE CONSERVANCY AROUND WILD LIFE SANCTUARIES AND NATIONAL PARKS OF RP OF PUNE REGION.</p>	<p>New provision in addition to existing is expected to added as below Allow to develop tourism & hospitality services in afforestation zone as per gov GR No TPS-1816/PR563/16/2004/UD-13 dated - 20/09/2017</p>			

