

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

Notice under section 20(3) of ..

**Regarding Proposed Modification to the
Development Control Regulations of
Mumbai Metropolitan Regional Plan.**

GOVERNMENT OF MAHARASHTRA

Urban Development Department

4th Floor, Main Building, Mantralaya, Mumbai-400 032.

Dated: 7th March, 2019

NOTICE

Maharashtra Regional and Town Planning Act, 1966

No. TPS-1219/UOR-14/C.R.25/19/UD-12

Whereas, the Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as “the said Regional Plan”) alongwith its Development Control Regulations (hereinafter referred to as “the said Development Control Regulations”) vide Notification No. TPS-1297/1094/C.R. 116/97/UD-12, dated the 23rd September, 1999 as per the provision of Section 16 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) which has come into force with effect from 1/12/1999;

And whereas, the said Regional Plan includes the Urban Local Bodies namely, the Municipal Corporation of Greater Mumbai/Thane/ Navi Mumbai/ Ulhasnagar/ Kalyan-Dombivali/ Mira-Bhayander/ Bhiwandi - Nizampur /Vasai-Virar/Panvel and Municipal Councils of Ambernath/ Kulgaon-Badlapur/ Alibaug/ Pen/ Uran/ Karjat/ Khopoli (hereinafter referred to as the “the said Urban Local Bodies”);

And whereas, Government of India has declared the housing policy known as the Pradhan Mantri Awas Yojana, which is being implemented by the State Government in the Housing Department;

And whereas, in view of the above policy and as per the request of Housing Department, the Government in the Urban Development Department, is of the opinion that in the public interest, the Pradhan Mantri Awas Yojana should be implemented in the periphery of the said Urban Local Bodies in the said Regional Plan and accordingly, it is necessary to carry out suitable modification to the said Development Control Regulations, of the said Regional Plan;

Now, therefore, in accordance with the provisions contained in sub-section (3) of section 20 of the said Act, the Government hereby, publishes this notice for inviting objections and / or suggestions in respect of the proposed modification more specifically described below (hereinafter referred to as the “the Proposed Modification”), from the general public within 1 (one) month from the date of publication of the notice in the Official Gazette. The objections and/or suggestions in this regards shall be addressed to the Joint Director of Town Planning, Konkan Division, 3rd Floor, Main Building, Room No. 305, Konkan Bhavan, Navi Mumbai- 400 601 who is hereby authorised to hear the objections and/or suggesttions which may be recieved within the aforesaid prescribed period and submit his report to the Government. The suggestions and/or objections received within the the aforesaid stipulated period, shall only be cosidered by the Government.

Proposed Modification

The scheme of Pradhan Mantri Awas Yojana is proposed to be allowed in Residential Zone with 2.50 F.S.I. and Green Zone-1(G-1) & Urbanizable Zone-1 &2 with1.00 F.S.I. in the Regional Plan of Mumbai Metropolitan Region along the periphery of the Urban Local Bodies as described below:-

Sr. No.	Municipal Corporation/Municipal Council.	Outer perpherial distance from the Boundary of the Urban Local Bodies(k.m.)
1	Municipal Corporaton of Greater Mumbai.	2
2	Thane Municipal Corporation	2
3	Navi Mumbai Municipal Corporation	2
4	Ulhasnagar Municipal Corporation	2
5	Kalyan-Dombivali Municipal Corporation	2
6	Mira-bhayander Municipal Corporation	2
7	Bhiwandi-Nizampur City Municipal Corporation	2
8	Vasi-Virar City Municipal Corporation	2
9	Panvel Municipal Corporation	2
10	Ambernath Municipal Council	2
11	Kulgaon-Badlapur Municipal Council	2
12	Alibaug Municipal Council	1
13	Pen Municipal Council	1
14	Uran Municipal Council	1

15	Karjat Municipal Council	1
16	Khopoli Municipal Council	1

02. A copy of the Proposed Modifications for development of Prdhan Mantri Awas Yojan in areas under the Mumbai Metropolitan Regional plan, shall be kept open for inspection by the general public in the offices of the following officers for the period of one month –

- 1) The Metropolitan Commissioner, MMRDA, Bandra Kurla Complex, Bandra (E), Mumbai.
- 2) The Collector, Thane.
- 3) The Collector, Raigad.
- 4) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 5) The Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.
- 6) The Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

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

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

**Ashok
Kashirao
Khandekar**

Digitally signed by Ashok Kashirao Khandekar
DN: c=IN, o=Government Of Maharashtra, ou=Urban Development Department, postalCode=400032, st=Maharashtra, 2.5.4.20=0b35a0c4376224197af94647ad5d3746f35b5e2e6390afc4df35fb6227e873, serialNumber=f69156eb95826e5c31059dc88011664594ccac5850de17bf3f059ea7f209a75, cn=Ashok Kashirao Khandekar
Date: 2019.03.08 16:05:36 +05'30'

(Ashok K. Khandekar)
Section Officer

Schedule-A

(Accompaniment to the Government in UDD Notice bearing No.TPS-1219/UOR-14/C.R.25/19/UD-12, dated the 7th March, 2019.)

Draft Regulations to allow “Pradhan Mantri Awas Yojana” in Residential Zone

Following New Regulation shall be added in the Development Control Regulations of Regional plans **of the Mumbai Metropolitan Region** to permit "Pradhan Mantri Awas Yojana" in **Residential Zone** 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 concerned Collector, 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 concerned Collector. 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.

**Ashok
Kashirao
Khandekar**

Digitally signed by Ashok Kashirao
Khandekar
DN: c=IN, o=Government Of Maharashtra,
ou=Urban Development Department,
postalCode=400032, st=Maharashtra,
2.5.4.20=0b35a0c4376224197af94647ad5
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209a75, cn=Ashok Kashirao Khandekar
Date: 2019.03.08 16:06:17 +05'30'

**(Ashok K. Khandekar)
Section Officer**

Schedule-B

(Accompaniment to the Government in UDD Notice bearing No.TPS-1219/UOR-14/C.R.25/19/UD-12, dated the 7th March, 2019.)

Draft Regulations to allow “Pradhan Mantri Awas Yojana” in Green-1(G-1) / Urbnisable Zone-1 &2 (U-1&U-2)

Following New Regulation shall be added in the Development Control Regulations of Regional plan of the **Mumbai Metropolitan Region** to permit “Pradhan Mantri Awas Yojana” in **Green-1(G-1) / Urbnisable Zone-1 & 2 (U-1&U-2)** 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 12.0 mt.
5. The permissible FSI for such projects shall be 1.00
6. The concerned Collector, 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 concerned Collector. 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 in 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.

**Ashok
Kashirao
Khandekar**

Digitally signed by Ashok Kashirao
Khandekar
DN: c=IN, o=Government Of Maharashtra,
ou=Urban Development Department,
postalCode=400032, st=Maharashtra,
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serialNumber=f69156eb95826e5c31059dc
88011664594ccaec5850de17bf3f059ea7f2
09a75, cn=Ashok Kashirao Khandekar
Date: 2019.03.08 16:07:52 +05'30'

**(Ashok K. Khandekar)
Section Officer**

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
मुंबई महानगर प्रदेश विकास नियंत्रण
नियमावलीमध्ये फेरबदल करण्यासाठी कलम
२०(३) अन्वये सूचना

महाराष्ट्र शासन
नगर विकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२,
दिनांक : ७ मार्च, २०१९.

सूचना

टिपीएस- १२१९/अनौसं-१४/प्र.क्र.२५/१९/नवि-१२ :

ज्याअर्थी, शासनाने नगर विकास विभागाची अधिसूचना क्र. टिपीएस-१२१७/१०९४/प्र.क्र.११६/९७/नवि-१२, दि. २३ सप्टेंबर, १९९९ अन्वये मुंबई महानगर प्रदेशाची प्रादेशिक योजना (यापुढे जिचा उल्लेख “उक्त प्रादेशिक योजना” असा करण्यात आला आहे), त्यांच्या विकास नियंत्रण नियमावलीसह (यापुढे जिचा उल्लेख “उक्त विकास नियंत्रण नियमावली” असा करण्यात आला आहे.) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १५ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) अन्वये मंजूर केली असून ती दिनांक १ डिसेंबर, १९९९ पासून अंमलात आलेली आहे ;

आणि ज्याअर्थी, उक्त प्रादेशिक योजनेमध्ये बृहन्मुंबई/ ठाणे/नवी मुंबई/उल्हासनगर/कल्याण-डोंबिवली/ मिरा-भाईंदर/ भिवंडी-निजामपूर/वसई –विरार/ पनवेल महानगरपालिका व अंबरनाथ/ कुळगांव-बदलापूर /अलिबाग/ पेण/ उरण/ कर्जत/ खोपोली नगरपरिषद या स्थानिक स्वराज्य संस्था अंतर्भूत आहेत (यापुढे ज्यांचा उल्लेख “उक्त स्थानिक स्वराज्य संस्था “ असा करण्यात आला आहे.) ;

आणि ज्याअर्थी, केंद्र शासनाने प्रधानमंत्री आवास योजनेचे धोरण घोषित केले असून, सदर योजनेची राज्य शासनाच्या गृहनिर्माण विभागाकडून अंमलबजावणी करण्यात येत आहे ;

आणि ज्याअर्थी, उपरोक्त धोरण आणि गृहनिर्माण विभागाची विनंती विचारात घेतल्यानंतर जनहिताच्या दृष्टीने प्रधानमंत्री आवास योजना उक्त स्थानिक स्वराज्य संस्थांच्या बाहेरील परीघ क्षेत्रात लागू करणे व त्याकरीता उक्त विकास नियंत्रण नियमावलीमध्ये सुधारणा करणे आवश्यक

आहे, असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल” असा करण्यात आला आहे);

त्याअर्थी आता, उक्त अधिनियमातील कलम २० पोटकलम (३) मधील तरतुदीनुसार उक्त प्रादेशिक योजनेच्या उक्त नियमावलीमध्ये खाली विश्लेषित केल्याप्रमाणे प्रस्तावित फेरबदल करण्याचा हेतु या सुचनेद्वारे शासन घोषित करीत आहे आणि प्रस्तावित फेरबदलासंदर्भात आम नागरिकांकडून हरकती आणि/किंवा सुचना मागविण्याची सुचना प्रसिध्द करीत आहे. प्रस्तावित फेरबदलाच्या अनुषंगाने काही हरकती आणि /किंवा सुचना द्यावयाच्या असतील तर त्या नागरिकांनी ही सुचना शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून १ (एक) महिन्याच्या आत त्या त्यांनी द्याव्यात. सुचना आणि/किंवा हरकती सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, सी.बी.डी., बेलापूर, नवी मुंबई यांच्या नावे लेखी स्वरूपात द्याव्यात. तसेच प्रस्तावित फेरबदल प्रस्तावावर प्राप्त हरकती/सुचनांवर संबंधितांना सुनावणी देऊन शासनास अहवाल सादर सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, सी.बी.डी. बेलापूर, नवी मुंबई, यांचे अधिकारी म्हणून नियुक्ती करण्यात येत आहे. ही सुचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून १ (एक) महिन्याच्या आत प्राप्त होणा-या हरकती आणि /किंवा सुचना फक्त शासनाकडून विचारात घेण्यात येतील.

प्रस्तावित फेरबदल

मुंबई महानगर प्रदेशातील स्थानिक स्वराज्य संस्थांच्या खाली नमूद केल्यानुसारच्या परिघ अंतरामधील प्रादेशिक योजना क्षेत्रात रहिवास विभागात २.५० चटई क्षेत्र निर्देशांक आणि हरीत-१ तसेच नागरीकरणक्षम -१ व २ या वापर विभागात १.०० चटई क्षेत्र निर्देशांकासह प्रधानमंत्री आवास योजना अनुज्ञेय करण्याचे प्रस्तावित आहे.

अ.क्र.	महानगरपालिका/नगरपरिषदेचे नांव	स्थानिक स्वराज्य संस्थेच्या हददीपासून अंतर
१	बृहन्मुंबई महानगरपालिका	२
२	ठाणे महानगरपालिका	२
३	नवि मुंबई महानगरपालिका	२
४	उल्हासनगर महानगरपालिका	२
५	कल्याण-डोंबिवली महानगरपालिका	२
६	मिरा भाईंदर महानगरपालिका	२
७	भिवंडी-निजामपूर शहर महानगरपालिका	२
८	वसई-विरार शहर महानगरपालिका	२
९	पनवेल महानगरपालिका	२

१०	अंबरनाथ नगरपरिषद	२
११	कुळगांव-बदलापूर नगरपरिषद	२
१२	अलिबाग नगरपरिषद	१
१३	पेण नगरपरिषद	१
१४	उरण नगरपरिषद	१
१५	कर्जत नगरपरिषद	१
१६	खोपोली नगरपरिषद	१

०२. मुंबई महानगर प्रदेशामध्ये प्रधानमंत्री आवास योजना लागू करण्याच्या प्रस्तावित फेरबदलाची सुचना खालील कार्यालयामध्ये कामाकाजाच्या दिवशी एक महिन्याच्या कालावधीकरिता आम जनतेच्या अवलोकनार्थ उपलब्ध राहिल.

- १) महानगर आयुक्त ,मुंबई महानगर प्रदेश विकास प्राधिकरण,बांद्रा-कुर्ला संकूल, बांद्रा(पू.),मुंबई.
- २) जिल्हाधिकारी, ठाणे
- ३) जिल्हाधिकारी, रायगड
- ४) सहसंचालक नगर रचना, कोकण विभाग, कोकण भवन, सी.बी.डी. बेलापूर, नवी मुंबई.
- ५) सहाय्यक संचालक नगर रचना, ठाणे शाखा, जिल्हाधिकारी कार्यालय, कोर्ट नाका ,ठाणे.
- ६) सहाय्यक संचालक नगर रचना, रायगड-अलिबाग शाखा, निर्धार, टिळक चौक, अलिबाग, जि. रायगड.

०३. सदरची सूचना ही शासनाच्या www.maharashtra.gov.in वेबसाईटवर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

Ashok
Kashirao
Khandekar

Digitally signed by Ashok Kashirao Khandekar
DN: c=IN, o=Government Of Maharashtra,
ou=Urban Development Department,
postalCode=400032, st=Maharashtra,
2.5.4.20=0b35a0c4376224197af94647ad5d37
46f35b5e2e6390af:4d335fbfb6227e873,
serialNumber=16915649593265c310594c88
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(अशोक का.खांडेकर)
कार्यासन अधिकारी.

परिशिष्ट-अ

शासन नगर विकास विभागाची सूचना क्र.टिपीएस-१२१९/ अनौसं.१४/ प्र.क्र.२५/१९/नवि-१२, दि. ७ मार्च, २०१९.

Draft Regulations to allow “Pradhan Mantri Awas Yojana” in Residential Zone

Following New Regulation shall be added in the Development Control Regulations of Regional plans **of the Mumbai Metropolitan Region** to permit "Pradhan Mantri Awas Yojana" in **Residential Zone** 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 concerned Collector, 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 concerned Collector. 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”.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

Ashok
Kashirao
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ou=Urban Development Department,
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परिशिष्ट-ब

(शासन नगर विकास विभागाची सूचना क्र.टिपीएस-१२१९/ अनौसं.१४/
प्र.क्र.२५/१९/नवि-१२, दि. ७ मार्च, २०१९.)

Draft Regulations to allow “Pradhan Mantri Awas Yojana” in Green-1(G-1) / Urbnisable Zone-1 &2 (U-1&U-2)

Following New Regulation shall be added in the Development Control Regulations of Regional plan of the **Mumbai Metropolitan Region** to permit “Pradhan Mantri Awas Yojana” in **Green-1(G-1) / Urbnisable Zone-1 & 2 (U-1&U-2)** 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 12.0 mt.
5. The permissible FSI for such projects shall be 1.00
6. The concerned Collector, 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 concerned Collector. 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 in 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”.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

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Kashirao
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ou=Urban Development Department,
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