<u>मंजूर प्रादेशिक योजना.</u>

राज्यातील मंजूर प्रादेशिक योजनांमध्ये **विशेष नगरवसाहत प्रकल्पासाठीची** सुधारित विनियम समाविष्ट करण्यासाठी महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २०(३) अन्वये फेरबदलाची नोटीस.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-३२.

शासन सूचना क्रमांक : टिपीएस-१८१६/प्र.क्र.३६८/१५/२०(३)/नवि-१३
दिनांक : ०७/०६/२०१६

सोबतची शासकिय सूचना महाराष्ट्र शासन असाधारण राजपत्रामध्ये राज्यस्तरावर मध्यवर्ती पुरवणीमध्ये प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)
अवर सचिव, महाराष्ट्र शासन

प्रत:-

१) मा.मुख्यमंत्री महोदयांचे सचिव, मंत्रालय, मुंबई.
२) मा.राज्यमंत्री (नवि) महोदयांचे खाजगी सचिव, मंत्रालय, मुंबई.
३) मा. प्रधान सचिव (नवि-१) नगर विकास विभाग, महाराष्ट्र राज्य, मंत्रालय, मुंबई.
४) मा. सह सचिव तथा संचालक, नगर विकास विभाग, मंत्रालय मुंबई

प्रति उचित कार्यवाही करीता:-

१) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
२) महानगर आयुक्त, पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे/ महानगर आयुक्त, मुंबई महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे.
३) सह संचालक, नगर रचना, पुणे/कोकण/नाशिक/अमरावती/नागपूर/औरंगाबाद विभाग,
४) विभागीय आयुक्त, पुणे/कोकण/नाशिक/अमरावती/नागपूर/औरंगाबाद विभाग
५) जिल्हाधिकारी, पुणे.
६) व्यवस्थापक, मध्यवर्ती मुद्रणालय,चर्नीरोड, मुंबई.
(त्यांना विनंती करण्यांत येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्र मध्यवर्ती विभागामध्ये राज्यस्तरावर प्रसिध्द करुन त्याच्या प्रत्येकी २५ प्रती या विभागास, पाठवाव्यात.)
७) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई - यांना विनंती की सदरची सूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करणेत यावी.
८) निवडनस्ती (नवि-१३).

सूचना

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई-३२
दिनांक : ०७/०६/२०१६

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना, अधिनियम, १९६६

क्रमांक:- टिपीएस-१८१६/प्र.क्र.३६८/१५/२०(३)/नवि-१३ - ज्याअर्थी, शासनाच्या नगरविकास विभागाने, सोबतच्या **अनुसूची-अ** मध्ये नमूद केलेल्या प्रदेशांसाठीच्या प्रादेशिक योजनांना (**यापुढे ज्यांचा उल्लेख "उक्त प्रादेशिक योजना" असा करण्यात आला आहे**) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या (**यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे**) कलम १५ अन्वये वेळोवेळीच्या अधिसूचनांद्वारे (**यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे**) मंजूरी दिली असून, उक्त प्रादेशिक योजना ह्या उक्त अधिसूचनांमध्ये विहित केलेल्या दिनांकापासून अंमलात आलेल्या आहेत;

आणि ज्याअर्थी, उक्त मंजूर प्रादेशिक योजनेमध्ये विशेष नगर वसाहती राबविण्यासाठी शासनाने विशेष नगर वसाहतीचे विशेष विनियम मंजूर केलेले आहे व तदनंतर त्यामधील काही नियम वेळोवेळी सुधारित केले आहे. तद्वतच शासनाने दि.२१/११/२०१३ रोजी अधिसूचनेद्वारे मंजूर केलेल्या प्रादेशिक योजनेच्या विकास नियंत्रण व प्रोत्साहनत्मक नियमावलीमधील प्रकरण क्र. ११/ विनियम क्र.४१ येथे विशेष नगर वसाहतीचे नियम समाविष्ट आहेत. (यापुढे ज्यांचा उल्लेख "उक्त विशेष नगर वसाहतीचे विनियम" असा उल्लेख करण्यात आलेला आहे);

आणि ज्याअर्थी, सध्याचे उक्त विशेष नगर वसाहतीचे विनियमाद्वारे विकसित होत असलेल्या प्रकल्पामधील उपलब्ध जमिनीचा तिच्या कमाल विकसन क्षमतेनुसार उपयोग करुन घेणे, बाजारामध्ये किफायतशीर घरांचा पुरवठा वाढविणे, थेट परकीय गुंतवणुकीस आकृष्ट करणे शक्य व्हावे, नगर वसाहत प्रकल्पाच्या माध्यमातून शासनास कोणताही खर्च न करता स्मार्ट सिटी सारख्या समृध्द वसाहती विकसित होणेकरीता, तसेच प्रकल्पाकरीता विनियमामध्ये व कार्यपध्दतीमध्ये स्पष्टता आणणे याकरीता उक्त विशेष नगर वसाहतीचे सध्याचे विनियमामध्ये सारभूत स्वरुपाच्या सुधारणा करुन पुर्णत: नव्याने एकात्मिकृत धोरण व विनियम करणे आवश्यक असल्याची बाब शासनाच्या विचाराधीन आहे;

आणि ज्याअर्थी, उक्त बाबी विचारात घेतल्यानंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय करून मंजूर प्रादेशिक योजनेमध्ये वेळोवेळी मंजूर केलेले विशेष विनियम व दि.२१/११/२०१३ रोजी मंजूर केलेल्या विकास नियंत्रण व प्रोत्साहनत्मक नियमावलीमधील प्रकरण क्र. ११/ विनियम क्र.४१ येथे विशेष नगर वसाहतीचे समाविष्ट असलेले नियम ("उक्त विशेष नगर वसाहतीचे सध्याचे विनियम") पुर्णपणे बदलून त्याऐवजी सोबतच्या **अनुसूची-ब** मध्ये सविस्तर वर्णन केल्याप्रमाणे नव्याने समाविष्ट करणे आवश्यक झाले असून त्याकरीता उक्त प्रादेशिक योजनेमध्ये उक्त अधिनियमाचे कलम २० (२) अन्वये सुधारणा करणे आवश्यक आहे असे शासनाचे मत झाले आहे (यापुढे ज्याचा उल्लेख "प्रस्तावित फेरबदल" असा करण्यात आला आहे.);

आणि ज्याअर्थी, **विशेष नगर वसाहत प्रकल्प** ऐवजी **एकात्मिकृत नगर वसाहत प्रकल्प** असे संबोधण्याबाबत महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ मध्ये महाराष्ट्र अधिनियम ४३/२०१४ दि.२२/०४/२०१५ पासून सुधारणा करण्यात आलेली असून यापुढे ज्याचा उल्लेख **एकात्मिकृत नगर वसाहत प्रकल्प असा करण्यात आलेला आहे.**

त्याअर्थी, आता उक्त अधिनियमाच्या कलम २० पोट-कलम (३) मधील तरतूदीप्रमाणे उक्त राज्यातील मंजूर प्रादेशिक योजनेत प्रस्तावित फेरबदल करण्याचा हेतू शासन याव्दारे घोषित करीत आहे. **अनुसूची - ब** मध्ये नमूद केलेल्या प्रस्तावित फेरबदलाच्या अनुषंगाने काही सूचना / हरकती द्यावयाच्या असतील तर त्या नागरीकांनी ही सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनाकांपासून ३० (तीस) दिवसांचे आत संबंधित विभागाचे सह संचालक, नगर रचना यांचे नावे लेखी स्वरुपात कारणांसह पाठवाव्यात. प्राप्त होणाऱ्या सूचना / हरकतींवर सुनावणी देणेसाठी व त्यावरील अहवाल शासनास सादर करण्यासाठी संबंधित विभागाच्या विभागीय सह संचालक, नगर रचना यांना प्राधिकृत करण्यात येत आहे. प्रस्तावित फेरबदलाची नोटीस महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द झाल्यापासून ३० (तीस) दिवसांचे आत प्राधिकृत अधिकारी यांचेकडे प्राप्त झालेल्या सूचना / हरकतींचाच शासनाकडून विचार केला जाईल.

प्रस्तावित प्रस्तुत फेरबदलाची सूचना त्यासोबतच्या **परिशिष्ट-ब** सह नागरिकांच्या अवलोकनार्थ कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध करण्यात यावी :-

१) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे,
२) महानगर आयुक्त, पुणे महानगर प्रदेश क्षेत्र विकास प्राधिकरण, पुणे,
३) महानगर आयुक्त, मुंबई महानगर प्रदेश क्षेत्र विकास प्राधिकरण, मुंबई,
४) सह संचालक, नगर रचना, पुणे/कोकण/नाशिक/अमरावती/नागपूर/औरंगाबाद विभाग,
५) विभागीय आयुक्त, पुणे/कोकण/नाशिक/अमरावती/नागपूर/औरंगाबाद विभाग,

सदरहू सूचना शासनाच्या www.maharashtra.gov.in **(कायदे / नियम)** या संकेतस्थळावर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(संजय सावजी)
अवर सचिव, महाराष्ट्र शासन

अनुसूची-अ

(शासनाच्या नगरविकास विभागाकडील सूचना क्र. टिपीएस-१८१६/प्र.क्र.३६८/१५/२०(३)/ नवि-१३, दि. ०७/०६/२०१६)

अ.क्र.	मंजूर प्रादेशिक योजनेचे नाव	नियुक्त अधिकारी
१	पुणे प्रदेश	सह संचालक, नगर रचना, पुणे विभाग, पुणे. सर्व्हे नं.७४/२, सहकारनगर, सारंग सोसायटी, बँक ऑफ महाराष्ट्र जवळ, पुणे-४११ ००९.
२	कोल्हापूर-इचलकरंजी प्रदेश	
३	सांगली-मिरज प्रदेश	
४	सोलापूर, जिल्हा प्रदेश	
५	नागपूर प्रदेश	सह संचालक, नगर रचना, नागपूर विभाग, नागपूर. जुने सचिवालय , रुम नं.१०८/१०९, पहिला मजला, सिव्हील लाईन, नागपूर-४४० ००१.
६	चंद्रपूर-बल्लारपूर प्रदेश	
७	नाशिक प्रदेश	सह संचालक, नगर रचना, नाशिक विभाग, नाशिक. नविन मध्यवर्ती प्रशासकीय भवन, पहिला मजला, विभागीय आयुक्तालय, नाशिक रोड -४२२ ००१
८	अहमदनगर प्रदेश	
९	जळगांव-भूसावळ प्रदेश	
१०	औरंगाबाद-जालना प्रदेश	सह संचालक, नगर रचना,औरंगाबाद विभाग, औरंगाबाद. म्हाडा बिल्डींग, दुसरा मजला, प्रींटवेल हॉटेल समोर, स्टेशन रोड, औरंगाबाद-४३१ ००१.
११	औरंगाबाद प्रदेश	
१२	अमरावती प्रदेश	सह संचालक, नगर रचना, अमरावती विभाग, अमरावती. "निलगीरी" डॉ. अग्रवाल बिल्डींग, विजय कॉलनी, काँग्रेस नगर रोड, अमरावती-४४४ ६०६.
१३	अकोला-वाशिम प्रदेश	
१४	रत्नागिरी-सिंधुदूर्ग प्रदेश	सह संचालक, नगर रचना, कोकण विभाग, कोकण. तीसरा मजला, सी.बी.डी. बेलापूर, कोकण भवन, नवी मुंबई-४०० ६१४.
१५	रायगड प्रदेश	
१६	मुंबई महानगर प्रदेश	

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(संजय सावजी)
अवर सचिव, महाराष्ट्र शासन

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NOTICE

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Date: **07/06/2016**

Maharashtra Regional and Town Planning Act, 1966

No.TPS-1816/CR-368/15/20(3)/UD-13:- Whereas, the Government in Urban Development Department has sanctioned the Regional Plans for various Regions as mentioned in **Annexure-A** appended hereto **(hereinafter referred to as "the said Regional Plans")** under Section 15 of the Maharashtra Regional and Town Planning Act, 1966 **(hereinafter referred to as "the said Act"),** vide various Notifications from time to time which have come into force, with effect from the dates as mentioned in the said Notifications;

And whereas, the Government has sanctioned modification to the said Regional Plan under Sub-Section (4) of Section 20 of the said Act, in respect of Regulations for Development of Special Township Projects (STP) and subsequently some of the provisions of the said STP Regulations have also been modified from time to time and the same Regulations have been inserted at chapter no. XI/Regulation No. 41 in the sanctioned Development Control and Promotion Regulation of the Regional Plan **(hereinafter referred to as "the said STP Regulations")**.

And whereas, it is under consideration of the Government that the present said STP Regulations will be modified substantially in order to utilise the maximum development potential of land, to increase the supply of affordable houses in the market, to attract direct foreign investment in the field of Special Township Project and to develop Smart Townships through privatization without any expenditure to Government and to bring clarity /simplification in the process of approval;

And whereas, in view of above, after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said existing Regulations for Development of Special Township Projects (STP) and Regulation mentioned at chapter no. XI/Regulation No. 41 of the sanctioned Development Control and Promotion Regulation of the Regional Plan should be replaced by the new set of Regulation appended here with in **Annexure-B** and for this purpose it is necessary to modify the said STP Regulations of Special Township Project (hereinafter referred to as the said proposed modification) under Section 20(2) of the said Act;

And whereas, the words **Special Township Project** are replaced by an **Integrated Township Project** by the amendment made in the said act vide Maharashtra Act 43 of 2014 with effect from 22/04/2015 and henceforth referred to as an **Integrated Township Project**.

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 suggestions and/or objections, in respect of the said proposed modifications as mentioned in the **Annexure-B** attached to this Notice, from the general public within one month from the date of publication of the notice in the Official Gazette. The suggestions and/or objections shall be addressed to the Joint Director of Town Planning of the respective Division who are hereby appointed to hear the suggestions and /or objections which may be received within the aforesaid prescribed period and submit their report to the Government. Only the suggestions and /or objections received within the aforesaid stipulated period shall be considered by the Government.

A copy of the proposed modifications as mentioned in the **Annexure-B** attached to this Notice for Development of **Integrated Township Projects** in areas under the sanctioned Regional Plan, shall be kept open for inspection by the general public in the following offices:-

1) Director of Town Planning, Maharashtra State, Pune,
2) Metropolitan Commissioner MMRDA Mumbai/PMRDA Pune,
3) Joint Director of Town Planning, Pune/Konkan/Nashik/Aurangabad/Amravati/ Nagpur,
4) Divisional Commissioner Pune/ Konkan/Nashik/Aurangabad/Amravati/Nagpur.

This notice shall also be made available on the Government web-site: www.maharashtra.gov.in (कायदे / नियम).

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

(Sanjay Saoji)
Under Secretary to Government

Annexure - A

Accompaniment to the Government in Urban Development Department Notice bearing No. TPS-1816/CR-368/15/20(3)/UD-13, dated 07/06/2016.

Sr.No.	Name of sanctioned Regional Plan	Name of the Officer Appointed
1	Pune Region	Joint Director of Town Planning, Pune Division, Pune, S.No.74/2, Sahakarnagar, Sarang Society, above Bank of Maharashtra, Pune-411 009.
2.	Kolhapur-Ichalkaranji Region	
3.	Sangli-Miraj Region	
4.	Solapur Region	
5.	Nagpur Region	Joint Director of Town Planning, Nagpur Division, Nagpur, Old Secretariat, Room No.108 /109, First Floor, Civil Lines, Nagpur-440 001.
6.	Chandrapur-Ballarpur Region	
7.	Nashik Region	Joint Director of Town Planning, Nashik Division, Nashik, New Central Administrative Building, First Floor, Divisional Commissionerate, Nashik Road-422 001.
8.	Ahmednagar Region	
9.	Jalgaon-Bhusaval Region	
10.	Aurangabad-Jalna Region	Joint Director of Town Planning, Aurangabad Division, Aurangabad, MHADA Building, Second Floor, Opp. Hotel Printravel, Station Road, Aurangabad-431 001.
11.	Aurangabad Region	
12.	Amravati Region	Joint Director of Town Planning, Amravati Division, Amravati, "Nilgiri", Dr.Agarwal Building, Vijay Colony, Congress nagar Road, Amravati-444 606.
13.	Akola-Vashim Region	
14.	Ratnagiri-Sindhudurg Region	Joint Director of Town Planning, Konkan Division, Navi Mumbai, Konkan Bhavan, Third Floor, CBD Belapur, Navi Mumbai-400 614.
15.	Raigad Region	
16.	Mumbai Metropolitian Region	

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)
Under Secretary to Government

Annexure - B (अनुसूची - ब)

Accompaniment to the Government in Urban Development Department Notice bearing No. TPS-1816/CR-368/15/20(3)/UD-13, dated 07/06/2016.

DRAFT REGULATION FOR DEVELOPMENT OF 'INTEGRATED TOWNSHIP PROJECT (ITP)

1. Applicability:-

These regulations shall be applicable to the areas under Regional Plans including areas under jurisdiction of SPAs and ADAs within Regional Plan sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").These regulations shall also be applicable to areas for which Regional Plan has not been prepared or sanctioned. These Regulations shall be applicable only after final sanction by Govt under section 20 (4) of the said act. Till then existing regulations shall remain in force.

Provided that, if the Development Control Regulations regarding development of Integrated Township Project for an area over which a Planning Authority has been appointed or constituted or deemed to have been appointed are yet to be sanctioned, then in considering application for permission, these regulations, shall be applicable, *mutatis mutandis,* till such Authority adopts the Regulations in this regard.

If the ITP falls within the jurisdiction of more than one authority, in such cases the maximum area covered under the one authority shall have control over the entire ITP and the Development Control Regulations of the such Authority shall be applicable.

2. Requirements of Site:-

The area proposed for Integrated Township shall fulfill the following requirements:-

i) Any suitable area having area of 40 hect. (100 Acres) or more at one place.
ii) The area shall be one, contiguous, unbroken and uninterrupted. Provided that, such area if divided by one or more water courses (such as nalas, canals, etc.), existing or proposed roads of any width or by railways etc., shall be treated as one, contiguous, unbroken and uninterrupted, subject to condition that the Project Proponent/s shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from concerned authorities.
iii) The area shall have an access by means of an existing, or proposed road having minimum width of 24 m. In case of proposed road, such area shall have an access by existing road having width 12 m**.** or more, for the purpose of declaration of such project to be **"Integrated Township Project" (ITP)**

iv) **Such area shall not include the area under:-**

a) Notified forest,
b) Water bodies like river, creek, canal, reservoir, etc. including land in HFL area,
c) Lands belonging to Tribal,
d) Notified National Parks,
e) Defense Estates,
f) Cantonment Boards,
g) Eco-sensitive Zone Notified under Environmental (Protection) Act, 1986,
h) Area of the Regional Plan having special regulation /character e.g. Sector „R" of Pune Regional Plan, G 2 zone in MMR region etc.

i) Quarry Zone, notified SEZ, designated port/harbour areas, wildlife Corridor and biospheres reserves, Gaothan/Congested Area
j) The historical and archeological places notified under the relevant act.
k) Heritage properties alongwith its precincts.
l) Any other area that may be declared by the Govt. of Maharashtra from time to time.

3. Ownership of Lands:-

The project proponent/s shall have the ownership of all the land parcels under project. (**Explanation –** for this clause, ownership includes rights accrued vide one or more registered Development Agreement/s or Power of Attorney (PoA) for such development and disposal, on behalf of land owner/owners).

4. Permission and Declaration of Project by State Government:-

4.1 The Project Proponent/s shall apply to the State Government for obtaining permission and declaration of such project to be a "Integrated Township Project". Such application shall be accompanied by the following attested documents in two sets:-

a) Details of ownership of land viz. extracts of V.F.No. 7/12 or Property Register Cards, in original having date not more than six months prior to the date of submission. In case of rights accrued through Development Agreement or PoA, attested copies of such documents.
b) Self-attested list of S.No./G.No./CTS showing name of owner as per record of rights, total area of such land parcel, area owned by the applicant in such land parcel, the name of person/ company owning the Development Rights, area proposed to be included in project from such land parcel.
c) Part plan of sanctioned Regional Plan, showing all the lands falling in the project.
d) No Objection Certificate from Water Resources Department in respect of lands falling in "Command Area" of any Irrigation Project.
e) Village maps showing the lands falling in the project.
f) Certificate from concerned Forest Officer not below the rank of Dy. Conservator of Forests, showing that the lands under project do not form part of and not included in reserved forest or protected forest or non-classified forest or not acquired under the provisions of the Maharashtra Private Forest (Acquisition) Act, 1975 and also, confirming that such lands do not form part of the Notified National Parks, prohibited area of Notified Wildlife Sanctuaries and Notified Bird Sanctuaries.
g) Certificate from the concerned revenue officer not below the rank of Tahsildar, showing the lands under project do not include lands belonging to tribal.
h) Certificate from the Director of Archaeological Department, Maharashtra State, showing that the lands under project do not include monuments notified by the Archaeological Department, Heritage buildings and Precincts. Such certificate should also mention the distance to be kept around such places, if any.
i) Receipt of processing fee (non-refundable) paid, at the concerned branch office of the Town Planning Department, at the rate of Rs.5000/- per ha. for the current year with the yearly rise of Rs.500/- per ha. starting from the month of January every year.

4.2 On receipt of an application under Clause 4.1 above, the Government may, after consulting the Director of Town Planning, Maharashtra State, by notification in the *Official Gazette*, grant the locational permission and declare such project to be a "Integrated Township Project", subject to such general and/or special conditions or, reject the application, under the provisions of Section 18(3) of the said Act, within a period of 90 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Government, whichever is later.

(Explanation - In circumstances described in proviso of Clause 4.2, such grant of permission and declaration of project shall be made under the provisions of Section 18(3) read with Section 44(2) of the said Act**)**

4.3 Every such permission and declaration shall remain in force for a period of two years, if not applied for Letter of Intent under Clause 5, from the date of issue of Locational Clearance Notification and thereafter it shall lapse.

Provided that, the Government may, on application made by Project Proponent/s before expiry of the above period extend such period by two years in aggregate. Provided also that, it is not mandatory on Project Proponent/s to submit all the papers afresh as prescribed under Clause 4.1.

4.4 Such lapse shall not bar any subsequent application for fresh proposal.

4.5 The Director of Town Planning, Maharashtra State, on the request of Project Proponent/s, by notification in the Official Gazette, may grant to add or delete any area, not exceeding 25% of the total area under Locational Clearance, subject to condition that the remainder area shall not be less than 40 Hect.

5. Letter of Intent (LOI) by the Collector:-

5.1 The Project Proponent/s shall apply to the Collector for obtaining the Letter of Intent for such project. Such application shall be accompanied by the documents as prescribed in Clause 4.1(a) & 4.1(b) and also the documents as may be directed by the Collector in respect of ownership only.

5.2 The Collector shall verify and satisfy himself that Ownership and Development Rights of all the lands under project are with the Project Proponent/s before issuing the Letter of Intent.

5.3 On receipt of an application under Clause 5.1 the Collector shall grant the Letter of Intent for the whole area or separately for any part thereof, which shall not be less than 40 Ha. at the first instance, subject to conditions, or reject the application, within a period of 45 days from the date of receipt of application or reply from the Project Proponent/s in respect of any requisition made by the Collector, whichever is later.

Provided that, in case of rejection, the Collector shall state the grounds for such refusal.

5.4 Every such Letter of Intent shall remain in force for a period of one year, if not applied for Development Permission under Clause 6, from the date of issue of Letter of Intent, unless renewed.

6. Master Layout Plan Approval by the Collector:-

6.1 The project proponent/s shall apply to the concerned Collector for obtaining the approval to the Master Layout Plan of the entire area as per Letter of Intent. Such application shall be accompanied by the documents in two sets as prescribed below:-

a) Attested copy of Gazette Notification issued by the Government under Clause 4.2.
b) Attested copy of Letter of Intent issued by Collector under Clause 5.
c) Attested copy of the Environment Clearance for the project from the Ministry of Environment & Forest or the authority empowered by the Ministry of Environment & Forest, if any.
d) Part plan of sanctioned Regional Plan, showing the lands under the Master Layout Plan.
e) Village Map showing the lands under the Master Layout Plan.
f) In case, project has no access from existing road having width 24 m**.** then documents showing the ownership of Project Proponent/s in lands proposed for 24 m. wide access road.

g) Bank Guarantee of requisite amount as prescribed in Clause 12.7.
h) Undertaking and Affidavit as may be prescribed by the Collector.
i) Copies of Master Layout Plan with or without Building Plans in three sets.
j) Contour map showing contour levels of lands under Master Layout Plan. Trueness of the contour shall be certified and attested by the surveying agency and the Project Proponent/s under their signature and seal.
k) Coloured satellite image showing lands under Master Layout Plan.
l) Phased Programme for development of infrastructure with amenities under project.

6.2 If the application is not accompanied by the documents mentioned in Clause 6.1, the Collector shall return the same to the Project Proponent/s immediately within 10 working days at his level only.

6.3 On receipt of application, complete in all respects, as prescribed under Clause 6.1, the Collector shall forward the same to the concerned Divisional Joint Director of Town Planning for technical consultation within 10 working days.

6.4 The office of the Divisional Joint Director of Town Planning shall send its remarks to Collector within two months from the receipt of proposal from the Collector or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later. In case, it is recommended for sanction then, such letter alongwith complete set of drawings shall be endorsed to the concerned branch office of Town Planning Department, for the inspection purpose at the time of Occupancy Certificate.

6.5 Approval to the Master Plan:- The Collector shall grant development permission for master layout or reject the application, under Section 18 of the said Act, within one month from the receipt of reply from the Divisional Joint Director of Town Planning.

6.6 Approval to the building plan:- Detail building permission under the master layout plan sanctioned as per clause 6.5 shall be granted by the Assistant Director of Town Planning of concerned district.

6.6.1 - The Project Proponent/s shall apply to the concerned Authority, for grant of building permission, alongwith all relevant documents.

6.6.2 – It shall be permissible for the Project Proponent/s, before grant of building permission, to start the construction of plinth for buildings under application subject to obtaining the certification from the architect stating that the construction commenced is strictly as per the submitted building drawings and also as per the prevailing Development Control Regulations.

6.6.3 - The Project Proponent/s shall apply for certificate of plinth checking to the concerned branch office of the Town Planning. The office of the Town Planning may grant the plinth checking certificate within a period of one month from the receipt of such application, after due verification and site inspection. If it is found that the construction of plinth is not as per the building permission sanctioned, the said office shall reject such plinth checking certificate. In such circumstances, the Project Proponent/s shall demolish the said plinth and also the action against the Project Proponent/s and the concerned architect shall be initiated.

7. <u>Planning Considerations</u>:-

7.1 Permissibility in respect of Zoning:-

7.1.1 Notwithstanding anything contained in any regulation for the time being in force, the project to be notified under this regulation may be permissible in any land-use zone/s of sanctioned Regional Plan, excepting areas mentioned in Clause 2(iv).

7.1.2 For the areas falling in zones, other than residential, commercial and U1 & U2 zone as per the sanctioned Regional Plan, the Project Proponent/s shall have to pay a premium for permitting project in such zones at the rates prescribed below:-

Sr.No.	Type of Zone	Premium Charges
a	Afforestation Zone, Hill Top & Hill Slope Zone as shown on Regional Plan (Maximum 40% of the total area under ITP shall be permitted)	20 %
b	Public / Semi-public Zone, Industrial Zone	10 %
c	Agriculture/ No Development Zone/G1 zone and other zones excepting at Sr. No. a & b above and also the lands falling in the areas for which Regional Plan has not been sanctioned or prepared.	15 %

(**Explanation**: Premium charges shall be calculated on the value of lands under such zones, determined by considering the land rates of the said land as prescribed in Annual Statement of Rates (ASR). These charges shall be paid at the time of sanctioning of Master Layout Plan by considering the ASR for the relevant year without applying the guidelines for larger area therein).

7.1.3 No construction shall be permitted on the lands, Hill Top & Hill Slope Zone and, also on the lands having slope equal to or more than 1:5 in the said Project, whether specifically marked as such on the Regional Plan or not. No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands.

Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, other users as otherwise permissible in respective Regional Plans and the FSI of such lands shall be permissible to the extent as prescribed in Clause 7.2.

7.2 Permissible Floor Space Index (FSI):-

7.2.1 Notwithstanding anything contained in any regulation for the time being in force, the basic permissible FSI for such project shall be 1.0, to be calculated on Gross Plot Area under Master Layout Plan without deducting any areas under the slopes, etc.

7.2.2 Further, additional built up area as mentioned below shall be permissible on payment of premium at the rate of 20 % of the land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines for larger area therein.

Area under Township	Additional built-up area on payment of premium
40 hect to 200 Hector.	Upto 70 % of basic permissible FSI
201 Hector and up to 500 Hector	Upto 80 % of basic permissible FSI
More than 501 Hector	Upto 100 % of basic permissible FSI

7.2.3 Over and above the FSI as prescribed above, an additional built-up area in lieu of construction of tenements for social housing shall be permissible as prescribed in Clause 9, without charging premium.

7.2.4 It shall be permissible to utilise the maximum permissible built-up area as prescribed above, anywhere in the area under sanctioned Master Layout Plan.

7.3 Mandatory Town-Level Amenities - Area and FSI Allocations:-

Master Layout Plan shall provide for town-level area and FSI allocation, to be kept at one or more places, as follows:-

a) Spaces for Recreation:-

Sr.No.	Particulars	Minimum Area Required	Permissible Built-up Area
i	Garden/s and Park/s	5% of Master Layout Area. (out of this 50% area may be allowed on Hill Top Hill Slop Zone)	----
ii	Play Ground/s	7.5% of Master Layout Area	Maximum 10% of area under Play Ground which may accommodate indoor games, stadiums and allied users only.

(Note – These spaces shall be exclusive of open spaces to be required at sector-level layouts)

b) Spaces for combined School/s (Primary School/s + High School/s) -

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	5,000 sq.m.	5,000 sq.m.
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

(Note-
a) The requirements prescribed above are by considering-
i) School to be run in double shift,

ii) FSI proposed for project is only 1.0. If the FSI proposed is more than 1.0, then the plot area and built-up area requirements shall be increased proportionately.

b) Requirement of plot area and built up area shall be exclusive of Play Ground spaces. Hence it is mandatory to show separate Play Ground adjoining to school building at the rate of 7 sq. m. / student. If the school is proposed nearby City-Level Play Ground, then such Play Ground may be utilised for school and in such case, it would not be necessary to propose independent Play Ground for school.)

c) Community Health Care Facilities:-

Primary and Secondary Health Care Facilities like Dispensary, Maternity Home, Hospital etc.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	1,000 sq. m.	1500 sq. m.
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

(**Note**- The requirements prescribed above are by considering FSI proposed for project is only 1.0. If the FSI proposed is more than 1.0, then the plot area and built-up area requirements shall be increased proportionately)

d) Community Market:-

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	**Mutton Market**		
	for Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	
ii	Fish Market & Vegetable Market		
	for Master Layout area up to & inclusive of 200 Ha.	1000 sq. m.	As per requirement
	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note- (i) The requirements prescribed above are by considering FSI proposed for project is only 1.0. If the FSI proposed is more than 1.0, then both the area requirements shall be increased proportionately.

(ii) Users mentioned in (i) & (ii) above may be clubbed together for convenience purpose, without altering the requirements in plot area and built-up area.

e) Public Assembly Facilities:-

Town Hall and/or Auditorium including Library

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area up to & inclusive of 200 Ha.	15000 sq. mt.	15000 sq. mt.
ii	for Master Layout area more than 200 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

(Note: The requirements prescribed above are by considering FSI proposed for the project is only 1.0. If the FSI proposed is more than 1.0, then only built-up area requirement shall be increased proportionately.)

f) Economic Activities:-

Economic activities including users such as Market, Multiplex, Mall, Information Technology & Information Technology enabled Services (IT & ITeS), Essential Shopping, Recreational Centers, Trade & Commerce, Higher Education, Specialty Hospitals, Non-polluting Industries, Service Industries, Entertainment, Tourism, Socio-economic activities, such as workshop, hostel for Autistic persons and Mentally Retarded persons except independent residential tenements, etc. as per requirements.

Sr. No.	Particulars	Minimum Area Required	Minimum Built-up Area required
i	for Master Layout area of 40 Ha.	40,000 sq.m.	80,000 sq.m
ii	for Master Layout area more than 40 Ha.	To be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.	

Note-
i) Users as mentioned in c, d, e & f may be clubbed together, in Economic Activities Component, subject to condition that, total built-up area should not be less than the summation of minimum required for all such users, irrespective of their individual plot area requirements.

ii) The required parking spaces for all such amenities as per norms shall be provided in same plot.

iii) The requirements prescribed above are by considering FSI proposed for the project is only 1.0. If the FSI proposed is more than 1.0, then the built up area requirement shall be increased proportionately and it may be located at various locations as per the necessity.

g) Public Utilities:-
For Master Layout area up to & inclusive of 200 Ha.

Sr. No.	Particulars	Minimum Area Required	Permissible Built-up Area
i	Fire Brigade Station-	3000 sq.m. or as prescribed by the Director of Fire Services, Maharashtra State	As per recommendations of the Director of Fire Services, Maharashtra State.
ii	Sewage Waste Management Project (SWMP)	4000 sq.m.	As per requirements
iii	Cremation Ground	2000 sq.m.	As per requirements
iv	Burial Ground	2000 sq.m.	As per requirements
v	Bus Station / Transport Hub	3000 sq.m.	
vi	Police Station	1000 sq.m.	
vii	Electric Sub-station	As per requirement	
viii	Other Public Utilities	As per requirement	
ix	Public Parking Facilities	As per prevailling DCR	
x	Solid waste management	As per requirement	

Note:
i) Above provision is for Master Layout area up to & inclusive of 200 Ha. It shall be increased proportionately with increase in Master Layout area and be proposed at one or more locations, as per requirements.

ii) The requirements prescribed above are by considering FSI proposed for the project is only 1.0. If the FSI proposed is more than 1.0, then the only built up area requirement shall be increased proportionately.

h) Transport & Communication:-

i) The entire area of the project shall be well-knitted with proper road pattern, taking into consideration the linkages with existing roads within the project and outside area as well. All such roads shall be developed by the Project Proponent/s as per standard prescribed by the Indian Road Congress.

ii) The width of the -

i) Classified Road should not be less than as may be prescribed by concerned public authority;
ii) Main / Arterial / Ring Road should be minimum 18 mt. to 24 mt.;
iii) Other Sub-Arterial roads, Collector streets, local streets, etc., shall be proposed as per the requirements to cater to the need of occupancies on such roads including for pedestrians.
iv) Network of cycle track in Township area of minimum width of 3 meter shall be provided without clashing the vehicular traffic.

iii) It may be permissible for Project Proponent/s, to realign the Regional Plan Roads, and earlier existing roads passing through the project area, without changing the entry and exit points of such roads.

iv) All the Regional Plan Roads and all the Main / Arterial / Ring Roads, shall always be open for general public, irrespective of the fact that, they resides in the project or not.

i) Residential Activities:-

Sr. No.	Particulars	Area	Built-up Area
i	Residential Activities (including lands required for social housing, infrastructure such as water storage, drainage and garbage disposal, etc.)	The land excluding the land required for above purposes.	Remaining built-up area subject to minimum 60% of the total proposed built-up area.

8. <u>Development Control Regulations</u>:-

For those aspects which are not covered under this regulation, the prevailing provisions as prescribed in the Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra, shall apply *mutatis-mutandis.* The provisions of MoEF CRZ notifications amended from time to time shall also be applicable.

9. <u>Social Housing</u>:-

9.1 The Master Layout Plan shall provide sufficient space for construction of small tenements for persons from EWS and LIG categories (hereinafter referred to as the "Social Housing"), as a social responsibility.

9.2 Social Housing tenements shall be constructed with maximum built-up area of 30 sq. m. and 50 sq. m. per tenement for EWS and LIG category respectively.

9.3 The minimum Social Housing component shall be constructed at 20% of the Residential FSI as prescribed in Clause 7.3(i) (hereinafter referred to as the "Social Housing component")

9.4 Social Housing tenements shall be constructed as per the general and special specifications prescribed by concerned unit of MHADA for their projects.

9.5 The Project Proponent/s, after completion of plinth of Social Housing component as mentioned above shall immediately intimate to MHADA regarding the numbers of Social Housing Component to be disposed by them to the allottee. Upon such intimation, MHADA within a period of six months from the date of receipt of such intimation shall duly after following procedure of lottery system prepare the list of the allottee and forward it to the Project Proponent/s. The project proponent shall dispose of such EWS housing tenements to the allottees at the rate fixed by the MHADA from time to time.

9.6 Every Occupation Certificate for the regular tenements shall be granted only alongwith the Occupation Certificate in proportionate with Social Housing component.

9.7 Amalgamation of such Social Housing tenements shall not be permitted in any case.

9.8 The purchaser of tenement under social housing shall deposit an amount equivalent to 10% of the construction cost of tenement, as prescribed in Annual Statement of Rates prevailing at the time of occupation, with the Project Proponent/s as one-time maintenance deposit for onsite infrastructure maintains.

9.9 The Project Proponent/s shall maintain the premises and common spaces in and outside the building/s of social housing including concerned all basic infrastructure and amenities, in good condition in the same manner with the maintenance of remaining area of the project.

9.10 The purchaser of tenement under social housing shall have to pay all the government taxes, duties like stamp duty, VAT, service tax, etc. at actual, to the Project Proponent/s, as per the requirement, from time to time.

10 <u>Liability of Project Proponent/s</u>:-

10.1 The entire project shall be an integrated one with all facilities within the boundaries of such project. All the on-site infrastructure i.e. internal roads, approach road, street lights, water supply and drainage system shall be mandatory and constructed / maintained in future by the Project Proponent/s. Proposed internal roads and Open Spaces in the layouts shall be used only for ITP.

10.2 The Regional Plan Roads & Reservations which are included in ITP shall be develop by project proponent and after development made available to the general public. Such reservations may be allowed to shift within 300 mts in consultation with Director of Town Planning M. S. Pune.

10.3 It shall be the responsibility of the Project Proponent/s to maintain all the infrastructure in good condition at his own cost and management, during and after completion of the project.

Provided that, the Project Proponent/s may handover the infrastructure, for maintenance purpose, only after the completion of the project, to the Urban Local Body, when constituted in the area comprised by the project.

10.4 Project Proponent/s shall mandatorily provide facilities for making the project SMART -

i) the people residing in the project area, an efficient and timely public transportation system up to the nearest public transportation station/hub/depot/stand shall develop or tie with Government / Semi Government or private transport agency for such efficient public transportation. The number of buses and trips will be decided by MSRTC / Local Transport Authority.

ii) Continuous unobstructed footpath of minimum 2 m. width on either sides of all street / roads width ROW 12 m. or more.

iii) Dedicated and physically segregated bicycle track with a width of 3 mt. or more, one in each direction should be provided for street having width more than 12 m. The Project Proponent/s may also be allowed to develop bicycle track in suitable place in Township area.

iv) Pedestrian friendly pathways, encouragement to non-motorized transport, intelligent traffic management, non vehicle street / zones, smart parking, energy efficient street lighting visible improvement in the area i.e. replacing overhead electric wiring with underground wiring, encroachment free public areas,

v) Generation of power through non-conventional energy sources like solar, wind shall be mandatorily provided with atleast 10% coming from solar;

vi) energy management by adopting advanced technology like installing Solar Water Heating System, Solar Lamps/Lights in common areas, LED Lamps, auto-operated street lights, solar pumps, etc. all external lighting shall be of LED, Solar Water Heating System, Solar Lamp shall be compulsorily provided;

vii) Effective water management by adopting water harvesting techniques like rain water harvesting, recycling of used water, etc. also by providing metered water supply to the users under project. The recycled water shall be used for flush system, gardening, carwash and industrial use;

viii) Effective safety & security measures like CCTV surveillance at strategic locations, centralized control room, etc.;

ix) Smart and fast internet/broad band connectivity to all residence, e-governance online system for grievance redressed;

x) Citizens participations in decision making about public community issue.

xi) Real time environmental monitoring i.e. air pollution, noise pollution etc. shall be observed

xii) e-DCr for building plans with BIM,3-D maps on GIS of the utility services network and properties in the city, central command, control and emergency response center for all infrastructure facilities.

xiii) It shall be obligatory on the part of Project Proponent/s to provide and be provided for, the infrastructure and green building norms that are necessary as per the guidelines as may be laid down by the Government, under the policy of development of „Smart City" from time to time

10.5 Project Proponent/s shall also mandatorily provide for:-

a) Water Supply - Safe and potable drinking water at the rate of 140 liters per capita per day, exclusive of requirement of water for firefighting and gardening purposes. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The Project Proponent/s would be required to develop proper internal distribution with double pipe plumbing and maintenance system along with smart metering and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling within the project.

Provided that, the Project Proponent/s should not use groundwater as a source of water, to meet the above requirement.

b) Drainage and Garbage Disposal:- The Project Proponent/s shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste generated in the project at source , as per the norms of the Maharashtra Pollution Control Board.

The Project Proponent/s should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Waste Water, etc. and also set-up, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste so that it should be zero liquid discharge to city from the area.

c) Power:- The Project Proponent/s shall ensure continuous and quality power supply for the project area. The Project Proponent/s may draw the power from any existing supply system or may go in for arrangement of captive power generation with the approval from the concerned authority. If power is drawn from any existing supply system, the Project Proponent/s shall, before commencement of development, procure a firm commitment of power for the entire Township from the power supply company.

11 <u>Occupancy Certificate and sale permission</u>:-

11.1 Application for obtaining the Occupancy Certificate for project, in full or part shall be submitted by Project Proponent/s to the Collector. Such application shall be accompanied by -

a) All the relevant documents alongwith coloured satellite image showing the area under Master Layout Plan;

b) Documents showing compliance of the conditions prescribed while according sanctions from time to time;

c) Appropriate declaration/s and undertaking/s made by the Project Proponent/s and his technical personnel"s;

d) Any other requirement as may be prescribed by the Collector.

11.2 On receipt of application as prescribed under Clause 11.1, the Collector shall forward the same to the concerned branch office of Town Planning Department for technical consultation, within 10 working days.

11.3 The concerned branch officer of the Town Planning Department shall send his remarks to the Collector within one month from the receipt of proposal from the Collector or receipt of reply from the Project Proponent/s in respect of any requisition made by him, whichever is later.

11.4 The Collector shall grant Occupancy Certificate or reject the application within one month from the receipt of reply from the concerned branch office of Town Planning Department.

11.5 The Collector, before issuing the Occupancy Certificate for the project as a whole, shall verify and satisfy himself about the completion of erection / development / construction of all the basic required infrastructure in Master Layout plan. In case, an application for part occupancy, such completion shall be as prescribed in phase programme.

11.6 Sale permission:- It would be obligatory on the part of the developer to provide for basic infrastructure and as such no permission for sale of plot / flat shall be allowed unless the basic infrastructure is completed by the project proponent to the satisfaction of the Collector. In case the development is proposed in phases and sale permission is expected after completion of phase wise basic infrastructure, such permission may be granted by the Collector. Before granting such permission, the project proponent shall submit undertaking about the basic infrastructure to be provided and completed phase wise.

12. <u>General Stipulations</u>:-

12.1 Development of basic infrastructure and amenities shall be completed by the Project Proponent/s to the satisfaction of the Collector either for whole or as per phases, of the project.

12.2 It shall not be mandatory for the Project Proponent/s to provide Amenity Space as otherwise required as per regulation of Regional Plan, if any.

12.3 The Project Proponent/s shall plant indigenous trees at the rate of at least 300 trees per ha. And maintain it properly. The certificate to that effect issued by the Deputy Conservator of Forest or an Officer nominated by him for this purpose shall be produced by Project Proponent/s at the time of application for Final Occupation Certificate under Clause 11.

12.4 In circumstances described in Clause-1, all the powers and functions, that are supposed to be exercised by the Collector under this regulation shall be exercised by the Chief Officer / Chief Executive Officer of the concerned Planning Authority wherever applicable, excepting the powers to grant Letter of Intent under Clause-5 of this regulation.

Provided that, before grant or refusal to the Master Layout Plan, the Chief Officer / Chief Executive Officer of the Authority shall, consult the, concerned Divisional Joint Director of Town Planning as prescribed in Clause-6.3 and 6.4, if the Planning Officer posted in such Authority is below the rank of Joint Director of Town Planning, and to the concerned branch office of Town Planning as prescribed in Clause-6.6 and 11, if the Planning Officer posted in such Authority is below the rank of Assistant Director of Town Planning.

12.5 All the amounts of scrutiny fees, charges, premium etc. payable to the Government shall be deposited with the concerned Branch office of the Town Planning. In circumstances described in proviso of Clause 1, 50% of such amount shall be deposited with the concerned Branch office of the Town Planning, and 50% to the concerned Planning Authority.

12.6 The Project Proponent/s shall submit a bank guarantee of an amount equal to the 15% of estimated development cost required for development of the basic infrastructure such as roads, water supply, drainage & garbage disposal, installations for power supply, fire brigade station & fire engines. Such development cost be worked out as per respective phases taking into consideration the phased programme for development of infrastructure with amenities under project as submitted and as required under clause 6.1.

12.7 The Project Proponent/s shall construct and maintain the Fire Station at their cost .The project proponent post a well-trained staff at fire station as per the recommendations of the Director of Fire Services, Maharashtra State. The amount of all expenditure on such staff shall be the responsibility of the Project Proponent/s. After completion and as per requirement such fire brigade/station shall be handed over to the nearest respective authority as terms and condition decided by the respective authority.

12.8 Developer shall complete the Special Township Project within 10 years from the approval to the master plan. Developer shall develop and maintain the infrastructure up to the completion of the STP project. Within such period property tax shall be levied by the respective Grampanchayat **at 50 % of normal rate** as prescribed under the Grampanchayat Act. Respective Grampanchaytat shall provide mandatory provisions like Birth and Death Registration Certificate etc. for the same period in such STP. Provided that the utilities like fire brigade, police station/chauki etc. shall be handed over to the nearest respective authority as terms and condition decided by the respective authority.

12.9 A local Authority shall be formed under section 3 read with section 341 of the Maharashtra Municipal Council, Nagar Panchayat and Industrial Town ship Act 1965 according to population of such town ship. The newly formed respective authority shall take over the operational maintenance of infrastructure in the Special Township Project area with the previous approval of Government.

12.10 Licensing to the Project Proponent/s - The respective Authority shall provide licenses to the Project Proponent/s for telephone Connection, Power and other utilities in the Town ship area. After granting the license from the respective Authority, the project proponent/s shall provide utilities in the Town ship area as per the conditions laid down by the respective authority.

13. **<u>Special Concessions</u>**:-

It may be permissible to grant special concessions for the area under the project.

13.1 Deemed conversion for Non-Agricultural (N.A.) Use:- The lands under approved Master Layout Plan shall be considered as deemed N.A. No separate permission shall be required under the provisions of Maharashtra Land Revenue Code, 1966.

13.2 Grant of Government land:- The Government land/s, if surrounded by the lands owned by the Project Proponent/s, may preferably be granted to the Project Proponent/s, as per the rules and regulations to that effect, by the Revenue and Forest Department of the State Government. Maximum 10% of the total area under township shall be allowed to be included in such township.

13.3 Concession in Stamp Duty:- For the first transaction, from Project Proponent/s to Purchaser, of any unit under any user, from approved Master Layout Plan or subsequent building plan under this Regulation, a concession to the extent of 50% of stamp duty as otherwise required under the Mumbai Stamp Act, shall be granted.

13.4 Exemption in payment of Development Charges:- The amount of Development Charges under sub-section (3) of Section 124F of the said Act shall be exempted to the extent of 50% for, institution of use or, change of use of any land or building or, development of any land or building, proposed for project undertaken by a Project Proponent/s under this Regulation.

13.5 Relaxation from Mumbai Tenancy and Agriculture Land Act:-

The condition that, only the agriculturist will be eligible to buy the agriculture land, shall not be applicable to the Project Proponent/s for purchasing agriculture land for Integrated Township under this Regulation.

13.6 Exemption from Ceiling for holding agriculture land:-

The limit for holding agriculture land, stipulated in the Maharashtra Agricultural Lands (Ceiling and Holdings) Act, 1961 shall not be applicable to the Project Proponent/s for development of Integrated Township Project under this Regulation.

14. <u>Transition Policy</u>:-

14.1 It shall be permissible for the Project Proponent/s, to whom Special Township Project has already been notified, to -

a) continue such Integrated Township Project under the erstwhile regulations and for that limited purpose erstwhile regulations for Integrated Township Project shall remain in force; or

b) Apply for grant of Letter of Intent or Master Layout Plan as the case may be, under this regulation subject to payment of premium as prescribed in Clause 7.1 and 7.2, wherever applicable.

14.2 If in case as described in Clause 14.1(b), the construction of the project is on-going and the Occupation Certificate, either in fully or partly has granted or not been granted, it shall be permissible for the Project Proponent/s to choose an option to prefer this regulation subject to payment of premium as prescribed in Clause 7.1 and 7.2.

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)
Under Secretary to Government