

विकास योजना - महाबळेश्वर जि. सातारा

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये मंजूरीच्या अधिसूचनेस **पूरक पत्र (Addendum)**.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-४०००३२
पूरकपत्र

क्र.टिपीएस-१८१५/प्र.क्र.२४९/१५/वियो हेरिटेज/नवि-१३
दिनांक : २९/१०/२०१५

सोबतचे शासकिय पूरक पत्र महाराष्ट्र शासन राजपत्रामध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)
अवर सचिव, महाराष्ट्र शासन

प्रत,

- १) मा.मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव, मंत्रालय, मुंबई.
- ३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

- १) सह सचिव तथा संचालक (नगर रचना), नगर विकास विभाग, मंत्रालय, मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.,
त्यांना विनंती करण्यात येते की, सदर शासन पूरक पत्र संचालनालयाच्या संकेतस्थळावर प्रसिध्द करण्यात करण्यात यावे.
- ३) विभागीय आयुक्त, पुणे विभाग, पुणे.
- ४) सह संचालक, नगर रचना, पुणे विभाग, पुणे.
- ५) जिल्हाधिकारी, सातारा.
- ६) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, सातारा.
- ७) Deputy Director, Ministry of MoEF, Eco Sensitive Area, Government of India.
- ८) सहायक संचालक, नगर रचना, सातारा.
- ९) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे ४११००६.

त्यांना विनंती करण्यात येते की, सोबतचे शासकीय पूरक पत्र महाराष्ट्र शासनाच्या राजपत्रामध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, सहसंचालक, नगर रचना, पुणे विभाग, पुणे, मुख्य कार्यकारी अधिकारी

जिल्हा परिषद, सातारा, सहायक संचालक, नगर रचना, सातारा व जिल्हाधिकारी, सातारा, यांना पाठवाव्यात.

- १०) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.
त्यांना विनंती करण्यात येते की, सदर **पूरक पत्र** शासनाच्या संकेतस्थळावर प्रसिध्द करण्याबाबत कार्यवाही करण्यात यावी.
- ११) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.
त्यांना विनंती करण्यात येते की, सदरचे **पूरक पत्र** शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
- १२) निवडनस्ती (नवि-१३).

ADDENDUM

**Government of Maharashtra
URBAN DEVELOPMENT DEPARTMENT
MANTRALAYA, MUMBAI-32
Dated : 29/10/2015**

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

No.TPS-1815/CR-249/15/DP Heritage/UD-13:- Whereas, Government vide letter no. TPS-1919/1186/CR-79(A)/99/UD-13, dated 16/02/2000 issued the directives to the Municipal Council, Mahabaleshwar (hereinafter referred to as the "said directives"), under Section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") to incorporate ***Draft Regulations for conservation of buildings / precincts / natural features alongwith list of heritage buildings*** in the Sanctioned Development Plan of Mahabaleshwar (hereinafter referred to as the "said proposed modification");

And whereas, Municipal Council vide General Body Resolution No.242, dtd.29/01/2002 decided to carry out the proposed modification and declared its intention regarding the proposed modification in Maharashtra Government Gazette dated 21/03/2002;

And whereas, after completing legal formality as mentioned under Section 37 of the said Act, Municipal Council, Mahabaleshwar has submitted the proposal of modification vide letter no.३११/15/732, दि.09/01/2003 for final sanction;

And whereas, Director of Town Planning, Maharashtra State, Pune has submitted his report on the proposed modification vide their letter No.1783, dated 16/08/2004 and letter No.1976, dated 19/04/2008;

And whereas, the First Sanctioned Development Plan has been revised and this Revised Development Plan of Mahabaleshwar Municipal Council along with Development Control Regulations (hereinafter referred to as the "said Regulations") has been sanctioned by the Government vide Notification in Urban Development Department, No.TPS-1912/160/CR-40/12/Reconstruction No.17/DP/UD-13, dated 28/03/2013 under the provision of Section 31(1) of the said Act (hereinafter referred to as the "Revised Regional Plan");

And whereas, Regulation No.32 of the said Development Control Regulations pertains to the "Regulations for the conservation of heritage buildings / precincts and natural features";

And whereas, Government is of the opinion that it is necessary to incorporate the said proposed modification regarding ***Regulations for conservation of buildings / precincts / natural features alongwith list of heritage buildings*** in place of the Regulation No.32 by issuing addendum to the sanctioned revised Development Plan Notification dated 28/03/2013;

Now, therefore, addendum is issued to the **Schedule-A** attached with Notification No.TPS-1912/160/CR-40/12/Reconstruction No.17/DP/UD-13, dated 28/03/2013 to incorporate new ***Regulations for conservation of buildings / precincts / natural features alongwith list of heritage buildings*** as mentioned below:-

Schedule-A

Sr. No.	Modification No.	Proposal of Draft DP published u/s 26 of MRTP Act, 1966	Proposal of Draft DP submitted u/s 30 of MRTP Act, 1966	Modifications made by the Government while sanctioning the Draft DP u/s 31 of MRTP Act, 1966
59	SM-104	<p>Regulation No.32:- Regulations for conservation of buildings / precincts / natural features alongwith list of heritage buildings- The Municipal Council has submitted a modification proposal to include the list and regulations for Heritage properties in the sanctioned Development Control Regulations, under Section 37 of Maharashtra Regional and Town Planning Act, 1966 to the Government for sanction. The list and regulations as approved by the Government will form the part and parcel of these byelaws.</p>	<p>Regulation No.32:- Regulations for conservation of buildings / precincts / natural features alongwith list of heritage buildings- The Municipal Council has submitted a modification proposal to include the list and regulations for Heritage properties in the sanctioned Development Control Regulations, under Section 37 of Maharashtra Regional and Town Planning Act, 1966 to the Government for sanction. The list and regulations as approved by the Government will form the part and parcel of these byelaws.</p>	<p>Regulation No.32:- Regulations for conservation of buildings / precincts / natural features alongwith list of heritage buildings- Regulations for conservation of buildings / precincts / natural features alongwith list of heritage buildings shall be as per the Annexure-A attached with this Addendum.</p>

This Addendum shall also be published on the Government web-site at www.maharashtra.gov.in. (कायदे / नियम) as well as on the website of Directorate of Town Planning www.dtp.maharashtra.gov.in

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

(Sanjay Saoji)
Under Secretary to the Government

Annexure-A

**Accompanied with Governments Notification, Urban Development Department
No.TPS-1815/CR-249/15/DP Heritage/UD-13, dated 29/10/2015.**

Regulation No.32:- Regulation for Conservation of Heritage Buildings / Precincts and Natural Features:-

This regulation shall be known as Regulation for conservation of building, artifacts, structures areas and precincts of historic and/or architectures and/or aesthetic and/or cultural significance (heritage and heritage precincts) and/or natural features of environmental significance or sites of scenic beauty including view points, walks, ride, and bride path for Mahabaleshwar Municipal Council.

1) Applicability:-

1.1) This regulation will apply to those buildings, artifacts, structures, areas and precincts of historic and/or architectural and/or cultural significance (hereinafter referred to as listed Buildings/Heritage Buildings and listed precincts/Heritage precincts) and those natural features of environmental significance and or of scenic beauty including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooden areas, sthalarikshas, viewpoints, walks, rides, bridle path etc. (hereinafter referred to as `listed natural features`) which are listed in public notice, to be issued by the Chief Officer as per the provision of clause no.4 as given below. Such List shall be hereinafter referred to as 'the said list'.

2) Restriction on Development / Re-development / Repairs etc.:-

2.1) No development or re-development or engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or plastering or demolition of any part thereof of the said listed buildings or listed precincts or listed heritage streets or natural features shall be allowed except with the prior written permission of the Chief Officer.

Before granting any such permission, the Chief Officer, Municipal Council, Mahabaleshwar shall consult the Heritage Conservation Committee to be appointed by the State Government in accordance with the provisions of clause no.16 herein below (hereinafter referred to as the said Heritage Conservation Committee) and shall act on the advice of the Heritage Conservation Committee.

2.2) In relation to religious buildings in the said lists, the changes, repairs, additions, alteration and renovations required on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in religious codes may be treated as permissible, subject to their being in accordance and in consonance with the original structure and architecture, designs, aesthetics and other special features thereof. Provided that while considering application for such changes, repairs, additions, alteration and renovations, the Chief Officer, Municipal Council, Mahabaleshwar shall act on the advice of the Heritage Conservation Committee.

2.3) Provided that before granting any permission for demolition or major alteration/additions to the listed buildings (or buildings within listed precincts), streets or construction of any listed natural features for alteration of boundaries of any listed features, objections and suggestions from the public shall be invited and duly considered by the Heritage Conservation Committee.

2.4) Provided that in exceptional cases, the Chief Officer may refer the matter back to the Heritage Conservation Committee for reconsideration. If upon reconsideration the Heritage Conservation Committee reaffirms its earlier views or modifies it and the Chief Officer is still not in agreement with same, then the Chief Officer may refer the matter to the Director of Town Planning, Maharashtra State, Pune, whose decision in the matter shall be final.

3) Responsibility of the Owners of Heritage Buildings:-

It shall be the responsibility of the owners of heritage buildings and of buildings in heritage precincts to carry out regular repairs and maintenance of the buildings at their own cost.

4) Preparation of List of Heritage Buildings, Heritage Precincts and Listed Natural Features:-

4.1) The Government/Chief Officer, in consultation with the Heritage Conservation Committee shall amend the Heritage List attached with this Notification at **Annexure-B** and prepare list of new buildings, artifacts, areas and precincts of historic and/or cultural significance and the list of those natural features of environmental significance including sacred groves, hills, hillocks, water bodies (and areas adjoining the same), open areas, wooden areas, sthalarikshas, viewpoints, walks, rides, bridle path and/or area of scenic beauty etc. The list so amend or newly prepared to which this regulation apply shall not form the part for the purpose of Section 37 of Maharashtra Regional and Town Planning Act of 1966 *but procedure as mentioned in Regulation No.4.2 to 4.3 shall be followed before finalizing such list .*

4.2) The Chief Officer, in consultation with the Heritage Conservation Committee shall issue public notice in the local newspapers declaring his intention to include or delete or modify the list of buildings, structures artifacts, areas and precincts of historic and/or cultural significance and the list of natural features of environmental significance, including sacred groves, hills, hillocks, water bodies, land and areas, viewpoints, walks, rides, bridle path and/or area of scenic beauty etc. and invite objections and suggestions from any person in respect of the proposed inclusion within a period of thirty days from the date of such notice.

4.3) On receipt of any objection or suggestions the Chief Officer in consultation with the Heritage Conservation Committee, shall decide the same and finalize it after taking approval *from the Government. For finalizing such list the procedure under Section 37 need not be necessary. After approval from the Government such list shall be the final heritage list.*

Provided that the Chief Officer, may supplement or amend the list from time to time either suomoto or on the advice of the Heritage Committee after following the procedure under clause 4.1 to 4.3. The Heritage Conservation Committee may also recommend additions to the list to the Chief Officer.

4.4) When a building or group of buildings is listed it would automatically mean (unless otherwise indicated) that the entire property including its compound subsidiary structures etc from part of the list.

5) Special Bye-laws or Guidelines for Heritage Precincts / Streets / Natural Features in Consultation with the Heritage Committee:-

5.1) In cases of heritage precincts, and (where deemed necessary by the Heritage Conservation Committee) of natural features notified as per the provisions of clause No.4, hereinabove, development permissions shall be granted in accordance with the special separate bye-laws or guidelines prescribed for respective precincts/streets/natural features which shall be framed by the Chief Officer.

5.2) Before finalizing the above mentioned special separate bye-laws or guidelines for precincts/streets/natural features, the draft of the same shall be published in the official gazette and in leading newspapers for the purpose of inviting suggestions and objections from the public. All suggestions and the objections received within a period of 60 days from the date of publication in the official gazette and or newspapers shall be considered by the Chief Officer, in consultation with the Heritage Conservation Committee.

5.3) (i) After consideration of the above suggestions and objections, the Chief Officer, in consultation with the Heritage Conservation Committee shall modify it necessary the aforesaid draft special bye-laws or guidelines for precincts/streets/natural features and forward the same to the Government for sanction.

Provided that pending invitation and/or consideration of suggestions and objections and pending final sanction from the Government to the above draft special bye-laws or guidelines for precincts, the Chief Officer/Heritage Conservation Committee shall have due regard to the above draft special bye-laws or guidelines while considering applications for development/re-development etc. of heritage buildings/heritage precincts/ streets/natural features.

5.3 (ii) The Chief Officer, while framing the Bye-laws shall prescribe the Road widening line so as to protect and not to detract from the said Heritage Precincts or listed natural features.

5.3 (iii) If there are any new roads or road widening lines proposed in the drafts or sanctioned Regional Plan/ Revised / Draft/sanctioned Development plan of Pachgani, the Chief Officer, shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts.

5.3 (iv) No widening of the existing roads under the Maharashtra Municipal Councils, Nagarpanchayats and Industrial Townships Act, 1965 or in the Development Plan of Mahabaleshwar shall be carried out in a manner which may affect the existing heritage buildings which may affect listed natural features.

5.3 (v) If there are any Development Plan reservations shown on heritage buildings, or on listed natural features the same shall not be implemented. If required, the Chief Officer, on the advice of the Heritage Conservation Committee, shall move Government to get these reservations deleted/modified as the needs be.

6) Criteria for Listing of Heritage Sites:-

Abbreviations	
(a)	Value for architectural, historical or cultural reasons A
-	Architectural A(arc)
-	historical A(his)
-	cultural A(cul)
(b)	The date and/or period and/or design and/or unique use of the building or artefact B
-	period B(per)
-	design B(des)
-	use B(uu)
(c)	Relevance to social or economic history C(seh)
(d)	Association with well-known persons or events D(bio)
(e)	A building or group of buildings and/or areas of a distinct architectural design and/or style, historic period or way of life having sociological interest and/or community value E
-	style
-	historical
(f)	The unique value of a building or architectural features or artefact and/or being part of a chain of architectural development that would be broken if it were lost F
(g)	Its value as a part of a group of buildings G (grp)
(h)	Representing forms of technological development H (tec)
(i)	Vistas of natural/scenic beauty or interest, including water-front areas, distinctive and/or planned lines of sight, street line, skyline or topography I (sec)
(j)	Open spaces, sometimes integrally planned with their associated areas, having a distinctive way of life and which have the potential to be areas of recreation J
(k)	Industrial sites of historical interest (Ind)
(l)	Archaeological sites (Archae)
(m)	Natural heritage sites NH
(n)	Sites of scenic beauty (sec)

7) Power to Alter, Modify or Relax other Development Control Regulations / Building Bye-laws:-

On advice of the said Heritage Conservation Committee and for the reasons to be recorded in writing, the Chief Officer, may alter, modify or relax the provisions of the Regulations of the Development Control Regulations/Buildings Bye-laws of the Development Plan (hereinafter referred to as 'the said Regulations'), if it is needed for the conservation, preservation or retention of historic and/or aesthetic and/or cultural and/or architectural quality of any listed buildings/heritage buildings or listed precincts/heritage precincts and the preservation of any listed natural features and/or environment.

8) Restriction on Development of Heritage Precincts or Listed:-

8.1) No permission for Development, Alteration, and Modification etc. shall be granted to any person in respect of any Heritage precincts or the listed Building, except with the advice of the Heritage Conservation Committee.

8.2) The Chief Officer, may grant permission for development, alteration, modification etc. subject to provisions made under special bye-laws or guidelines framed for Heritage Precincts of the listed buildings within 60 days from receipt of the proposal or within the 60 days from the date of receipt of reply from the applicant in respect of any requisition made by the Chief officer.

8.3) Penalties :-

Violation of this Regulation shall be punishable under the provisions regarding unauthorized development.

In case of proven deliberate neglect of and / or damage to heritage buildings and heritage precincts, or if the building is allowed to be damaged or destroyed due to neglect or any other reason, in addition to penal action provided under the Act, no development permission to construct any new building shall be granted on the site if a heritage building or building in a heritage precinct is damaged or pulled down without appropriate permission from the Chief officer.

It shall be open to the Heritage Conservation Committee to consider a request for re-building / reconstruction of a heritage building that was unauthorisely demolished or damaged, provided that it is with similar architectural language and materials and roof and further provided that the total built up area in all floors put together in such new construction is not in excess of the total built up area in all floors put together in the original heritage building in addition to other controls that may be specified.

8.4) In the absence of the Heritage Conservation Committee, the Chief Officer shall consult the Director of Town Planning, Maharashtra State, before giving such permission.

9) Incentive uses for Heritage Building:-

After the commencement of this Regulation, the Heritage Precincts or the listed Buildings shall not be permitted to be used for any commercial or office purpose except with the permission of Chief Officer, Municipal Council, Mahabaleshwar in consultation with Heritage Conservation Committee. However, in cases of buildings included in the Heritage Conservation List, if the owner/owners agree to maintain the listed Heritage building as it is in the existing stage and to preserve its heritage with due repairs, the owner/owners may be allowed, with the approval of the Chief Officer, in consultation with Heritage Conservation Committee to convert part or the whole of the non-commercial area to commercial/ office use. Provided that if heritage building is not maintained suitably or the heritage value of the building is allowed to be spoiled in any manner, the Chief Officer, shall withdraw the permission forthwith.

10) Maintaining Skyline:-

Buildings included in the heritage precincts or in the vicinity of the listed buildings/listed natural features shall maintain the skyline in the precinct (without any high-rise development) as may be existing in the surrounding area, so as not to demolish or destroy the value and beauty of or the view from the said heritage building/heritage precinct/or of the natural features. The development within the precincts in the vicinity of the heritage buildings shall be in accordance with the guidelines framed by the Chief Officer, on the advice of Heritage Conservation Committee.

11) Restrictive Covenants:-

Restrictions existing as on date of this Regulation imposed under covenants, terms and conditions on leasehold plots either by State Government or by the Collector or by the Municipal Council shall continue to be imposed, in addition to the Development Control Regulations. However, in case of any conflict with the heritage preservation interest/environmental conservation, this Heritage Regulation shall prevail.

12) Heritage Conservation Fund:-

With a view to facilitating conservation of heritage buildings, separate fund may be created which would be kept at the disposal of the Chief Officer, who will make disbursement from the funds on the advice of the Heritage Conservation Committee. Provisions for such a fund may be made through District Planning and Development Council Budget.

13) Grading of the Listed Buildings / Listed Precincts:-

In the last column of the said list the Heritage Buildings/Precincts in ``Grades`` such as I, II, III shall be indicated. The meaning of these grades and basic guidelines for development permission are as follows.

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said list precincts buildings.

Grade -I	Grade- II	Grade - III
A) Definition Heritage Grade I comprises buildings and precincts of national or Historic importance. Embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personally, movement or institution. They have been and are the prime landmarks of the region. all natural features shall fall within Grade-I.	Heritage Grade II (A & B) comprises buildings and precincts of local importance possessing special architectural or aesthetic merit or cultural or historic significance though of a lower scale as compared to Heritage Grade -I. They are local landmarks which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation, or designed to suit a particular climate.	Heritage Grade III comprises buildings and precincts of importance for townscape. They evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade II. These contribute to determine the character of the locality and can be representative of the lifestyle of a particular community or region and, may also be distinguished by setting on a street-line, or special character of the facade and uniformity of height, width and scale.
B) Objective of Grades:- Heritage Grade I richly deserves careful preservation.	Heritage Grade II deserves intelligent conservation.	Heritage Grade III deserves intelligent conservation (though on lesser scale than Grade II) and special protection to unique features and attributes.

<p>C) Scope for Changes:-</p> <p>Grade - I No intervention be permitted either on exterior or interior unless it is necessary in the interest of strengthening and prolonging the life of the building(s)/or precincts or any part of features thereof. For this purpose, absolutely essential and minimum changes shall be allowed and they must be in accordance with the original.</p>	<p>Grade II (A) Internal changes and adaptive re-use and external changes may by and large be allowed but subject to strict scrutiny. Care shall be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade II.</p> <p>Grade II (B) In addition to the above, extension or additional building in the same plot or compound could, in certain circumstances, be allowed provided that the extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts, especially in terms of height, architectural details and facade, and provided that the extension/additional building shall not be larger than the original property in mass and scale.</p>	<p>Grade - III External, internal changes and adaptive re-use would by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However, any changes should be they are in harmony they do not detract from the existing heritage building/ precinct, in terms of height, architectural details and facade,, and provided that the extention/additional building shall not be larger than the original property in mass and scale.</p>
<p>D) Procedure for Development Permission:-</p> <p>Grade I Development permission for the changes would be given by the Chief Officer on the advice of the Heritage Conservation Committee to be appointed by the State Government.</p>	<p>Grade II Development permission for the changes would be given by the Chief Officer on the advice of the Heritage Conservation Committee to be appointed by the State Government.</p>	<p>Grade III Development permission for the changes would be given by the Chief Officer on the advice of the Heritage Conservation Committee to be appointed by the State Government.</p>
<p>E)Vistas / Surrounding Development:-</p> <p>Grade I All Developments in areas surrounding Heritage Grade-I shall be regulated and controlled, insuring that it does not mark the grandeur of, or view from Heritage Grade-I</p>	<p>Grade II All Developments in areas surrounding Heritage Grade-II shall be regulated and controlled, insuring that it does not mark the grandeur of, or view from Heritage Grade-II</p>	<p>Grade III All Developments in areas surrounding Heritage Grade-III shall be regulated and controlled, insuring that it does not mark the grandeur of, or view from Heritage Grade-III</p>

14) Nothing mentioned above shall be construed to confer a right on the owner/ occupier of the plot to demolish and/or reconstruct his heritage building/buildings in a Heritage Precinct or on a natural heritage site, if in the opinion of the Heritage Conservation Committee, such demolition/ reconstruction/ alteration is undesirable.

15) Signage and Outdoor Display Structures including Street Furniture:-

15.1) No display or advertising signs and outdoor display structures on listed buildings and or the heritage precincts shall be permitted except in accordance with Part X- (Signs and outdoor display structures) National Building Code of India, with prior approval of Heritage Conservation Committee.

Provided however that for good sufficient reasons to be recorded in writing the Chief Officer in consultation with the Heritage Conservation Committee may give directions in specific cases in regard to grant of permission, conditional grant of permission or refusal of permission. These directions shall be binding.

15.2) Additional conditions:-

In addition to above, the following non/flashing neon signs with illumination not exceeding 40 watt light may be permitted as advertising signs.

- (a) One name plate with an area not exceeding 0.1 sq.m. for each dwelling unit.
- (b) For other uses permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 sq.m. provided the freight does not exceed 1.5 sqm.
- (c) For sale` or `for rent` signs for real estate, not exceeding 2 sq.m.in area.
- (d) Non-flashing business signs placed parallel to the wall and not exceeding 1 m. in height for the establishment.
- (e) Flashing or non-flashing business signs parallel to the wall not exceeding 1 m. in height provided such signs do not face residential building.

15.3) Prohibition of advertising signs and outdoor display structures in certain cases:-

Notwithstanding the provisions of sub-clause 15.1 and 15.2 no advertising sign or display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance, or in heritage precincts as may be decided by the Chief Officer, on Government buildings, so that, in the case of Government buildings, only advertising signs or outdoor display structures relate to the activities for the said building's own purposes or related programmes.

Providing that as advertising or display structures shall be permitted in listed natural features.

Provided that if the Heritage Conservation Committee, so advises, The Chief Officer, shall add, alter or amend the provisions of sub-clause 15.1, 15.2 and 15.3 above.

16) Composition of Heritage Conservation Committee:-

16.1) There shall be a Heritage Conservation Committee for Mahabaleshwar Council. The Committee shall be nominated by the State Government. The Committee shall comprise of members with following qualification:-

1	Expert member with relevant experience, being a retired Secretary to the State Government, or retired Municipal Commissioner or retired Divisional Commissioner or a Heritage Conservation expert, having 15 years' experience.	Chairman
2	Eminent Structural Engineer having experience of ten years in the field of conservation and having membership of the Institute of Engineers.	2 members
3	Eminent Architect / Urban Designer / Heritage Conservation Architect having 10 years' experience in conservation architecture and membership of the Council of Architecture.	2 members
4	Environmentalist having in-depth knowledge and experience of 10 years in the subject matter.	1 member
5	Expert in the field on History, having 10 years' experience in the Field.	1 member
6	Representative of NGO with proven Experience in heritage conservation.	1 member
7	Representative of the Department of Archaeology, Government of Maharashtra.	1 Member
8	Representative of Archaeological Survey of India.	1 Member
9	Joint Director of Town Planning, Pune Division, Pune.	Member
10	Assistant Director of Town Planning, Satara Branch.	Member Secretary.

16.2) The Committee shall have the powers to co-opt upto five additional members who may have lesser experience, but who have special knowledge of the subject provided that the additional members (in addition to this five above) may be co-opted for special purpose or on sub-committees *of the Heritage Conservation Committee.*

16.2.1) The tenure of the Members of category (1), to (6) above shall change after three years provided however that the same person shall be eligible for re-appointment as member.

16.3) The Heritage Committee shall come into existence with effect from the date of its publication in the official Gazette.

16.4) No act of the committee done in good faith shall deemed to be invalid by reason only of some defect subsequently discovered in the organization of the committee or in the Constitution of the Committee or in the appointment of the Member or on the ground that such member was disqualified for being appointed.

16.5) The Chairman and in his absence the chosen members of the Committee shall preside over the meetings of the committee.

16.6) The terms of reference of the Committee shall be, inter -alia:-

(i) To advise the Chief Officer, Municipal Council, Mahabaleshwar whether Development permission should be granted under this Regulation and if so, the nature and scope of such development along with the conditions of such permission.

(ii) To prepare a supplementary list of building, artifacts, structures, areas, precincts of historic, aesthetic, architectural or cultural significance and a supplementary list of natural features of environmental significance including sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooden areas, Sthalarikshas, viewpoints, walks, rides, bridle path etc. to which this Regulation would apply.

(iii) To advise whether any relaxation, modification, alteration, or variance of any of the Development Control Regulations/Building Bye-laws, is called for.

(iv) To suggest amendments, changes modifications for regulation for listed buildings and the Heritage Precincts regulated under those regulations and to advise the Chief Officer, Municipal Council, Mahabaleshwar regarding the same.

(v) To advise whether to allow commercial/office user of any listed building of Heritage precincts, and when to terminate the same.

(vi) To advise the Chief Officer, Municipal Council, Mahabaleshwar to regulate erection of outside advertisement/bill boards.

(vii) To recommend the Chief Officer, Municipal Council, Mahabaleshwar about guidelines to be adopted by those private parties who sponsor beautification schemes at public intersection and elsewhere.

(viii) To advise the Chief Officer, Municipal Council, Mahabaleshwar to evaluate the cost of repairs to be given to owners to bring the existing buildings back to the original condition. For this purpose the Committee may also try to help the Chief Officer, Municipal Council, Mahabaleshwar to raise funds through private sources.

(ix) To prepare special designs and guidelines for listed buildings and control of height and essential facade characteristics such as maintenance of the buildings and to suggest suitable designs adopting new materials for replacement keeping the old form intact to the extent possible.

(x) To prepare guidelines relating to design element and conservation principles to be adhered to and to prepare other guidelines for the purposes of this regulation.

(xi) To advise the Chief Officer, Municipal Council, Mahabaleshwar on any other issues as may be required from time to time during course of scrutiny of Development permissions and in overall interest of heritage/environmental conservation.

(xii) To prepare special bye-laws or guidelines for Heritage precincts/and to advise the Chief Officer, Municipal Council, Mahabaleshwar regarding the same.

16.7) Meeting of the Heritage Conservation Committee shall be conducted atleast once in a calendar month and a gap between the consecutive meetings shall be maximum 40 days and the minimum quorum shall be 50% of the total strength of the committee, rounded off to the next higher integer.

16.8) If the Heritage Conservation Committee does not communicate its decision regarding development permission to the Chief Officer, within 40 days from the date of receipt of the application from the Chief Officer, or within 40 days from the date of receipt of reply from the Chief Officer in respect of any requisition made by the

Heritage Conservation Committee, whichever is later, the Committee shall have no claim about the heritage matter or any other aspect covered under this Regulation.

17) Appeal:-

Any person aggrieved by any decision of the Chief Officer, or the Heritage Conservation Committee may prefer an appeal to the State Government as stipulated in section 47 of Maharashtra Regional And Town Planning Act, 1966.

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

(Sanjay Saoji)
Under Secretary to Government

Annexure-B

Accompanied with Governments Notification, Urban Development Department
No.TPS-1815/CR-249/15/DP Heritage/UD-13, dated 29/10/2015.

Mahabaleshwar Heritage List

Sr.No.	Name of Heritage Property	Grade of Heritage Property
1	Bazar	III
2	Ripon Hotel	III
3	Octagon and the Rosary	II
4	Christ Church	II
5	Beckwith Monument	I
6	Maskati Villa	I
7	Dr.Grant's Villa	I
8	Nanasaheb Parulekar's Bungalow	III
9	Aspect Hall	I
10	Bajaj Tempo Holiday Home (Ridge Hotel)	II
11	Race View Hotel and Bungalow	I
12	Firdous Mahal	I
13	Godawari Sugar Mill Guest House (Ray Villa)	I
14	Mount Unique	II
15	Chitrakoot Bungalow	II
15	Golf Links	I
17	Parsi Aramgah Cemetery	II
18	Non Pareil Vue	III
19	Miniature Villa	II
20	Sydney House	I
21	Eagle's Nest	I
22	Glengarry Bungalow	I
23	Ivanhoe	III
24	Valley View	II
25	Vishnu Villa	II
26	Government Bungalow - V	II
27	Vasant Bungalow	II
28	Anarkali Hotel	II
29	Brighton Park Precinct	II
30	Stanrose Villa	II
31	Adam Villa	I
32	Four Oaks Bungalow	I
33	Queen's Cottage	II
34	Leeson Lodge	III
35	Jameson Lodge	I
36	Dewan Villa	I
37	Glenogle	II B
38	Bohemia	I
39	Babington House	I
40	Morarji Castle and Gandhiji's Prayer	II
41	Hon'ble Bomanji Dinshaw Petit Library	III
42	Roman Catholic Church	II
43	European Cemetery	I

44	Sunder Villa	II
45	Woodlawn	I
46	Government House	II
47	Bombay Point	I
48	Sindola Park	I
49	Shree Niwas	III
50	Green Woods	I
51	Benehill	II
52	Locksley Hall	I
53	Montana	II
54	The Terraces	I
55	Fredericks Hotel	II
56	Dina Hotel	II
57	Golf View (Lake View)	II
58	Hindu Gymkhana	II
59	Post and Telegram Offices	II
60	Pratapsinha Udyan	II
61	Venna Lake	I
62	Club Mahabaleshwar	I
63	Parsonage	II
64	Hindu Cemetery	I
65	Polo Ground	I
66	Kenilworth	II
67	Dhun Villa	II
68	Seth Gangadhar Makharria Garden	II
69	Lodvick Point & Elephant's Head	I
70	Carnac Point	I
71	Falkland Point	I
72	Babington Point	I
73	Fitzgerald Point	I
74	Wilson Point	I
75	Dhobi Waterfall Ride	I
76	Dan to Bersheeba Ride	I
77	Tiger Path – Tiger Path Road	I
78	Falkland Ride	I
79	Chinaman's Waterfall Ride	I
80	Malcolm Peth-Babyngton Ride	I
81	Chinaman's Waterfall & Point	I
82	Cannought Peak Ride	I
83	Bridal Path (Kshetra Mahabaleshwar - Cannought Peak Ride)	I
84	Blue Valley Ride - Tapola Road - Satara Road	I
85	Blue Valley Ride - Tapola Road - Helen's Point	I
86	Bridal Path Ride – Wilson Point - Lingmala	I
87	Cannought Peak Point	I
88	Mahabaleshwar Lodge	II
89	Mervik Bungalow (previous Saraswati Niwas)	II
90	Anand Varsha	II
91	The Oak's and Malcolm Cottage	II
92	Amrit Bhavan (Amulak Amchand)	III

93	Homi Lodge	III
94	Spring Fields (Mahad road, opp. Vimal Garden Hotel)	II
95	Villa Zeenia	II
96	Clifton's Lodge	II
97	Shivprasad	II
98	Zenith (Holiday Home, opp. Stanrose Kasam Samaj Road)	II
99	West Lodge	II
100	Mount Malcolm (Sans Soucci)	II
101	Mount Douglas	III
102	Victoria Cottage	II
103	Zora Cottage	II
104	Belvue	III
105	Parsi Gymkhana	II
106	Vishram Lodge	II
107	Gwalior Lodge	II
108	The Craig	III
109	Krishna Hotel	II
110	New Building (Dharamsi Holiday House)	II-B
111	Blue Valley Hall	II-B
112	Modern Cottage	II
113	Dingley Dell	II
114	Lilly Cottage	II
115	St.Clair Villa	II
116	Yadgar Cottage	II
117	Paradise Bungalow	II
118	Barchester & Guest House	II
119	Mount Ferohim	II
120	Monijeh Villa (Mithibai Hall)	II
121	Khai-Khushru Cottage	II
122	Shiv Mahal	II
123	P.W.D. Engineer's Bungalow	II
124	Anand Bungalow	II
125	Fountain House	II
126	Wood Side	II
127	Shapoor Hall	II
128	Chaplain's Bungalow -	III
129	Hotel Uday (Belmount House) Old Building	II
130	Jijibhai Lodge	II
131	American Mission Church	II

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

(Sanjay Saoji)
Under Secretary to Government