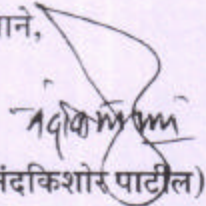


प्रादेशिक योजना - पुणे  
महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम, १९६६ चे कलम-२०(३)  
अन्वये विशेष नगरवसाहतीच्या नियमात  
फेरबदल करणे.

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२  
शासन निर्णय क्रमांक-टिपीएस-१८०८/७३५/प्र.क्र.१३६/०८/नवि-१३  
दिनांक :- १८.०८.२००८

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

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

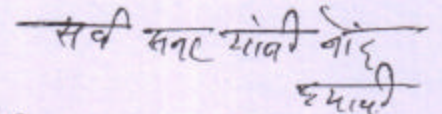
  
(नंदकिशोर पाटील)

अवर सचिव, महाराष्ट्र शासन.

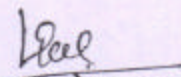
प्रति,  
विभागीय आयुक्त, पुणे विभाग, पुणे.  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
जिल्हाधिकारी पुणे,  
उपसंचालक नगर रचना, पुणे विभाग, पुणे  
सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.  
व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या  
भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १० प्रती या विभागास,  
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, सहाय्यक  
संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)  
कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

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



स.स.न.र. पुणे

  
न.र. पुणे १२-९-०८

## NOTICE

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

**Date - 18.08.2008**

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-1808/735/CR-136/08/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, Development Control Regulations for Special Townships (hereinafter referred to as 'the said Regulations') have been incorporated in the sanctioned Development control Regulations of the said Regional Plan (hereinafter referred to as 'the said Development Control Regulations') vide Government Notification No.TPS-1804/Pune/R..DCR/UD-13, dated 16<sup>th</sup> November, 2005.

And whereas, the Government of Maharashtra is of the opinion that the certain Rules in the said Development Control Regulations shall be modified as given in the table below: (hereinafter referred to as 'the said proposed modifications') by following the procedure laid down in subsection (2) of Section 20 of the said Act.

### Proposed Modifications

Rule No.	Existing Rule	Proposed Modified Rule.
5.1 (i)	Special Township in Residential, Residential with Agricultural/No Development Zone - (i) The total built up area/FSI of entire gross area of the Special Township in Residential	Special Township in Residential, Residential with Agricultural/No Development Zone - (i) The total built up area/FSI of entire gross area of the Special township in Residential Zone will be 1.00. The FSI for Agriculture/No Development

	<p>Zone will be 1.00. The FSI for Agriculture/No Development Zone, if any, included in Special Township shall be 0.5. Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing bye laws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.</p>	<p>Zone, if any, included in Special Township shall be 0.5. Total FSI in the Township will be in proportion to areas of different zones. There will be no limit of total built up area/FSI for the development of individual plots. Height of building shall be as per prevailing bye laws as applicable. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.</p> <p>Provided that additional FSI upto 100% of the permissible FSI may be permitted for land under Agriculture/No Development Zone with previous approval of Government of Maharashtra subject to payment of premium at the rate of rupees 500/- per square feet or prevailing land rate mentioned in the Ready Reckoner, whichever is more.</p>
5	<p>Development Control Regulations Prevailing Development Control Regulations of sanctioned Regional Plan shall be applicable mutatis mutandis except those expressly provided in these Special Regulations.</p>	<p>Development Control Regulations of Pune and Pimpri-Chinchwad Municipal Corporations shall be applicable mutatis mutandis except those expressly mentioned in these Special Regulations for the Townships which are fully or partly within 10 kms from Pune and Pimpri-Chinchwad Municipal Corporation limits</p>

		<p>respectively. In overlapping area of the 10 Km. from Pune and Pimpri Chinchwad Municipal Corporations the regulation of Pune Municipal Corporation shall be applicable. But the following Development Control Regulations of Pune Municipal Corporation/Pimpri-Chinchwad Municipal Corporation mentioned below in (a) or (b) shall not be applicable.</p> <p>(a) Regulations of Pune Municipal Corp.</p> <ol style="list-style-type: none"> <li>1) 6.6.2 – Discretionary Powers.</li> <li>2) 13.3 – Open Spaces.</li> <li>3) Appendix M – Land Use Classifications &amp; uses permitted.</li> <li>4) N 2.1 – Open Spaces and Area, Height, Limitations for Plots in Congested Area.</li> <li>5) N 2.3 – Additional F.S.I. in lieu of area required for road.</li> <li>6) N 2.4 – Transfer of Development Rights (TDR)</li> <li>7) Appendix R-7 regarding accommodation reservation.</li> </ol> <p>(b) Regulations of Pimpri-Chinchwad Municipal Corporation.</p> <ol style="list-style-type: none"> <li>1) 6.62 – Discretionary Powers.</li> <li>2) 13.3 – Open Spaces.</li> <li>3) Appendix M-Land Use Classification &amp; uses permitted.</li> <li>4) N 2.1 – Open Spaces and Area, Height, Limitations for Plots in congested Area.</li> <li>5) N 2.3 – Additional F.S.I. in lieu of</li> </ol>
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		<p>area required for road.</p> <p>6) N 2.4 - Transfer of Development Rights (TDR)</p> <p>7) Appendix R-7 regarding Accommodation Reservation.</p>
5.3 (iii) d (III)	<p>Not with standing anything contained in any other laws, rules, regulations or byelaws in force a balcony shall not be permitted to be enclosed.</p>	<p>Balcony or balconies of a minimum width of 1.00 mtr. may be permitted free of FSI at any floor, not more than 15% of the floor area and such balcony projection shall be subject to the following conditions:-</p> <p>i) No balcony shall reduce the marginal open space to less than 3 mtr. Balcony may be permitted on upper floors projecting in front set backs. No balcony shall be allowed on ground floor. Which shall reduced minimum required room set back or marginal open space. The width of the balcony will be measured perpendicular to the building line ad measured from that line to the balcony's outer most edge.</p> <p>ii) Balconies may be allowed to be enclosed, when enclosed one third of the area of their face shall have glass shutters on the top and the rest of the area except the parapet shall have glazed shutters.</p> <p>iii) The dividing wall between the balcony and the room may be permitted to be removed on payment of premium</p>

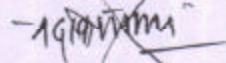
		as prescribed by the Government from time to time.
5.3(vii)	NIL	The following new rule shall be added after rule No.5.3(v). (vi) Processing Fee, Development Charges and premium for staircases, passages, balcony enclosures etc. shall be as per sanctioned Development Control Regulations of Pune or Pimpri-Chinchwad Municipal Corporation whichever is applicable. The premium amount shall be paid to Government by Demand draft payable to Government through the Deputy Director of Town Planning, Pune Division, Pune.
5.3(vi)	NIL	Govt. shall have powers to relax any of the rules/regulations for Development of Special Townships.

Now, therefore, in exercise of the powers conferred under subsection (3) of Section 20 of the said Act, notice is hereby published for inviting suggestions/objections, if any, to 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. The suggestions/objection 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 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 M.G.G. shall only be considered,

- a) 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.

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



(Nandkishor Patil)  
Under Secretary to Government