

**NOTICE**  
**URBAN DEVELOPMENT DEPARTMENT,**  
**Mantralaya, Mumbai 400032**  
**Dated:26/02/2018.**

**No.TPS-1817/UOR-121/C.R.-77/18/UD-13:-** Whereas, the Government of Maharashtra has sanctioned the Development Control & Promotion Regulations (hereinafter referred as to as the said Regulations) for all planning authorities in the state from time to time (hereinafter referred to as "the said Notifications") u/s-31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said Act) and the said Regulations have come into force w.e.f. the dates mentioned in the said notifications;

And whereas, the Government is of the opinion that, it is necessary to incorporate a new regulation to allow additional F.S.I. for "Pradhan Mantri Awas Yojana" in any developable zone such as Residential / Commercial / Public-Semipublic / Industrial & also in Agricultural/No Development Zone for the purpose of providing affordable housing to the Economically Weaker Sections (EWS) and Low Income Group (LIG), undertaken by Government / any institutions authorized by the Government and, Owner / any Private developer (hereinafter referred to "the Project Proponent") subject to certain conditions which are more particularly prescribed in the **Schedule-A & Schedule-B** appended hereto (hereinafter referred as to as the "said Modification");

And whereas, the State Government found it expedient in the larger public interest to take recourse to the provisions contained in section 37 (1AA) of the said Act to incorporate the said modification in the said Regulations;

Now therefore, in exercise of the powers conferred by Clause (a) of Sub-section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Govt. of Maharashtra hereby, publishes a notice for inviting suggestions / objections from any person with respect to the said modification. Any objections / suggestions upon the said Modification are forwarded before the expiry of one month from the date of publication of this Notice in Maharashtra Government Gazette to the concerned Divisional Joint Director of Town Planning who is hereby authorised u/s-162 (1) of the said Act as an **officer** on behalf of Government to give hearing and to submit his report to the Government;

This Notice shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Office of the Director of Town Planning, Central Building, Pune.
- (ii) Office of the Joint Director of Town Planning, Pune / Nashik / Nagpur / Aurangabad / Amravati / Konkan Division.

This Notice shall also be made available on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in)  
**By order and in the name of Governor of Maharashtra,**

**Sd/-**  
**(R.M. Pawar)**  
**Under Secretary to Government**

**Schedule -A**

**(Accompaniment to the Government in UDD Notice bearing**  
**No. TPS-1817/UOR-121/C.R-77/18/UD-13, dated 26/02/2018)**

**Draft Regulations to allow "Pradhan Mantri Awas Yojana" in any Developable Zone**

Following New Regulation shall be added in the Development Control Regulations of all the Planning Authorities to permit "Pradhan Mantri Awas Yojana" in any zone such as Residential / Commercial / Public-semipublic / Industrial where construction is permitted: for the purpose of providing Affordable Housing to the Economically Weaker Sections (EWS) & Low Income Group (LIG), undertaken by Government / any Institutions authorized by the Government or Owner / any Private Developer (hereinafter referred to "the Project Proponent"), subject to the following conditions.

**Conditions:-**

- 1. These Regulations shall only be applicable for development undertaken under "Pradhan Mantri Awas Yojana" wherein all the tenements shall be constructed for EWS / LIG with the use of latest technology.
- 2. Such Development shall not be permitted on the lands, which deserve preservation or protection from Environmental conditions viz. Hilltop and Hill slopes, Coastal Regulation Restrictions, restrictions from water bodies and quarries or any restrictions mentioned under Heritage Regulations.
- 3. Such Development shall not be permitted on the Forest Lands, lands used for Orchards, Nurseries, lands affected by Green Belt Zone, Mangroves, Marshy Lands, area under any Buffer Zone and other environmentally sensitive areas etc.
- 4. The minimum width of approach road shall be 15.0 mt.
- 5. The permissible FSI for such projects shall be 2.5
- 6. The Municipal Commissioner / Chief Officer, before granting development permission, shall verify and satisfy himself in respect of the feasibility of providing basic infrastructure facilities like electricity, water supply, Sewerage etc. required for the project.

- 7. The project proponent shall plan proper internal Road network including major linkage to outside roads, wherever necessary.
- 8. The project proponent shall provide all the basic facilities and utilities, on-site infrastructure and also off-site infrastructure such as Road, water line, drainage line, street light, Waste Water Recycling Plant, etc. at his own cost to the satisfaction of the Municipal Commissioner / Chief Officer / Chief Executive Officer of the concerned authority. In no case the burden of providing infrastructure shall lie with the Planning Authority.

Provided that the project proponent shall lay the water, drainage/sewage lines up to the nearest existing lines which are laid by the concerned Planning Authority.

- 9. The carpet area of the tenement shall not be more than the carpet area as may be decided by the Government of Maharashtra from time to time in respect of EWS / LIG Housing.
- 10. Amalgamation of two or more tenements shall not be permissible under any circumstances.
- 11. All other guidelines and norms shall be followed as may be decided by the Government of India or State Government, from time to time in respect of "Pradhan Mantri Awas Yojana"

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

**Sd/-**  
**(R.M. Pawar)**  
**Under Secretary to Government**

**Schedule -B**

**(Accompaniment to the Government in Urban Development Department Notice bearing**  
**No. TPS-1817/UOR-121/C.R-77/18/UD-13, dated 26/02/2018)**  
**Draft Regulations to allow "Pradhan Mantri Awas Yojana" in**  
**Agriculture / No Developable Zone**

Following New Regulation shall be added in the Development Control Regulations of all the Planning Authorities to permit "Pradhan Mantri Awas Yojana" in Agriculture / No Developable Zone for the purpose of providing Affordable Housing to the Economically Weaker Sections (EWS) & Low Income Group (LIG), undertaken by Government / any Institutions authorized by the Government or Owner / any Private Developer (hereinafter referred to "the Project Proponent"), subject to the following conditions.

**Conditions:-**

- 1. These Regulations shall only be applicable for development undertaken under "Pradhan Mantri Awas Yojana" wherein all the tenements shall be constructed for EWS / LIG with the use of latest technology.
- 2. Such Development shall not be permitted on the lands, which deserve preservation or protection from Environmental conditions viz. Hilltop and Hill sloped, Coastal Regulation Restrictions, restrictions from water bodies and quarries or any restrictions mentioned under Heritage Regulations.
- 3. Such Development shall not be permitted on the Forest Lands, lands used for Orchards, Nurseries, lands affected by Green Belt Zone, Mangroves, Marshy Lands, area under any Buffer Zone, other Environmentally sensitive areas etc.
- 4. The minimum width of approach road shall be 12.0 mt.
- 5. The permissible FSI for such projects shall be 1.0.
- 6. The Municipal Commissioner / Chief Officer, before granting development permission, shall verify and satisfy himself in respect of the feasibility of providing basic infrastructure facilities like water supply, Sewerage etc. required for the project.
- 7. The project proponent shall plan proper internal Road network including major linkage to outside roads, wherever necessary.
- 8. The project proponent shall provide all the basic facilities and utilities, on-site infrastructure and also off-site infrastructure such as Road, water line, drainage line, street light, Waste Water Recycling Plant, etc. at his own cost to the satisfaction of the Municipal Commissioner / Chief Officer / Chief Executive Officer of the concerned authority. In no case the burden of providing infrastructure shall lie with the Planning Authority.

Provided that the project proponent shall lay the water, drainage/sewage lines up to the nearest existing lines which are laid by the concerned Planning Authority.

- 9. The land under project shall be considered as if it is the Residential zone and all concerned regulations, viz. side margin, building height etc. shall be applicable as per the Residential Zone, except utilisation of TDR and Premium F.S.I.
- 10. The carpet area of the tenement shall not be more than the carpet area as may be decided by the Government of Maharashtra from time to time in respect of EWS / LIG Housing.
- 11. Amalgamation of two or more tenements shall not be permissible under any circumstances.
- 12. All other guidelines and norms shall be followed as may be decided by the Government of India or State Government, from time to time in respect of "Pradhan Mantri Awas Yojana"

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

**Sd/-**  
**(R.M. Pawar)**  
**Under Secretary to Government**