

प्रादेशिक योजना - पुणे  
महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम, १९६६ चे कलम-२०  
अन्वये नोटीस प्रसिध्द करणेबाबत,  
तारकित हॉटेलचे नियम..

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२  
शासन निर्णय क्रमांक-टिपीएस-१८०७/१७१०/प्र.क्र.१४२/०७/नवि-१३  
दिनांक :- २२.०७.२००८

शासन निर्णय :- सोबतची सूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नाकेने.

— 19/07/08

(मंदकिशोर पाटील)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.

व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाचे राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात) कृपशु अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी. निवडनस्ती (नवि-१३)

— श्री. पाटील ७७

स.स.न.र. पुणे

न.र. पुणे 28/08/08

**NOTICE**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Date -22.07.2008.**

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-1807/1710/C.R.942/07/UD - 13.

Whereas, as per the provisions of Section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as 'the said Act') the Government has sanctioned the Regional Plan for Pune District Region (hereinafter referred to as 'the said Regional Plan') vide Notification No.TPS-1895/227/CR-26/95/UD-13, dated 25<sup>th</sup> November, 1997 which has come into force with effect from 10.2.1998;

And whereas, there is no provision for additional FSI for starred category hotels in sanctioned regulations of the said Regional Plan;

And whereas, after considering the growth of urbanisation, developments in the fringe area of Pune and Pimpri-Chinchwad Municipal Corporations, it is felt necessary to make amendments in the regulations of the said Regional Plan in regard to the additional FSI for the starred category hotels;

And whereas, as provided in sub-section (2) of Section 20 of the said Act, Government is of the opinion that 100% additional FSI over and above the permissible FSI shall be permitted to the 4 starred and above category residential hotels (hereinafter referred to as 'the said proposed modification') in the said Regional Plan subject to the payment of premium with the following conditions;

- (a) The rating of the hotels should be certified by the Department of Tourism, Government of India and shall be developed as per the norms & requirement prescribed by the Tourism Department, Government of Maharashtra.
- (b) The hotel building shall be on independent plot and exclusively used for hotel purpose under one establishment.
- (c) The proposal of additional FSI shall be submitted to the Government through the Collector, Pune and premium shall be paid to Government.
- (d) Additional FSI will be permissible only for the hotels on plots fronting roads on having width 12 mts. or more.
- (e) Maximum height of the hotel building shall be permissible up to 40 m.
- (f) No relaxations in the required side margins, fire fighting arrangements and parking shall be permissible.
- (g) The basement for such hotels shall be allowed after leaving the prescribed marginal distances. More than one basement shall be allowed.
- (h) While granting additional FSI to starred category residential hotels, 5% rooms shall be reserved for Government

nominees, free of cost on such terms and conditions as may be decided by the Government.

- (i) Premium shall be charged on the basis of Government of Maharashtra Urban Development Department directions No.TPS-Sankrma-1006/PR-74/06/UD-13, dated 26<sup>th</sup> June, 2006, and as amended from time to time.
- (j) The construction of hotel building shall be as per the provisions of sanctioned Development Control Regulations applicable to the Pune Municipal Corporation.
- (k) The construction of hotel building shall be done after leaving required Marginal distances. For fire fighting arrangements necessary approval of The Chief Fire Officer, Government of Maharashtra shall be obtained.
- (l) Construction of any structure such as ramp basement, water tank, stairs Transformer etc. shall not be permissible in required marginal distances.

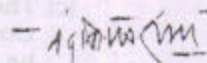
Now, therefore, as provided in sub-section (3) of Section 20 of the said Act, notice is hereby published inviting suggestions/objections, if any, regarding the said proposed modification from the general public in writing, with reasons thereof within 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette. Suggestions/objections shall be addressed to the Deputy Director of Town Planning, Pune Division, Pune, S.No.74/2, Sahakar Nagar, above Bank of Maharashtra, Pune 411 009, who is hereby authorised to hear the suggestions/objections that may be received and to submit his report to Government. The suggestions/objections received by the Deputy Director of Town Planning, Pune Division, Pune within the period of 60 (sixty) days from the date of publication of this notice in the Maharashtra Government Gazette shall only be considered.

The aforesaid notice is kept open for inspection by the public during office hours on all working days in the following offices -

- i) The Collector, Pune.
- ii) The Deputy Director of Town Planning, Pune Division, Pune.
- iii) The Assistant Director of Town Planning, Pune Branch, Pune.

This notification is also available on Govt. web site [www.urban.maharashtra.Gov.in](http://www.urban.maharashtra.Gov.in)

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



(Nandkishor Patil)

Under Secretary to Government