NOTIFICATION

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Date: 09/11/2016

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.**

And whereas, pursuant to the above, a notice, bearing No.TPS-1816/CR-368/15/20(3)/UD-13, dated 07/06/2016., regarding the proposed modification under sub section (3) of the Section 20 of the said Act, was published which appeared in the Maharashtra Government Official Gazette, Supplement dated 13/06/2016 on page no 1 to 18 for inviting Suggestions and / or Objections from the general public and the concerned Divisional Joint Director of Town Planning was authorised as the 'Officer' (hereinafter referred to as the "said Officer") by the Government to hear Suggestions and / or Objections and submit his report to the Government;

And whereas, after considering the report submitted by the said Officer and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, it is necessary to sanctioned the proposed modification in respect of special regulation of Integrated Township Project appended here with in Annexure-B

Now, therefore, in exercise of the powers conferred by sub-section (4) of section 20 of the said Act, the Government of Maharashtra hereby accord sanctions to the proposed modification with certain changes and replace all 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 by the new set of Special Regulation for Development of Integrated Township Project appended here with in Annexure-B

This Notification shall be made available for inspection to the general public during office hours on all working days at the following offices:-

1) Office of the Director of Town Planning, Central Building, Pune-411001.
2) Office of the Joint Director of Town Planning, Nashik / Nagpur / Aurangabad / Amravati/Division.
3) The Collector of the concerned district.

This Notification shall also be published on the Government website www.maharashtra.gov.in (कायदे व नियम)

By order and in the name of Governor of Maharashtra,

Sanjay Balkrishna Saoji

Digitally signed by Sanjay Balkrishna Saoji
Date: 2016.11.09 16:04:14 +05:30

(Sanjay Saoji)
Under Secretary to Government

Annexure - A

Accompaniment to the Government in Urban Development Department Notification bearing No. TPS-1816/CR-368/15/20(4)/UD-13, dated 09/11/2016.

Sr.No.	Name of sanctioned Regional Plan
1.	Kolhapur-Ichalkaranji Region
2.	Solapur Region
3.	Nagpur Region
4.	Chandrapur-Ballarpur Region
5.	Nashik Region
6.	Ahmednagar Region
7.	Aurangabad-Jalna Region
8.	Aurangabad Region
9.	Amravati Region
10.	Akola-Vashim Region

By order and in the name of Governor of Maharashtra,

Sanjay Balkrishna Saoji

Digitally signed by Sanjay Balkrishna Saoji
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(Sanjay Saoji)
Under Secretary to Government

Annexure - B

SPECIAL 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 be applicable only after final sanction by Government 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 /Special Planning Authority/Area Development Authority has been appointed or constituted or deemed to have been appointed are yet to be sanctioned, then in considering the 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, Government will issue directives at the time of Locational Clearance regarding implementation of these regulations.

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. The Township Area may include Land, within the flood line, Hill Top & Hill Slope Zone as shown on Regional Plan subject to condition as mentioned in clause 7.1.3. However total of these areas shall be restricted to Maximum 40% of the total area under ITP.

iii) The area shall have an access by means of an existing, or proposed road having minimum right of way of 18 m. In case of proposed road, such area shall have an access by existing road having width 12 m. or more only for the purpose of locational clearance 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. Mangroves, Tidal Zone, Mud Flats
c) Lands belonging to Tribal
d) Notified National Parks
e) Defense Estates
f) Cantonment Boards
g) Eco-sensitive Zone/Area Notified under Environmental (Protection) Act, 1986
h) Area of the Regional Plan having special regulation /character
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) 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 registered 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 Maharashtra Regional and Town Planning Act, 1966)

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 Director of Town Planning, Maharashtra State, Pune 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, however the affidavit regarding the ownership of land about any dispute shall be mandatory.

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 remaining area shall not be less than 40 Hect.The permissible FSI and other parameters shall increase or decrease accordingly.

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 as may be deem fit, 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 two year, if not applied for Development Permission under Clause 6, from the date of issue of Letter of Intent, unless renewed. Provided that, the Collector 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 letter of intent granted by collector under earlier regulations may also be extended subject to other conditions of these regulations.

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 right of way of 18 m. then documents showing the ownership of Project Proponent/s in lands proposed for 18 m. wide access road.
g) Bank Guarantee of requisite amount as prescribed in Clause **12.6**
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 with sign of owner/developer and architect.
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 approval to the 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:- Detailed building permission under the master layout plan sanctioned as per clause 6.5 shall be granted by the Assistant Director of Town Planning/Town Planner of concerned Branch within 30 days from the receipt of the proposal from the project proponent as mentioned in 6.6.1.

6.6.1 - The Project Proponent/s shall apply to the concerned **head of the Branch office of the Town Planning Department,** for grant of building permission, alongwith all relevant documents.

6.6.3 - The Project Proponent/s shall ~~apply~~ **submit the** ~~for~~ **certificate of Architect regarding completion of plinth stating that the construction of plinth is as per the approved building Plans** to the concerned branch office of the Town Planning **along with approved Plan**. The Branch Office of the Town Planning verify the same.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 by the Collector/Appropriate Authority. If it is found that the construction of plinth is as per the building permission sanctioned, then grant the plinth checking certificate is not necessary.

7. Planning Considerations:-

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 subject to clause 2 (ii)	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	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) without applying the guidelines. Out of total premium 25% paid at the time of Locational Clearance, 25% paid at the time of letter of Intent and remaining 50 % at the time of sanctioning of Master Layout Plan.)

7.1.3 No construction shall be permitted on the lands within the HFL.Also on land in Hill Top & Hill Slope Zone and 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 weighted average land rate of the said land as prescribed in Annual Statement of Rates for the relevant year, without applying the guidelines therein. Such premium shall be paid at the time of Building permission.

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

7.2.3 Over and above the FSI as prescribed above, an additional **FSI** 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	Conditions
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)	Out of this at least 1000 sq mt area shall be kept open for Town Plaza/Town Square. Such area shall be kept open and may be allowed to be proposed at suitable places. Major public amenities/activities shall be cluster around this area.
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 School to be run in double shift,

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.

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.	

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- 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 50 Ha.	5000 Sq.mt	5000 Sq.mt
ii	for Master Layout area more than 50 hect & inclusive of 100 Ha.	10000 Sq.mt	10000 Sq.mt
iii	for Master Layout area more than 100 hac. and up to 200 Ha.	15000 sq. mt.	15000 sq. mt.
iv	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.	

f) Economic Activities:-

Economic activities including users such as Market, Multiplex, Mall, Information Technology & Information Technology enabled Services (IT & ITeS) including SEZs, Essential Shopping, Recreational Centers, Trade & Commerce, Education, 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.	40000 sq mt	80000 sq mt
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.

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/ Chief fire Officer of the concern Authority.	As per recommendations of the Director of Fire Services, Maharashtra State/Chief fire Officer of the concern Authority.
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 prevailing DCR	
x	Solid waste management	As per requirement	

Note: If the facility of Cremation Ground/ Burial Ground is available in the village where the Township is located in such case these requirements need not be insisted subject to NOCs of respective Gram Panchayat .

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 right of way of 18 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 entire 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.

General Note for Amenities (a) to (h):

i) The requirements prescribed above for items (a) to (f) are by considering FSI proposed for the project is only 1.0. If the FSI proposed is increased or decreased then the only built up area requirement shall be increased or decreased proportionately.

ii) The requirements prescribed above for items (g) are for Master Layout area up to & inclusive of 200 Ha. It shall be increased or decreased proportionately and may be proposed at one or more locations, as per requirements.

7.4 ~~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 purposes as shown 7.3 (a) to (h).	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 Component"), as a social responsibility with FSI as mention in 9.3. Out of this 25 % FSI shall be utilised exclusively for Construction of EWS tenements and 5 % for Rental Housing tenements which will be disposed on Rent only.

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 15% of the Residential **basic** FSI as prescribed in Clause **7.4** (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 getting commencement certificate 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.

Provided that if the MHADA is unable to provide the list of the allottee as mentioned above then the project proponent shall dispose of such social housing tenements in the market 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 maintenance.

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 Liability of Project Proponent/s:-

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 Developed by project proponent and after development made available to the general public. Such reservations may be allowed to shift within 500 mtrs (within Township Area Only) 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 ,should be provided for entire 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 and other shall be mandatorily provided with atleast 10% of total requirement;

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, metered water supply to the users under project, double plumbing pipeline .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 issues.

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. Project Proponent/s shall also provide urban design concept plans along with Master Plan.

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 **90 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 shall provide zero discharged in ITP for solid as well as liquid based.

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 Occupancy Certificate and sale permission:-

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.

12. General Stipulations:-

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 150 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 above, 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/chief fire officer of the concerned Authority. The amount of all expenditure on such staff shall be the responsibility of the Project Proponent/s. After completion of fire station and as per requirement such fire brigade/station shall be handed over to the nearest respective authority on the terms and condition decided by the respective authority.

12.8 Developer shall complete the Integrated Township Project within 10 years from the approval to the master plan. However this period of completion may be extended by the Government subject to terms and conditions as may be decided by the Government considering the development of Township. Developer shall develop and maintain the infrastructure up to the completion of the **ITP** 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 ITP. Provided that the utilities like fire brigade, police station/chauki etc. shall be handed over to the nearest respective authority on the terms and condition as may be 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 operation maintenance of infrastructure in the Integrated Township Project area with the previous approval of Government. However, if the area under ITPs merged in any Local Authority then operation and maintenance of infrastructure in such Integrated Township Project area shall be made by the respective Local Authority.

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.

12.11 It shall be mandatory for the Project Proponent/s to provide atleast 9 mt. vide road to the land not owned by the project proponent which is surrounded by the Township Area

13. Special Concessions:-

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. Transition Policy:-

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, it shall be permissible for the Project Proponent/s to opt for, this regulation subject to payment of premium as prescribed in Clause 7.1 and 7.2. Premium applicable as mention in clause 7.2 Social Housing Component as mention in clause 9 and economic activity as mentioned in 7.3 (f) shall be calculated on the difference of FSI permissible under clause 7.2 and FSI already sanctioned under erstwhile regulations.

15. Appeal: - Anyone aggrieved by an order passed under prevailing byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be cleared within 60 days.

16. Control by the State Government - Director of Town Planning M.S Pune shall be authorised on behalf of Government to monitor the Township Project and submit his report once in six months to Government.

By order and in the name of Governor of Maharashtra,

Sanjay Balkrishna Saoji

Digitally signed by Sanjay Balkrishna Saoji
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Date: 2016.11.09 16:56:58 +05'30'

(Sanjay Saoji)
Under Secretary to Government