

## NOTIFICATION

**Government of Maharashtra**  
**URBAN DEVELOPMENT DEPARTMENT**  
**MANTRALAYA, MUMBAI-32**  
**Dated : 07/08/2015**

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

**No.TPS-1915/CR-155/15/Mahabaleshwar RP/UD-13:-** Whereas the Mahabaleshwar-Pachgani Region has been declared as Eco-Sensitive Zone under Environment Conservation Act,1986 vide Ministry of Environment and Forest Notification No.5052 (E) dtd.17/01/2001 in order to protect and conserve the region;

And whereas, as mentioned in the said Notification, the State Government is to prepare Zonal Master Plan for the Region and seek concurrence of the Ministry of Environment and Forest of all Central Government;

And whereas, Government of Maharashtra, vide Government Notification Urban Development Department, No.TPS-1919/1186/CR-79/99/UD-13, dated 17/07/2001 and corrigendum date 28/08/2001 published in the Maharashtra Government Gazette, Pune Divisional Supplement, Part-I, dated 29/01/2001, 20/09/2001 and 11/10/2001, respectively issued in exercise of the powers conferred by sub-section (1) and (2) of section 3 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") has constituted the Mahabaleshwar-Pachgani Region herein after referred to the said region for the preparation of a Regional Plan for the said Region;

And whereas, by the Government Notification, Urban Development Department, No. TPS-1919/1186/CR-79/99/UD-13, dated 18/07/2001, issued under sub-section (1) of section 4 of the said Act, the Government of Maharashtra has constituted the " Mahabaleshwar-Pachgani Region Regional Planning Board" (hereinafter referred to as " the said Board") for preparation of the said proposed Regional Plan;

And whereas, the said Board, after carrying out the necessary surveys and preparing the existing-land-use Map of the said Region, prepared and published a Draft Regional Plan of Mahabaleshwar-Pachgani Region (hereinafter referred to as "the said Draft Regional Plan") in accordance with provisions of sub-section (1) of section 16 of the said Act, and a notice to that effect was published in the Maharashtra Government Gazette in Part A-I, Pune Divisional Supplement, dated 07/07/2005;

And whereas, the said Board, after considering the report of the Regional Planning Committee appointed by it under sub-section (3) of section 10 of the said Act, for the purpose of hearing any suggestions and objections received in respect of the said Draft Regional Plan, modified the said Draft Regional Plan in accordance with the provisions of section 16 of the said Act and submitted such modified Regional Plan together with the Report of the Regional Planning Committee and connected documents, Plans, Maps Charts and Report for approval to the Government under sub-section (1) of section 15 and sub-section (4) of section 16 of the said Act, vide letter No. प्रायो/महा-पाच/सादरीकरण/१५५, Dtd 13/07/2007 and copy to Ministry of Environment and Forest;





And whereas the Ministry of Environment and Forest Government of India vide their letter No. F.No.J-20011/7/98-IA/, dtd.25/10/2010 convey to incorporate all recommendations of HLMC in the zonal Master Plan;

And whereas the Ministry of Environment and Forest Government of India vide their letter No. F.No.2/40/2005, dtd.07/06/2011 has convey its approval to the Mahabaleshwar-Panchgani Regional Plan subject to condition that the Green Zone shall not be converted into Non-Green uses and Tourist Master Plan which is part of the Regional Plan should also be subsequently notified as part-II of the Regional Plan;

And whereas the Ministry of Environment and Forest Government of India vide their letter No. F.No.2/40/2005, dtd.24/11/2011 convey to incorporate all corrections / suggestions given by the HLMC vide letter dtd.03/10/2011;

And whereas the Government of Maharashtra now considers it expedient to approve the Draft Regional Plan of Mahabaleshwar-Panchgani as submitted by the Regional Planning Board, and as concurrence given by Ministry of Environment and Forest vide their letter dtd/25/10/2010, dtd.07/06/2011 and dtd. 24/11/2011 with certain Modifications more specifically mentioned in, **Schedule-A** appended hereto;

Now, therefore, in exercise of the powers conferred by sub-section(1)of section 15 of the said Act and rule 7 of the Maharashtra Regional Planning Board Rules, 1967 (hereinafter referred to as "the said Rules") and of all other powers enabling it in that behalf, the Government of Maharashtra hereby, -

- (a) approves the said Regional Plan with certain Modifications, specified in **Schedule-A** appended hereto;
- (b) extends the period, prescribed under rule 7 of the said Rules, and Act for approving the said Regional Plan till the date of sanction of the said Regional Plan;
- (c) the decision regarding conversion of zone of land S.No.24/2 and 36/6 of Mouze Bhosegaon, S.No.4/1, S.No.9/9 of Mouze Dhangarwadi to Residential is kept in abeyance and will be finalised after receiving concurrence from the Ministry of Environment and Forest, Government of India.
- (d) Fixes the date after two months of the publication of this Notification in the Maharashtra Government Gazette to be the date on which the said sanction to the "Final Regional Plan of Mahabaleshwar-Pachgani Region" shall come into force.

This Notification shall also be published on the Government web-site at [www.maharashtra.gov.in](http://www.maharashtra.gov.in) as well as on the website of Directorate of Town Planning [www.dtp.maharashtra.gov.in](http://www.dtp.maharashtra.gov.in)

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



  
(Sanjay Saoji)

Under Secretary to the Government

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## NOTICE

**Government of Maharashtra**  
**URBAN DEVELOPMENT DEPARTMENT**  
**MANTRALAYA, MUMBAI-32**  
**Dated: 07/08/2015**

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

**No.TPS-1915/CR-155/15/Mahabaleshwar RP/UD-13** :- Notice is hereby given that, **the Regional Plan of Mahabaleshwar-Panchgani** has been approved by the Government for the Balanced/Planned development of Mahabaleshwar-Panchgani region under its Notification, Urban Development Department, **No.TPS-1915/CR-155/15/Mahabaleshwar RP/UD-13**, dated .08.2015 under the provisions of Section 15(1) of the Maharashtra Regional & Town Planning Act 1966;

A copy of approved Final Regional Plan of Mahabaleshwar-Panchgani as sanctioned by the Government is available for inspection of the public during office hours on all working days in the office of the –

- (a) Assistant Director of Town Planning, Satara.
- (b) Collector, Satara.
- (c) Chief Executive Officer, Zilla Parishad, Satara.
- (d) Sub-divisional Officers (Revenue) at Satara

A copy or copies thereof or any extract there from certified to be correct is available for sale to the public at reasonable prices in the office of the Assistant Director of Town Planning, Satara.

The Regional Plan of Mahabaleshwar-Panchgani region as approved above shall come into operation after two months of the publication of this Notification in the Maharashtra Government Gazette.and the same shall be called the “Final Regional Plan of the Mahabaleshwar-Panchgani Region”.

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



  
(Sanjay Saoji)

**Under Secretary to Government**



## नोटीस

महाराष्ट्र शासन  
नगर विकास विभाग  
मंत्रालय, मुंबई-४०० ०३२  
दिनांक : ०७/०८/२०१५

महाराष्ट्र  
प्रादेशिक  
नियोजन व  
नगर रचना  
अधिनियम,  
१९६६

क्रमांक:- टिपीएस-१९१५/प्र.क्र.१५५/१५/महाबळेश्वर प्रायो/नवि-१३ :- याद्वारे नोटीस देण्यात येत आहे की, महाराष्ट्र शासनाने नगर विकास विभागाची अधिसूचना क्रमांक टिपीएस-१९१५/प्र.क्र.१५५/१५/महाबळेश्वर प्रायो/नवि-१३, दिनांक १०/८/२०१५ द्वारे महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (महाराष्ट्र अधिनियम १९६६ चा ३७ वा) मधील कलम १५(१) च्या तरतुदीनुसार सोलापूर प्रदेशातील जमिनींचा नियोजनबद्ध/समतोल विकास होण्याच्या दृष्टीने महाबळेश्वर-पांचगणी प्रादेशिक योजना मंजूर केली आहे.

शासनाने मंजूर केल्याप्रमाणे अंतिम प्रादेशिक योजना, महाबळेश्वर-पांचगणी ची प्रत लोकांना पाहण्यासाठी खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल;

- अ) सहायक संचालक, नगर रचना, सातारा
- ब) जिल्हाधिकारी, सातारा.
- क) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, सातारा.
- ड) उपविभागीय अधिकारी,(महसूल) सातारा

मंजूर प्रादेशिक योजनेची प्रमाणित प्रत किंवा सदर मंजूर प्रादेशिक योजनेच्या प्रतीतील कोणत्याही भागाची प्रमाणित प्रत ही सहायक संचालक, नगर रचना, सातारा यांच्या कार्यालयात लोकांना योग्य त्या किंमतीत विक्रीसाठी उपलब्ध राहिल.

वरीलप्रमाणे मंजूर केलेली महाबळेश्वर-पांचगणी प्रादेशिक योजना ही सदर अधिसूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिध्दीच्या दिनांकापासून दोन महिन्यांच्या कालावधीनंतर अंमलात येईल आणि या योजनेला अंतिम महाबळेश्वर-पांचगणी प्रादेशिक योजना असे म्हणण्यात येईल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



  
(संजय सावजी)

अवर सचिव, महाराष्ट्र शासन



## Schedule-A

### Accompaniment to the Government Notification No.TPS-1915/ CR-155/15/Mahabaleshwar RP/UD-13, dated 07/08/2015

(Statement of Modification sanctioned for the Mahabaleshwar-Panchgani Regional Plan.)

(Note:- The following are the listing of all modifications/additions / deletions made in the Mahabaleshwar-Panchgani Regional Plan Report. All additions / modifications /deletions are indicated in ***Bold,Italics and*** indicated as struck-through (~~struck-through~~.)

A	<b>1) Page 29 Chapter 3 - 3.7 Existing Land Use.</b>
	3.7(3) :- 62.85% of undeveloped area is under <i>the control and administration of the Forest "Department"</i> .
	<b>2) Page 32 APPENDIX-'3-A'-</b> a) In the table at Page 37 at Sr.No.29 Village Nawali Area under unauthorised NA for S.No.19 has been incorrectly stated as "0905". This is corrected as " <b>0.05</b> " b) Page 42 - The last row of table Total Maharashtra Tahsil is read <i>as Total Mahabaleshwar Tahsil</i> .
	<b>3) Page 44, 45, 46-</b> Table No.3.1 / Sr.No.4 - Column No.2..... <b>Forest</b> read as <b>Forest Department</b> . Table No.3.2 / Sr.No.8 - Column No.2..... <b>Forest</b> read as <b>Forest Department</b> . Table No.3.3 / Sr.No.5 - Column No.2..... <b>Forest</b> read as <b>Forest Department</b> .
B	<b>4) Page 50 TABLE NO.3.5-</b> a) Spelling Correction in Title. "EXISTING <del>LAD</del> <b>LAND</b> USE". b) Term "Planted" in the table should be replaced with " <b>Population</b> ".
	<b>Chapter 4 – Forestry and Environment</b>
	<b>1) Page 51 - 4.1 EXISTING STATUS-</b> Para 1 : ".....14913.9 ha. area is under <i>the control and administration of the Forest Department.</i> " 2) Page 52- After 4.1 new para regarding ' <b>Forest Alike</b> ' areas to be inserted as given below-  <b>'Forest Alike' Areas</b> : The Supreme Court in Writ Petition (Civil) No. 202 of 1995 with W.P.(C) No.171 of 1996 has stated that the word "forest" must be understood according to its dictionary meaning. This description covers all statutorily recognised forests, whether designated as reserved, protected or otherwise. The term "forest land" will not only include "forest" as understood in the dictionary sense, but also any area recorded as forest in the Government record irrespective of the ownership. The Supreme Court further directed all State Governments to identify areas which are "forests", irrespective of whether they are so notified, recognised or classified under any law, and irrespective of the ownership of the land of such forest.  Pursuant to this, the Bombay High Court in W.P. No. 2754 of 1997 and W.P. No. 7308 of 2002 (also referred to as P.I.L. No. 39 of 2003) directed the Government of Maharashtra to survey and demarcate forest lands in the Mahabaleshwar –





Panchgani Region, in accordance with the direction laid down by the Supreme Court vide order in W.P.(C) 202 of 1995.

Further, the Government of India Notification dated 17<sup>th</sup> January 2001, declaring the Mahabaleshwar Panchgani Region as an Eco Sensitive Zone, clearly mandates the demarcation and protection of all existing forests and green areas.

The Survey for demarcating 'Forest Alike' areas for the MPESZ has been undertaken and completed by the Director of Land Records, Govt. of Maharashtra, along with the Maharashtra State Forest Department. In this survey the 'Forest Alike' areas have been referred to as 'Vansadrushya'.

Detailed maps for the entire Region showing 'Forest Alike' areas wherever occurring in individual Survey Numbers are available with the Taluka Inspector of Land Records (TILR), Mahabaleshwar. These 'Forest Alike' survey maps will form a part of the ZMP for the Region and the Development Plans (DPs) or SZMPs for the Municipal Council Areas of Mahabaleshwar and Panchgani.

All lands falling under such 'Forest Alike' areas as mapped shall be indicated in a Compendium to be prepared by the Competent Authority, which shall contain the survey number, total plot area and the 'Forest Alike' areas for each plot. This Compendium shall be put up on the government website for easy public access. The physical survey maps of the 'Forest Alike' areas shall be verified with satellite imagery corresponding to the year of mapping i.e. 2007.

3) Page 53 4.3 Correct Title: - "OTHER FACTORS "**FACTORS**" AFFECTING ENVIRONMENT"

C **Chapter 5 - Tourism-**

1) Page 56 5.4 - Tourist Facilities A) Residence- The title to be changed "A) Residence- **Accommodation**"

2) Page 57 5.4 - B) Water Supply - Spelling correction ~~Glanogar~~ "**Glenogle**" Dam

D **Chapter 6 - Urban Services-**

Page 64 6.4 -WASTE WATER AND SEWAGE DISPOSAL- Para 2 should read:- "..... objectionable. **Water treatment** ~~Similar~~ remedies **similar to Mahabaleshwar** shall also be required to....."

E **Chapter 8 - Demography**

1) Page 72 8.1 RREAMBLE is read as **Preamble**

2) The term **resident** population to be inserted in the following places:

a) "While preparing the said Regional Plan considering 1971 to 1981 census, **resident** population figures for 1991...."

b) Page 72 TABLE NO. 8.1 (Title correction) PROJECTED **RESIDENTIAL** POPULATION

c) Page 72 TABLE NO. 8.2 (Title correction) ACTUAL **RESIDENTIAL** POPULATION

d) Page 80. TABLE NO 8.3 (Title correction) Projected **Residential** population of Mahabaleshwar Panchgani Region.





F

**Chapter – 9 - Tourists Projection – Carrying Capacity****1) Page 115 - 9.3.2 Average Daily number of Tourists in tourist season-**

“The projected urban population of the region for the year 2022 is ~~25400~~ **35400** and...”

**2) Page 120 - 9.6 B - Population Density-**

Para 2 below the table should read “This additional developable area may be available from existing ~~Agriculture~~ and **115.37 ha.** of vacant land at Mahabaleshwar and Panchgani.

**3) Page 120 - 9.6 B - Population Density-**

Para 3 below the table should read “Excluding 35400 Local population in the year 2022 the number of tourists that may be accommodated will be ~~53100-35400~~ = **17700 8850**.”

**4) Page 121 - 9.7 Conclusion-**

Add a paragraph at the end of section 9.7:

*“However these figures and the strategy of tourism development will require to be reworked after the approval of the Tourism Master Plan by the Ministry of Environment and Forests.”*

G

**Chapter 10 - Environment And Forestry – Proposals And Recommendation.****1) Page 127 10.2 - Forest Area-**

“The forest area *under the control and administration of the Forest Department* in the region is 14913.90 Ha out of total area of 23728 Ha i.e. to the tune of 62.85%. Most of forest ~~these~~ lands (13324.41 Ha) are from the rural area whereas Municipal area has only 1589.47 Ha forest *department* lands.

**2) Page 128 10.3 - Conservation Zones-**

The Regulations for this Zone ~~should be~~ **are** :

**3) Page 133 10.7 - Wood as fuel-**

“.....Some fuel wood is probably required during winter and rainy season for keeping the house warm. This demand for fuel wood shall be met with by the State Government and Municipal Councils by providing non wood fuel *like biomass briquettes*. ~~The State Government should provide for fuel wood by having fuel wood plantations in appropriate areas within and around the Eco Sensitive Zone to meet the requirements of local population.~~”

**4) Page 135 10.8 - Solid Waste Management-**

“6) There shall be strict implementation of the ban on use of poly bags of size less than ~~20~~ **50** microns. The use of cloth bags *and such suitable alternatives* by local inhabitants and tourists shall be encouraged. *The complete ban of use of plastic bags will be considered in five years time.*”

**5) Page 138 10.10 - Traffic Management: C) General Recommendations-**

“1) All parking lots *shown in the approved Sub Zonal Master Plans / Development Plans* shall also be provided. ~~at or near the entrance of the hill station~~ *The location and area for any other public parking facility not shown in the SZMP or located else*





where in the region, shall be approved by the Heritage Conservation Committee or the High Level Monitoring Committee as applicable.

6) Page 139 10.11 - Noise pollution-

~~“In order to check noise pollution loud horns (sound more than 50 db) cone type loudspeakers etc. shall not be permitted. the rules framed by the Ministry of Environment and Forests under S.O.123(E), [14/2/2000] - Noise Pollution (Regulation and Control) Rules, 2000 as per the provisions of amendments dt. 11/01/2010 and also as per any subsequent amendments shall be implemented.”~~

7) Page 139 10.12 - Tourism-

3) ..... Bed and Breakfast scheme should be encouraged in gaothans subject to a maximum of 2 rooms, and 4 beds per house *each room not exceeding 15 sq.m.* and shall be approved by the Maharashtra Tourism Development Corporation (MTDC).

8) Page 142 10.13 - Rocky Plateaus (Tableland)-

Second paragraph on the page should read “...Many of them are recorded in *the "Red Data Book" of the International Union for the Conservation of Nature and Natural Resources (IUCN), which lists species whose continued existence is threatened.* Botanically very little is known about them and their economic and medicinal values are still unknown to science.”

9) Page 143 10.14 - Origins of waterfalls-

Last line on the page to read as “.. including from ~~dairies~~ *dairies* as this would effect the flora at the origin of the waterfall.”

10) Page 143 10.14 - Origins of waterfalls--

Add a paragraph at the end of section 10.14

*“The details of certain waterfalls identified:-* The known waterfalls of the MPESZ Region have been identified and listed below. These shall form the part of conservation zone:-

1. Bhilar Waterfall on Kudali River
2. Lingmala Waterfall on Venna River
3. Waterfall near Helen's Point on Solshi River
4. Waterfall off Tapola Road near Zolyachi Khind
5. Chinamans Waterfall from below Malcom Peth
6. Pratapgadh View Waterfall off Fitzgerald Ghat
7. Dhobhi's Waterfall into the Koyna River
8. Waterfalls near Hunter's Point into Koyna River
9. Waterfalls around Savitri Point into Savitri River
10. Waterfalls from Brahmaaranya into Krishna River
11. Waterfall from ancient Krishna Temple at Kshetra Mahabaleshwar
12. Waterfall at Needle Hole Point into Krishna River

11) Page 165 Annexure - XII Conservation Zone - First Para should read as-

“Conservation Zones are those areas that are worthy of preservation and / or conservation *and / or restoration* for their ecological / environmental value and importance and / or natural beauty.”





12) Page 165 Annexure - XII Conservation Zone- Para 3,4 &5 is read as follows-

**Para3-**

The conservation zones identified *for the Tablelands* in this region are given in the table appended herewith. There are 14 such conservation zones *for Tablelands* in the region. Tablelands *not listed but* found in the region are also part of these conservation zones.

**Para 5-**

The development in the conservation zone *for Tablelands* shall be governed by rules as specified in building byelaws and development control rules appended with chapter 15 of this report.

**Para 4-**

In addition to these identified conservation zones, ~~mouths~~*origin* of waterfalls with 100 M. peripheral area around the ~~mouth~~ *origin* shall be treated as conservation zone. *Other ecological areas such as the environs of all springs, origins of rivers and streams, lakes, caves, areas of special scientific interest and such other unique natural features as notified by MoEF from time to time shall be treated as Conservation Zone.*

*These entities are currently in forest areas or areas that are not proposed for development. These are wilderness areas with ecological value and characteristics and need to be protected and conserved in their present state. Appropriate regulations and guidelines shall be framed for each of these entities."*

H **Chapter 11 - Industrial Development – Proposals And Recommendations-**

Page 182 **11.3 - Agro Industries-**

"Agro based *cottage* industries based on local Agriculture products may only be permitted in this Region. It will include production of Jams, *squashes and other such products* from fruits such as ~~Strawberry and berries~~, ~~Ma~~ *ushroom farming*, ~~non hazardous~~ *tourism based service industries / cottage industries* – units making foot wear from processed and readymade leather, floriculture, horticulture ~~based or agro based industries having products from indigenous goods for Eco-sensitive zone, large dairy, poultry, muash-room-bearing farming units, apiaries, silk worm rearing farms etc. Such Industrial units shall be permitted as per the bylaws specified in this Regional plan. All such activities shall not be based on genetically modified plant or animal species. The current farm lands will be expected to transit into organic / natural farming practices within a period of five years. Standardized building byelaws and Development control Rules for "C" class Municipal council will be applicable for other regulations which are not mentioned in the byelaws in this Regional plan."~~

I **Chapter 12 - Tourism Development – Proposals And Recommendations**

1) Page 185 **12.3 - Qualitative Improvement To Tourist Attractions -**

a) Para 12.3(a) is deleted.

~~"In this regard it is recommended that to reduce through traffic, alternate road connecting the areas with konkan may be made within five years and only till the alternate road is made, through traffic (i.e. vechies which have no business with Panchgani and Mahabaleshwar) may be allowed through Mahabaleshwar Panchgani Region."~~









"5) Preservation and conservation of the *Panchgani* Tableland may to be taken up as per the plans approved by the High Court Monitoring Committee."

8) page 190 12.9-

For the view point in the forest areas falling within jurisdiction of Municipal Councils, ~~beautification~~, repairs and maintenance shall be carried out by respective Municipal Council within the permissible limits with prior approval of the a Heritage Conservation Committee under the supervision of the forest department.

9) Page 191 - 12.11 Tourism Resort facility-

2<sup>nd</sup> paragraph last sentence to be deleted: "The permissible area for resorts to accommodate the projected tourists for the year 2022 has been arrived at and the land use policy is given in the chapter no. 14 of this report viz. "Proposed Land Use Proposals and Recommendations."

10) Page 191 - 12.12 Eco-village - Entire section is deleted.

J

Chapter 13 – Heritage-

Page 198 -13.6 Incentives for development of Heritage structures/precincts-

13.6 (2) - Wherever, it is seen that, it is not appropriate to retain the heritage structure with the property owner, or the owner is not in a position to conserve the structure, such owner be allowed to have development rights certificate on appropriate conditions and be allowed to use it at appropriate place."

K

Chapter 14 - Proposed Land Use – Proposals And Recommendations

1) Page 210 -14.2: Trend of development - Last line of the last Paragraph is deleted:

"The trend of Agro-Industrial user is little but more."

2) Page 216 14.3. (2) Rural Area Village Expansion-

Page 216 - The second paragraph should read:

"Prohibited area means the land where-in non-agriculture user is not permitted.

*The following area shall be included in the prohibited Area-*

i) Forest land and Areas surveyed as Forests till specific regulations are prepared with approval of MoEF.

ii) Land under conservation zone. (except the area as described in note (2) under the table at page (172)

iii) Steep slopes in rural areas.

3) Page 227 (1):- At the end of (1) Residential zone as shown on proposed land use plan add a paragraph:

"No further conversion of land in Agricultural Zone to any other zone or other N.A. use, will be permitted without the approval of the Ministry of Environment and Forests."

4) Page 228 3 (a) Rural Area - Commercial User-

The last line shall be modified: "However, Area for Resorts, Lodges, Motels etc. for accommodation and facilities for Tourists will be as given in para 14.4 B (3)."

5) Page 229 3 (b) Rural Area - Industrial User-

"The Environment and Forest Dept. of Govt. of India has declared Mahabaleshwar-Panchgani-Region as Ecosensitive vide its notification No. S.O.52 (E) and processing





industries relating to floriculture, horticulture, *large dairy, poultry, Mush-room-farming units, Apiaries, Silk worm rearing farms* based or agro based *Cottage* industries producing products from indigenous goods from this eco sensitive zone, making footwear from processed and readymade leather, and similar non polluting non hazardous *tourist based* service industrial units *as permitted as per the bylaws specified in this Regional plan* will only be allowed in the Region.. However this condition will not be applied to existing industrial users having valid permissions. This provision shall be applicable to the region. Processing industries based on strawberry and similar fruits may be developed if appropriate steps are taken for increasing these fruit production so as to promote local employment.”

6) Page 229 14.4[A] De-centralisation within the Region but outside Municipal limits--- Entire section to be deleted.

7) Page 232 14.4.3 [B] - Area requirement for tourists-

The para 14.4.3[B] is replaced with the following para:-

14.4.3[B] - The Carrying Capacity study, nature of tourism and computation of projected tourism population for 2022 will be undertaken by MTDC and based on this study the Tourism Master Plan prepared and approved by the MoEF. This plan will spell out the projected tourist population, number of future beds required etc. The need for further requirement for tourists will be met through Bed & Breakfast schemes promoted throughout the Region with special emphasis on the rural areas, with stringent regulations to ensure that the fundamental nature of providing authentic local experience is adhered to.

In Municipal Council Area of Mahabaleshwar & Panchgani expansion of Tourist facilities is proposed to be allowed **through only Bed and Breakfast schemes**. Besides there is proposal to allow Eco Villages of 20.00 Ha each as stated in para A' above. Considering all, present tourist facilities & Eco-village proposals, there is no need for providing any further expansion of tourist facility within region except Municipal limits. Also because of the reason that, any increase in tourist area will imply a spurt in the number of hotels and resort in the plateau where insufficient septic tanks and adhoc garbage dumping grounds have been a threat to the environment, especially to the 5 rivers originating from the plateau. It is therefore necessary to keep the floating population within limits to preserve the character of the plateau. It is decided that 200 Ha.ees. ~~Reserved~~ for resorts/hotels should be deleted from the Regional Plan.”

8) Page 233 Para No.14.4.3[C] is deleted.

9) Page 235 Table No.14.4.1 is deleted.

10) Page 236 14.4 [D] **General Guidelines-**

- (1) Tourist accommodation includes all type of Resorts, Lodges, Residential hotels, Dormitories, and other accommodation facilities approved by M.T.D.C. such as Lodging and Boarding houses, **and** tourist residential accommodations ~~ete-~~ **in Bed and Breakfast Schemes**.
- (2) ~~The permission will be given on first come first serve basis maximum 1 ha area will be entitled for a person per village.~~
- (3) Sub division of land will not be allowed after the grant of permission in any part of land.





- (4) ~~The said development will be allowed in Revenue villages excluding Gaathan and peripheral area around the Gaathan.~~
- (5) Availability of essential infrastructures facilities such as access road, water supply etc. will be ascertained before grant of permission.
- (6) Such development will not be allowed in Forest, Conservation zone and steep slopes of rural area.
- (7) ~~Collector, Satara will ensure that the permitted areas village wise and in total do not exceed the upper limits specified above.~~
- (8) ~~The village wise area for Tourist residential accommodation has been worked out for the development proposed after the date of publication of this Regional plan.~~
- (9) The guidelines of MTDC and permissible user shall prevail irrespective of area under development
- (10) The *beds provided under the* Bed and breakfast scheme permitted by M.T.D.C. will ~~not~~ *also* be counted in this proposed tourist accommodation area.
- (11) *The Bed and Breakfast scheme shall be operated in the existing residential homes of local citizens.* M.T.D.C. shall ascertain ~~validity of permission~~ *legality* for building before grant of permission for bed and breakfast scheme. *The NOC from Collector should be mandatory.*

**11) Page 237 14.5 (a) (2) - Non Agriculture area-**

14.5 (a) (2) (h) is deleted:- ~~“(h) Area under tourist Residential accommodation proposed in this Regional plan.”~~

**12)Page 238 14.5 (b) : Areas not considered for proposed Land Use -**

The Last sentence should read: “Similarly area under agro based industrial user permitted as described in chapter 11 has not been included in the Proposed Land Use analysis of this R.P. *as it has already been included as Green Zone for the purpose of this analysis.*”

**13)Page 238 Conclusion [C] Agriculture -**

The last line in paragraph 1 to be modified as: “It is obvious that rise in Residential/commercial/~~Resorts~~ and Road land area will be met from agricultural land.”

**14)Page 244 14.6 : Recommendations Regarding preparation of Development plans for Mahabaleshwar and Panchgani Municipal Councils - Para (f) to be deleted:**

~~“(f) Amusement park on small scale (Suitable for childrens of age below 12 years), go carting, swimming pools and similar users not affecting environment may be permitted in Municipal area as well as outside Municipal area subject to availability of land without tree plantation and within the frame work of Building byelaws and Development Control Rules.”~~

**15)Page 245 14.6 : Recommendations Regarding preparation of Development plans for Mahabaleshwar and Panchgani Municipal Councils -**

“(j) Conservation zones within the Municipal limit shall be earmarked on Development Plan and the area under such conservation zones be conserved *as per laid down regulations.*”





A new provision to be added after (j) as follows: -

**“(k) The Forest Areas surveyed and demarcated on maps by the Director of Land Records, Government of Maharashtra along with the Maharashtra State Forest Department shall be included in the DPs of Mahabaleshwar and Panchgani along with proper regulations thereof.”**

**16)Page 246 14.7 : Other Recommendations of Regional Planning Board regarding proposed Land Use in the Region-**

~~“(d) There shall be no objection to permit the users which do not affect the Environment such as Air strips, helipad, Rope way and similar user in the Region. Such users attract tourist and add to the convenience of the tourists visiting the region, becomes attraction center and enhance economy of the region. The highway side amenities such as petrol pumps shall be permitted along classified Roads such as State highway and Major District Road etc- only. However, all these users-**this user** shall be permitted subject to the regulations of concerned departments.”~~

**17)Page 247 14.7 : Other Recommendations of Regional Planning Board regarding proposed Land Use in the Region-**

~~“(e) This Regional plan is prepared in view of notification of Environment and Forest Department of Central Government and hence Board recommends that if any modification in this Regional plan is required to be done, it shall be done in consultation **with the High Level Monitoring Committee and the** Environment and Forest Department of central Government.....”~~

**18)Page 248 14.7 (g) Development of Parking places outside municipal limits-**

~~“Some of the view points in the Region are situated outside the municipal area. The development of parking places at these locations can be implemented with public participation like B.O.T. (Build Operate Transfer) Also the **suitable** lands in the vicinity of such location/view points may be used by the landowner for parking with the prior permission of the Competent Authority **including-in consultation the High Level monitoring Committee and the Heritage Conservation Committee as applicable.**”~~

**19) Page 249 -14.7 (h) Construction to be permitted on Lands having steep slope-**

Second Paragraph: “However, in Urban Area, **construction may be allowed only in special cases which will be subject to the permission of the High Level Monitoring Committee and** there shall be some restrictions while allowing any construction on lands having steep slopes for safety and preventing land slides. For this purpose, Retaining wall shall be constructed for safety. ~~Basements shall be allowed considering Topography of the land.~~ Restricted construction activities may be allowed provided that existing hill slopes shall not be disturbed. Submission of contour map.... Development Control Rules.”

**20) Page 256 - Appendix-A / Sr.No.207 -** Corrections in survey number and area as mentioned below as per order dated 23/04/1996 of Collector, Satara issued under Section 106 of Maharashtra Land Revenue Code, 1966.

In Column no.3 Survey No.19/6 is corrected as 19B

In Column no.4 area 0.87 Ha. is corrected as 1.07 Ha.





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## Chapter 15 : Building Byelaws and Development Control Regulations:

i) Page 260 15.1 Preamble:- New paragraph to be added after the 2<sup>nd</sup> paragraph:  
*Notwithstanding anything contained in this document the ZMP approved by the MoEF for MPESZ cannot be changed or modified without the approval of the MoEF.*

ii) Page 261 1.0 Definitions-

"1.2 Average ground level: The average of the levels of the ground *as measured* at the four or more corners of the *land immediately abutting the* plinth of the structure."

iii) Page 262 1.0 Definitions-

"1.12 Plinth: The portion of a structure between the surface of the **surrounding abutting** ground and the surface of the floor immediately above the ground."

1.13 Plinth area: The **total** built up covered area measured at the floor level of any storey **plinth of the structure"**

iv) Page 263 1.0 Definitions-

The following definition is added as **1.17 A** point between definition of '1.17 Tableland' and '1.18 Veranda' in this section:

**1.17 A -Terracing :- Making the level of ground parallel to the horizontal by way of cutting or filling is termed as terracing."**

v) Page 263 2.0 Regulations Governing Land And Structures- Regulations are corrected as follows-

~~2.4 -A stilt floor /s Stilts may be permitted in Mahabaleshwar and Panchgani Region in a structure, provided the stilt area it is open on at least three sides and shall be used only for parking, keeping generators, air-conditioning plant, sheltering cattle or agriculture equipment, manure, fodder or produce. No room on shall be permitted in a stilt floor in Mahabaleshwar - Panchgani Region shall have a window and the room shall be a completely closed with forced ventilation of exhaust or blower only by construction of any walls between the stilts. The height of a the stilt floor area shall not exceed 2.4 m. measured from the floor of the stilt area up to the bottom of the beam above stilt and shall be included in the total permissible absolute height of 9 m.~~

~~2.5 -Basement(s) shall be permitted in accordance with byelaws given in standardised building byelaws of C Class Municipal Councils, provided that area under basement shall not be counted for F.A.R. calculations if it is exclusively used for Parking Space / Generator Room / A/c Plants / Sheltering cattles or store room for agricultural equipment, manure, fodder or agricultural produce. The Planning Authority shall strictly observe and control the use of basements.~~

**2.5 - Basement shall not be permitted in any type or kind of construction throughout the region".**

~~2.7 - All structures shall have a sloping roof except those structures permitted by the Collector under Regulations 10.4 a) and b) (i.e. Other Uses in Green Zone) 10.5 A) and B). Sloping roof ..... heavy monsoon in the region.~~

**2.9 - Structures to blend with environment :** All structures shall blend with the local environment. The permissible colours for the external walls and roofs are as per the





natural spectrum of colours of the Region. The heritage structures shall *also* be governed as per the Heritage Regulations. For ~~eco-friendly~~ *natural aesthetics, constructions* cladding of natural stone *block work, separate from that of the wall construction*, may be allowed upto the depth of *the block, 15 cm* free of FAR, *subject to a maximum* of 15 cm.”

**2.11-** The existing slopes shall be maintained and the topography of the land shall not be disturbed while developing the land. However terracing is permitted *only* for agricultural or soil and moisture conservation activities and development activities wherever necessary and / or unavoidable for lands having slope less than 20°.

**2.12-**The existing section on Boundary Wall is **deleted and replaced** with:

*2.12-Except with the special permission of the authority, Solid boundary walls shall not exceed 0.75 m in height above which fencing / grills may be permitted of maximum height 1.25 m. above the solid wall. However this provision is not applicable to boundary walls of institutional buildings like jails, sanitoria, hospitals, industrial buildings like workshops and factories. The maximum height of the compound wall shall be 2.0m above the level of centre line of the front street.*

vi) Page 265 **3.0 Regulations Governing Permissions And Development**

Existing Regulation No.3.1 shall be read as follows:-

3.1- All applications for development shall be made only by the owner of the land himself or through his power of attorney holder. For any unauthorised construction by a power of attorney holder, the owner and architect / **licensed technical** person shall also be liable. For any unauthorised or illegal construction prior to issue of the occupation certificate / completion certificate the architect / **licensed technical** person shall also be liable for legal action.

*Provided that no such legal action shall be proceeded with, against him, if he reports in advance to the Planning Authority, the infringement of the permission granted.*

following new para is added in 3.1:-

*Every person who intends to carry out development work or erect, re-erect or make material alteration or demolish any building, including sites and services schemes on plots undertaken by the Government authorities, shall give notice as required in writing to the authority of such intention in prescribed forms accompanied by plans and statements as required under these byelaws and standard BBs and DCRs of C Class Municipal councils of Maharashtra.*

following new clause (b) & (c) is added in 3.2-

*(b) All development proposals shall now include maps from TILR, Mahabaleshwar, stating whether the land is within the purview of 'Forest Alike' areas or not.”*

*(c) All development proposals shall show the 'Forest Alike' areas as demarcated in the survey on the plans put up for sanction and shall in addition show the serial nos., locations of all individual trees on site and where the tree cluster is too dense for individual trees to be marked then the area covered by the tree cluster is to be clearly demarcated on the plans.*

following new clause (a) & (b) is added in 3.3-

*(a) The Competent Authority shall inspect all sites having 'Forest Alike' area and Steep Slopes prior to the sanction for the development in order to ascertain and verify the information provided in the plans.*





**(b) The Competent Authority shall ask the owner/architect to mark/have marked out, the nos. of all individual trees existing on site.**

Existing provision is renumbered as (c)-

**(b) (c)** The Competent Authority shall inspect construction at plinth level and when slab is cast after the same is informed by the owner. Inspection will be carried out within **7 14** working days of the receipt of the application failing which the inspection will be deemed to have been carried out.....in consultation with the Assistant Director of Town Planning Satara.”

**vii)Page 266 3.0 Regulations Governing Permissions And Development - regulations are corrected as follows-**

“3.6 The Competent Authority shall issue an Occupation Certificate only after proof of installation of electrical and water connections and sanitation requirements, **sewage treatment plant, solar assisted water heating** and also the Rainwater Harvesting System, **as per requirements framed under these regulations and as per** ~~in case it is shown on~~ the sanctioned building plan. No use shall be made of any structure without an Occupation Certificate.”

**Page 267 - 3.7-** Demolition, repairs, renovation, erection, rebuilding, construction, reconstruction **and replacement of roof** amount to development for which permission u/s 44 of the M. R. & T.P Act 1966 shall be required.”

**3.7 (e) -** Only restoration, renovation, or rejuvenation of unsafe buildings shall be permitted. **Applications for permissions for the above shall mandatorily require photographs and drawings of the existing structure.** Any other development shall be governed by the existing development control rules and Building bye-laws.”

**3.9 -** If a building is found to be illegal, unauthorised, not as per sanctioned plans or violative of rules / regulations at any stage prior to **Completion / Occupation Certificate in all cases where demolition is not warranted, the house owner to rectify the same. Where the illegality cannot be rectified** the architect shall be blacklisted at least for 5 (five) years after following the necessary procedure.”

**Provided that no such legal action shall be proceeded with, against him, if he reports in advance to the Planning Authority, the infringement of the permission granted.**

**Page 268 - 3.11 -** No development is permissible **within** a 15 m. wide belt on both sides of **defined boundaries of** streams, nallahs, rivers and other water courses and 50 m. from **the defined boundary of water course and** water bodies, and 100 m. from the ~~mouths~~ **origin and base pool** of waterfalls.”

**3.15 -**No development including tarring and paving in the cases of viewing points, natural paths, walks and rides shall be permitted, except for in situ conservation work **which shall be permitted with the approval of the High Level Monitoring Committee or the Heritage Conservation Committee as applicable.**

**3.17-** Development permission for construction of religious structures shall be mandatory. **Such permission shall be granted by Competent Authority** provided it satisfies all the **development and other** requirements as specified by **these regulations and such other regulations stipulated by the competent authority.** ~~the competent authority in such matter.~~





**Page 269 - 3.18** -The use of ground water for swimming pools and allied activities shall be prohibited except from open dug wells *situated* only ~~situated~~ within the property.”

**3.19** -Separate sub-meters for electricity *and water* shall be installed for all Sewage Treatment Plants.”

**3.21**- Other requirements and regulations:- *With the exception of those requirements and regulations specifically contained in this ZMP*, the other requirements shall be governed as per the Standardised building Byelaws and Development Control Rules for 'C' class Municipalities prepared by the State Government as amended from time to time, except the requirements of parking spaces, sanitation, and water as given under SERVICES REQUIREMENTS in Appendix 15.2.1. ”

**3.22** - The Divisional Commissioner, Pune Division, Pune in consultation with the Deputy Director of Town Planning, Pune Division Pune may permit special relaxation in genuine cases to any of the Bye laws, except F.A.R, Ground cover, *height of the structure* and number of stories....”

**viii) Page 269 4.00 - Regulations Governing Trees, Ecology and Environment-**

**4.2** - Trees wherever required to be planted shall be of local, endemic and indigenous species only. The list of such trees is given as Appendix to Chapter No. 12 of this Report. The owner of each plot shall prove the existence of a minimum of 8 5 trees *existing for more than 3 years* of local, endemic and indigenous species per 100 sq. m. of plot area. *The age of tree to be planted shall be certified from the Forest Department.*”

**4.3** - The owner / occupier or any property shall ensure the survival of any tree planted / replanted for 3 years from the date of planting / re-planting. If the tree does not survive then another tree *of equal age* shall be planted in its place.”

**Page 270** - “4.5 --Developmental activities *not* consistent with eco-sensitivity and activities that *which* are otherwise available outside this Region, such as golf courses, go-cart tracks, airstrips, amusement parks, water parks, swimming pools, helipads (*except for emergency operations*) and ropeways (*except for public purpose as per provisions of Bombay Aerial Ropeway Act, 1955*) etc. shall *not* be permitted. subject to ~~Environmental Impact Assessment Study and such other conditions whether required as per the guidelines of Ministry of Environment and Forests.~~“

**New clause to be added as 4.6 (e)-**

**4.6 (e)** *No loudspeakers shall be permitted at viewing points and their surrounding areas.*”

**4.8** - Environment Clearance from the Central ~~m~~ Ministry of Environment & f Forest shall be necessary for the projects as per the provisions of amendments dt. 7/7/2004 to the MOFEF notification dt. 27/1/1994, *and also as per any subsequent amendments to it.*”

**ix)Page 270 5.0 General Regulations-**

**“5.1**- Signage, hoardings, advertisements and street furniture shall be permitted only at approved places *excluding valley sides of the roads* and shall not be more than ~~3mx6m~~ 3 ft. by 6 ft. in size *and as per the design and locations approved by the Heritage Conservation Committee.*”





**Page 271**      **5.6-** Mobile towers shall be permitted to be erected on the existing buildings provided that such building shall not be the heritage building and further that the erection of tower shall not affect adversely the adjoining heritage building. if it is there Permission in this regard shall be obtained from the competent authority **including only with the approval of the High Level Monitoring Committee."**

**x)Page 272**      **7.1 B**      **Restriction On Constructions-**

Clause B5 to be deleted:

~~"B5—Basement are allowed in his slope area provided that the topography of land is such that construction of basement does not involve any cutting of the land."~~

**Page 273**      **7.1B**      **Restriction On Constructions-**

"B6 Stilts are allowed in the slope area provided that maximum height of stilt from the average ground level shall not exceed 2.4 M. measured upto the bottom of the slab above stilt and shall be included in the total **absolute** permissible height of 9 M."

**Page 273**      **7.1 C**      **Change in Title-**

~~"7.1C : ALTERNATIVE FOR DEVELOPMENT OF LAND PARTLY FALLING IN THE HILL SLOPE AREA"~~

"C 4 This ~~alternative method of development~~ shall be permitted **applicable** in urban as well as rural areas of the Region."

**xi) Page 274**      **8.**      **Conservation Zone-**

The first paragraph is read as : "This Zone includes rocky plateaus, tablelands and their identified slopes, origins of waterfalls, edges of plateaus, upper valley portion and small plateaus below the main plateau. **Other ecological areas such as the environs of all springs, origins of rivers and streams, lakes, caves, areas of special scientific interest and such other unique natural features as notified by MoEF from time to time shall be treated as Conservation Zone.** "

**8.1** No development of these areas shall..... with the Forest Department. Provided that only temporary structures connected with in situ conservation work **with prior permission of Competent Authority** and film shooting may be permitted provided that temporary structure(s) do not stand for more than a year and leave no footprint when removed. Provided further that no temporary structure(s) shall be permitted to be constructed **or retained** during the monsoon period i.e. 1<sup>st</sup> June to 30<sup>th</sup> September."

**8.3** The extent of slopes of certain Tablelands that shall form ~~this~~ **the Tableland Conservation Zone** are as described in Appendix – **XII-A** appended at the end of Chapter 10 of this report viz. Environment, Forest – Proposals and Recommendations."

**8.4** **No new** Motorable roads shall be permitted upto **and on** tablelands ~~only but not on~~ tablelands itself."

**8.7** Agriculture, floriculture, horticulture **without terracing on slopes**, and grazing is permitted in this Zone except on tops of tablelands and rocky plateaus."

**Following an additional provision is added-**

**"8.9** **No advertisement or hoarding shall be permitted at points, lakes and their surrounding areas, walks, rides, bridle paths and on the valley sides of roads."**





**xii) Page 275 9. Committed Residential Zone-**

The last line in paragraph 1 shall read as follows:-

“The survey numbers constituting the Residential Zone as per this Regional Plan are given in Appendix- A, B, C & D appended at the end of Chapter 14 of this report viz. Proposed Land-use Proposals and Recommendations.

**Fourth Paragraph to read-**

“Development in this Zone ~~may be permitted with prior N.A. permission~~ is subject to the following conditions :”

**9.2 One dwelling unit per plot-**

There shall be only one dwelling unit in each residential use plot for the *bona fide* use of the owner. A small outhouse *of ground floor only as in the form* of servants quarters may be permitted on the rear of the plot with plinth area not exceeding 25 sq. m.”

**9.3 Water availability and sewage disposal-**

*It shall be the responsibility of the owner to make provision for water in the plot through appropriate ground water sources of water prior to building permission being considered.* The owner shall satisfy the Competent Authority that the existing sources ~~of water~~ *are of acceptable drinking water quality and standards and the quantity* is adequate for the anticipated number of residents even in the summer months. ~~It shall be the responsibility of the owner to make provision for water in the plot.~~

The owner shall also make necessary arrangements for *the treatment and disposal of sewage and waste water to the satisfaction of the Competent Authority. No such disposal will be permitted into forest areas and water bodies.*”

**Page 276 9.4 Committed Residential Zone-**

Table in 9.4 Column 6 showing No. of stories: Entries in rows 1,2 & 3 of 2 stories to be replaced with “G+1”.

Sr. No.	Plot area in sq. m.	Road side set back (m)	Rear Margi n (m)	Side margi n (m)	No. of stories	Max. absolute height (m)	Max. F.A.R Area	Max. ground coverage	Max. F.A.R. limit
1	Above 1000	4.5	3.00	3.00	G+1 2	9.0	0.125	1/8	-
2	Above 500 upto 1000	3.0	2.25	2.25	G+1 2	9.0	0.25	1/8	125 sq.m.
3	Upto 500	3.0	2.25	2.25	G+1 2	9.0	0.25	1/6	100 sq.m.

**9.6 - Organised open space of 10% of land under layout shall be provided at the center of land as far as possible for lands admeasuring 4000 sq.mt. or above. Uses in open Space shall be as per Regulation No.11.8.”**





9.8 Retaining walls constructed for *the purpose of localized leveling of the plots*, agriculture or soil and moisture conservation shall be of dry stone masonry only and shall not exceed 1.2 m. from the average ground level.”

Page 277 9. Committed Residential Zone - New provisions is added after 9.9:

9.10 *Stilts may be permitted in a structure provided it is open on at least three sides and shall be used only for parking, keeping generators, air-conditioning plant, sheltering cattle or agriculture equipment, manure, fodder or produce. No room shall be permitted in a stilt floor by construction of any walls between the stilts. The height of the stilt area shall not exceed 2.4 m. measured from the floor of the stilt area up to the bottom of the beam above and shall be included in the total permissible absolute height of 9 m.”*

9.11 *Clubs (without residential facilities) , Government approved Educational Institutions, Health clubs and spas (without residential facilities), Ayurvedik Research centre, Naturopathy centre and Building for housing of staff of essential of public service sector are permitted in the committed residential zone. For these users, the maximum and minimum plot area, allowable F.S.I etc. shall be as per table no.9.12.”*

xiii)Page 277 10. Green / Agricultural Zone-

Paragraph 1 to read: “Lands other than those under Forest Area, Conservation Zone, Committed Residential Zone, and Gaothans *and sanctioned peripheral area around the gaothans* shall form the Green Zone.”

Paragraph 3 to read: “*In addition* † the following developments are permissible in this Zone.”

“10.3 ***Farm Dwelling:*** Existing farmers owning the piece of land prior to 29-04-1983 (the date of establishment of the Region) will be allowed to construct a ***ground floor farm*** dwelling unit of total F.A.R. not more than 50 sq. m. even though his total land holding is less than 0.8 ha.”

ix)Page 278 10. Green / Agricultural Zone-

Last paragraph of 10.4 is corrected as : “A farm building ***of ground floor only*** may be permitted on plots where the area under active cultivation is a minimum of 0.80 ha. subject to the following conditions :”

10.4 H - If the land is not under active cultivation, permission ***for a farm dwelling / building*** may be given provided a minimum of 800 trees of a minimum 1m height per 0.8 ha of plot of area exist ***on the plot*** as existing no of trees and/or shall be planted and maintained ***on the plot*** for at least three years subsequent to application for construction as certified by Revenue Department in consultation with Forest Department.”

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10.5 A - Large scale agriculture allied activities like horticulture, floriculture, dairy and poultry. These shall be permitted on ***lands fronting the*** 6.00 m wide road.”

10.5 B - For improving financial conditions of the local people, agriculture allied small scale activities for storing locally produced agricultural product. Such activities





shall be permitted *on appropriate lands appurtenant to and fronting to the* existing roads, irrespective of the width.”

“**10.5 D - Government approved** Educational Institutions on a plot *of* exceeding 1.2 ha for their educational purposes only along with the required bonafide hostel and residential accommodation for all students and staff. A minimum of two third of the plot shall be earmarked for open to sky uses like play ground and such area shall not carry any F.A.R. These shall be permitted on 9.00 m wide road.”

**10.5 E is deleted:**

“**10.5 E** Resorts, hotels, motels, lodging and boarding houses, remand homes and clubs as per Regulations governing their development given herein under.”

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“**10. 7** *Only the following industries and essential utilities shall be permitted in Green / Agricultural zone namely:*

- (i) *Agro based industries*
- (ii) *Bee keeping*
- (iii) *Sericulture*
- (iv) *Nurseries*
- (v) *Floriculture*
- (vi) *Petrol pumps*
- (vii) *Gas filling stations*
- (viii) *Kerosene depot*
- (ix) *Primary and secondary schools*
- (x) *Primary Health Centres*
- (xi) *Biodiversity Conservation and Educational Research centre for Western Ghats*
- (xii) *Non-polluting, Non-hazardous, small scale industries such as assembling units and IT industries only with the specific approval of the High Level Monitoring committee.*
- (xiii) *Mushroom farming*

~~Uses like Amusement park, Science & Technology park, clubs, Educational Institutions, Health club, Naturopathy centre, Ayurvedic Research Centre nurseries shall be permitted in Green / Agricultural zone. For these users, the maximum and minimum plot area, allowable FSI etc., shall be as per corrected Table No.10.7 attached with this.”~~

**Point (10.8) is deleted-**

~~“10.8 Also the users like Bee-keeping, petrol pump/Gas filling station, kerosene depot, Building for essential staff, Golf courses, Go cart tracks, water parks, swimming pools, helipads, rope ways shall be permitted in Green Zone.”~~

**x) 11.6 Gaonthan and peripheral areas around gaonthan :-** If the total area of the survey number or hissa number partly falling within the peripheral area is 1000 sqm or less then the entire part of survey number shall be considered to be part of the peripheral area. If the total area of such land is more than 1000 sqm then only that part of the plot that actually falls within peripheral area shall be considered *to be part of peripheral area* as such.





Page 281 11.7 Gaothan And Peripheral Areas Around The Gaothan- Marginal distances, permissible FSI and permissible ground coverage For Gaothan area shall be as per table below:-

Sr. No	Plot area in sqmt	Road side set back m	Rear margin m	Side margin m	No. of stories	Max. absolute height m	Ma F.A.R	Max. ground coverage (of plot area)
1	Upto 50	1	-	-	2- G+1	9	1.5	3/4
2	Above 50 & upto 100	1	-	-	2- G+1	9	1	3/4
3	Above 100 & Upto 150	1.5	1	1	2- G+1	9	0.75	1/2
4	Above 150 & Upto 300	2.25	1.5	1.5	2- G+1	9	0.5	1/2
5	Above 300 & Upto 500	3	2.25	2.25	2- G+1	9	0.25	1/6
6	Above 500 & upto 1000	3	2.25	2.25	2- G+1	9	0.25	1/8
7	Above 1000	4.5	3	3	2- G+1	9	0.125	1/8

Page 282 Marginal distances, permissible FSI and permissible ground coverage for Peripheral Areas shall be as per table below:-

Sr. No	Plot area in sqmt	Road side set back m	Rear margin m	Side margin m	No. of stories	Max. absolute height m	Ma F.A. R	Max. ground coverage (of plot area)
1	50 & upto 100	2.25	1.5	1.5 *	2-G+1	9	1	3/4
2	100 & upto 200	2.25	1.5	1.5	2-G+1	9	0.75	1/2
3	200 & upto 300	2.25	1.5	1.5	2-G+1	1	0.5	1/2
4	Above 300 & upto 500	3	2.25	2.25	2-G+1	9	0.25	1/6
5	Above 500 & upto 1000	3	2.25	2.25	2-G+1	9	0.25	1/8
6	Above 1000	4.5	3	3	2-G+1	9	0.125	1/8

Page 282 11. Gaothan And Peripheral Areas Around The Gaothan-

(Notes : 2) In peripheral area the minimum plot area for local people only is 50 200 sqmt. For those who are not local, the minimum plot area is 500 sqmt.”





"11.9 For group housing scheme, maximum built up area shall be based on net plot area. Net plot area shall be equal to 3/4<sup>th</sup> of the total plot area. The tenement density in group housing scheme shall not be more than 10 tenements per Hectare *of the overall plot*, provided that in group housing scheme 10% physical open Space shall be provided. *The FAR, side open spaces, maximum absolute height etc. shall be as per S.No 6 of Table governing Peripheral area development under regulation 11.7.*"

**Page 283 11. ECOVILLAGE-**

To be deleted: "~~ECO-VILLAGE~~

~~The detailed bylaws and development control rules for eco-village shall be framed and prepared by MTDC as a part of the Tourism Master Plan to be prepared by it. The building bylaws and development control rules shall be within the norms given in DCR and BBS of this Mahabaleshwar Panchgani Regional Plan."~~

**xi) Page 283 13.1 - Areas Within Municipal Council Limits-**

Development within the municipal limits of Mahabaleshwar and Panchgani shall be governed by the Development Control Regulations and Building bylaws of the Development plan under preparation. In case of conflict between the Development Control Regulations and Building by laws of the Development Plan and the Development Control Regulations and Building bylaws of this Regional Plan, the Development Control Regulations and Building by laws of the respective Municipal areas shall prevail.

**xii) Page 283 14. RESORTS, HOTELS, MOTELS, LODGING-**

**a) 14.1.1 is corrected as mentioned below:-**

"14.1.1 No new resorts, motels, lodging, involving accommodation shall be permitted within the *region and within* municipal limits of Mahabaleshwar and Panchgani and in gaothans, and peripheral areas. However it shall not prohibit permitting the utilisation of balanced allowable F.S.I in case of the permissions already accorded *provided that such permissions do not involve alterations to the lands surveyed and marked as forests by the Revenue Department.* In addition in Mahabaleshwar and Panchgani *municipal limits* the use of heritage buildings *can be converted into* for heritage hotels ~~may be permitted~~ *after taking approval from* by the Heritage Conservation Committee."

**b) 14.1.2 to 14.7 – is deleted and 14.8 is retained.**

**c) "14. 9 is corrected as given below:-**

All ~~new~~ resorts, hotels, motels, lodging and boarding houses, hostels, boarding schools, clubs, institutions and remand homes shall have waste water treatment and recycling plants - individual / common, if it is not connected to an existing waste water treatment and recycling plant. ~~Existing clubs and institution, and, hotels, motels, lodging and boarding houses with 25 rooms or 50 beds, and, remand homes, boarding schools and hostels with more than 100 boarders, shall install waste water treatment and recycling plants individual / common within a period of two years from the date of publication of this Regional Plan."~~

*In case of existing users, treatment plants for groups of such activities or any other alternative arrangement duly approved by MPCB shall be mandatory.*

**d) 14.10 & 14.11 to be retained.**





e) "14.13 --Bed and Breakfast type of tourist accommodation may be permitted in the ZMP, with the exception of the SZMP areas of Mahabaleshwar and Panchgani towns gaathans and the peripheral areas with prior approval and sanction by and of the Maharashtra Tourism development corporation subject to a limit of 2 such rooms, each room not exceeding 15 sq.m. not exceeding 4 beds per plot. This shall be permitted only in the sanctioned authentic structures belonging to local citizens building."

xiii) Page 295 II(c) SANITATION REQUIREMENT FOR RESTAURANTS:

At S.No.4 Column 3 to read: "1 per water closet provided in addition to which 1 per 25 seats or part thereof."

xxxv)Page 297 (II(d)) TITLE TO BE CHANGED:

"SANITATION REQUIREMENT FOR FACTORIES PERMITTED INDUSTRIES"

M. Chapter - 13- Heritage- The gradation, name correction wherever required in Heritage list mentioned at Appendix 13.1, 13.2, 13.3 is corrected as below:-

APPENDIX 13.1

**MAHABALESHWAR HERITAGE LIST**

Sr.No	Name of Property	Correct name	Grade
1	2		3
5.	Beekwith Monument	Beckwith Monument	I
11.	Race View Hotel & Bungalow	Race View Hotel & Bungalow	I
34.	Lesson Lodge	Leeson Lodge	II
40.	Morarji Castle & Ganghiji's Prayer Ground	Morarji Castle & Gandhiji's Prayer Ground	II
41.	Hon. Bomanji Dinshaw Petit Library	Bomanji Dinshaw Petit Library	II
48.	Sindota Park	Sindola Park	I
51.	Benehill	Benahil	II
53.	Montana - The Terraces	Montana	II
60.	Chhatrapati Pratapsinh Udyan	Chhatrapati Pratapsingh Udyan	II
69.	Lodvig Point & Elephant's Head	Lodwick Point & Elephant's Head	I
70.	Carnae Point	Carnac Point	I
73.	Fitzgerald Point	Fitzgerald Point	I
76.	Dam to Bersheeba Ride	Dan to Beersheeba Ride	I
79.	Chinamans Waterfall Ride	Chinaman's Waterfall Ride	I
80.	Malcolm Peth - Babington Ride	Malcolm Peth - Babington Ride	I
81.	Chinman's Waterfall and Point	Chinaman's Waterfall & Point	I
82.	Cannought Peak Ride	Connaught Peak Ride	I
83.	Bridal Path (Kshetra Mahabaleshwar Cannought Peak Ride)	Bridle Path (Kshetra Mahabaleshwar Connaught Peak Ride)	II





84.	Blue Valley Ride (Kutch) Tapola Road Satara Road	Blue Valley Road (Kutch) (Tapola Road Satara Road)	I
86.	Bridal Path Ride (Wilson Point Lingmala)	Bridle Path (Wilson Point Lingmala)	I
87.	<del>Cannought</del> Peak Point	Connaught Peak Point	I
100.	Mount Malcolm (Sans Soueer)	Mount Malcolm (Sans Souci)	II
101.	Mount Douglas	Mount Douglas	II
104.	<del>Belvue</del>	Bellevue	II
114.	<del>Lilly</del> Cottage	Lily Cottage	II
115.	St. Clair Villia	St. Clair Villa	II
119.	Mount Ferohim	Mount Ferohin	II
120.	<del>Monijeh</del> Villa (Mithibai Hall)	Manijeh Villa (Mithibai Hall)	II
121.	<del>Kai Kashra</del> Cottage	Kaikhushru Cottage	II
124.	Anand	Anand (Temple Hall)	II
130.	Jijabhai Lodge	Jiji Lodge	II

**APPENDIX 13.2  
PANCHGANI HERITAGE LIST**

Sr. No.	Name of Property	Correct Name	Grade
<b>1</b>	<b>2</b>		<b>3</b>
8	Bohra Cemery	Bohra Cemetery	II
11	<del>Casuriana</del>	Casurina	II
12	Chistia Manzil (Dr. Marehant's Hospital)	Chistia Manzil (Dr. Merchant's Hospital)	II
15	European Christian Cemetary including Indian Chsistians	European Christian Cemetery including Indian Christians	II
18	<del>II</del> Palazzo Hotel and Annexe	II Palazzo Hotel and Annexe	II
22	<del>Lawrance</del> Villa	Lawrence Villa	I
25	Moral Rearmanment Association	Moral Rearmament Association	I
32	Parsi Cemetery Shirimbanod Behdin Pryayer Hall	Parsi Cemetery Shirinbanod Behdin Prayer Hall	II
45	Table Land		HI
54	<del>Balla</del> Vista	Bella Vista	II
58	Dhun-Teha, Jena & Joy Cottage	Dhun-Heta, Jena & Joy Cottage	II
61	Grange Hotel ( <del>AH</del> India Holiday Home)	Grange Hotel (Air India Holiday Home)	II
63	Hotel Mount View & <del>Khumbutta</del> Garage	Hotel Mount View & Khambatta Garage	II





**APPENDIX 13.3**  
**MAHABLESHWAR PANCHGANI REGIONAL PLAN HERITAGE LIST**

Sr.No.	Name of Property	Correct Name	Grade
2.	Arthures Seat	Arthur's Seat	I
5.	Elephanston Point	Elphinstone Point	I
7.	Gaolam Point	Gaolani Point	I
10.	Halen's Point	Helen's Point	I
16.	Rosemund Rock Ride	Rosamund Rock Point	I
17.	Jemeson's Ride	Jameson's Ride	I
18.	Cannaught Peak Ride	Connaught Peak Ride	
20.	Bridal Path (Lady Willingdon Ride – Castle Rock)	Bridle Path (Lady Willingdon Ride – Castle Rock)	I
21.	Bridal Path (Kshetra Mahableshwar – Cannaught Peak Ride)	Bridle Path (Kshetra Mahableshwar – Connaught Peak Ride)	H I
22.	Lamington Ride		I
23.	Blue Valley Road (Kutchra) – Tapola Road – Satara Road	Blue Valley Road (Kutchra) – (Tapola Road – Satara Road)	I
24.	Blue Valley Ride – Tapola Road – Helens Point	Blue Valley Ride – (Tapola Road – Helen's Point)	I
25.	Simbadi Ride	Limbdi Ride	I
28.	Bridal Path Ride – Wilson Point – Lingmala	Bridle Path Ride – Wilson Point – Lingmala	I
29.	Bridal Path – Kshetra Mahabaleshwar Road – Hunters Point	Bridle Path – Kshetra Mahabaleshwar Road – Hunters Point	I
30.	Cannaught Peak Point	Connaught Peak Point	
31.	Lingare Forest Rest House	Lingmala Forest Rest House	F II
32.	Anjuman-Island (Public School)	Anjuman-E-Islam (Public School)	II
34.	Rosamond Rock Ride	Rosamund Rock Ride	I

**N. Chapter – 16 Regional Plan – Implementation, Action, Policy and Mechanism**

**i) Page 298 16.1 PREAMBLE:**

Add a paragraph at the end of this section:

*“Notwithstanding anything contained in this document the ZMP approved by the MoEF for MPESZ cannot be changed or modified without the approval of the MoEF”.*

**ii) Page 300 16.5 COST OF IMPLEMENTATION OF REGIONAL PLAN: 16.5 shall replace as follows:-**

**16.5 - Cost of implementation of Regional Plan-**

“A cell will be set up by the HLMC/ Collector in order to identify existing and potential state and central government schemes that can be dovetailed for supporting the proposals envisaged in the ZMP. Eg. For scientific research and technology, funds could be procured from DoScT through its existing schemes, grants, aids, etc.

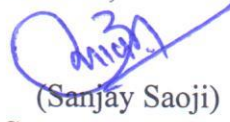




	<p>Similarly, for awareness and education, teacher training, training and orientation of staff of various government departments can be carried out through the funds available with the Department of Education. Proposals need to be spelt out and elaborated so that they can be presented for financial assistance to concerned agencies / departments. Effort will be made to synergize the existing programmes and schemes of the Govt. of India and Govt. of Maharashtra in order to leverage additional funds.</p> <p>Detailed proposals need to be prepared while drafting the DP in such a fashion that they are either self-financed or able to gather financial support from existing funds available with various Ministries.”</p>
<p>○</p>	<p>Sanctioned accord to refuse the following modification suggested by Regional Planning Board regarding change of use of land from Agriculture to Residential Zone as shown on submitted Plan-</p> <ol style="list-style-type: none"> <li>1) Mouze Rajapuri S.No.50/1.</li> <li>3) Mouze Bhose S.No.36A/1.</li> <li>4) Mouze Bhilar S.No.60/4/1.</li> <li>6) Mouze Metgutad S.No.17/4A, 18/5.</li> </ol>

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





(Sanjay Saoji)

Under Secretary to Government



Table No.10.7

Mahabaleshwar - Panchgani Regional plan  
Restrictions on allowable users in Green/Agricultural zone in the Regional Plan

Sr. No.	User Type	Max Area Hect or	Min Area Hect	Allowabl e F.S.I %	Restrictions in Rural Area	Allowable user.	Remarks
1	Amusement Park	3	1	2	At max 4 places outside the municipal council areas but within the Region.	Ticket House, Toilet, Canteen, Watchman's Quarter (25sqm).	In one village, only one such user is allowed.
2	Science and Technology Park	5	2	2	At max 2 places outside the municipal council areas but within the Region.	Zoo/ Exhibition Centre/ Art Gallery (200 sqmt).	In one village, only one such user is allowed.
3	Clubs (without residential facilities)	3	1.2	12.5	At max 2 places outside the municipal council areas but within the Region. <i>Accessible from existing roads</i>	----	----
4	Educational Institutions (Pvt) Primary and Secondary Schools and Primary Health Centres	3	1.2	12.5	Max 54 Hect for total 11 villages. <i>Accessible from existing roads</i>	2/3 Area to be kept as a play ground and remaining 1/3 area shall carry FSI.	Proposed to allow maximum two private schools per village for the 7 villages namely Godwadi, Khinger, Pangari, Taighat, Bhose, Bhitlar and Dandeghar which are adjacent to Panchgani and also proposed to allow 1 private school each in four villages namely Taldev, Shirvadi, Umbari and Kumbhroshi considering their





