

विकास योजना महाबळेश्वर (दुसरी सुधारित)
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियम, १९६६ चे कलम ३१(१) अन्वये सारभूत
फेरबदलांच्या प्रसिध्दीबाबत सूचना निर्गमित
करणेबाबत.


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

शासन निर्णय क्र. टिपीएस-१९१२/१६०/प्र.क्र.४०/१२/पुनर्बाधणी १७/ईपी प्रसिध्द/नवि-१३
दिनांक:-२८/०३/२०१३

शासन निर्णय :- सोबतची सूचना महाराष्ट्र शासन असाधारण राजपत्राच्या, पुणे विभागीय
पुरवणीमध्ये प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,




(सुनिल मरठे)

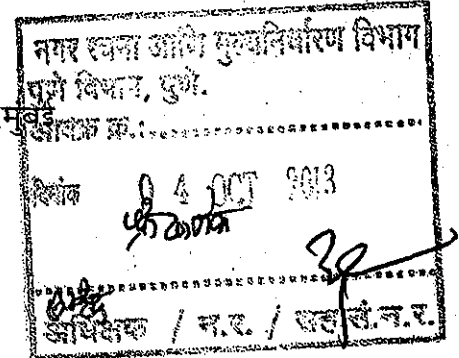
अवर सचिव, महाराष्ट्र शासन

प्रत

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

प्रति,

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) सह सचिव तथा संचालक (नगर रचना), नगर विकास विभाग
- ३) उपसंचालक, नगर रचना, पुणे विभाग, पुणे.



त्यांना विनंती करण्यात येते कि, त्यांनी सुचनेच्या अनुषंगाने अधिप्रमाणीत करावयाचे नकाशे
१० प्रतीत शासनाकडे पाठवावेत. तसेच प्रस्तुत सूचना शासनाच्या दि. १३/०९/२०१० रोजीच्या
परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर
कार्यवाही करावी.

- i) जाहिरात देणा-या कार्यालयाचे नांव :- नगर विकास विभाग, मंत्रालय, मुंबई-३२.
- ii) जाहिरात कोणत्या दिनांकापर्यंत द्यावयाची आहे:- तात्काळ.
- iii) प्रसिध्दीचे स्वरूप:- सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात.
- iv) कोणत्या जिल्हयात :- सातारा
- v) किती वृत्तपत्रात:- एका इंग्रजी व एका मराठी वृत्तपत्रात.
- vi) कितीवेळा:- एकदा
- vii) जाहिरात खर्चाचे देयक कोणत्या अधिका-याकडे पाठवावयाचे:- मुख्याधिकारी, महाबळेश्वर
नगर परिषद, महाबळेश्वर

- ४) विभागीय आयुक्त, पुणे विभाग, पुणे.
 ५) सहायक संचालक, नगर रचना, सातारा शाखा, सातारा.
 ६) जिल्हाधिकारी, सातारा.
 ७) मुख्याधिकारी, महाबळेश्वर नगरपरिषद, महाबळेश्वर
 ८) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यांत येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्राच्या भाग-१ पुणे विभाग, पुणे पुरवणी भाग १ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रतीत या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, पुणे विभाग, पुणे, सहाय्यक संचालक, नगर रचना, सातारा शाखा, सातारा, मुख्याधिकारी, महाबळेश्वर नगर परिषद, महाबळेश्वर यांना पाठवाव्यात.)

९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

यांना विनंती की, सदरची सूचना या विभागाच्या वेबसाईटवर प्रसिध्द करणेत यावी.

१०) निवडनस्ती (नवि-१३).



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GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400032.

NOTICE

Date :- 28/03/2013.

The Maharashtra Regional & Town Planning Act, 1966.

No.TPS-1912/160/CR-40/12/Reconstruction-17/DP-sanction/UD-13.

01. Whereas, the Mahabaleshwar Municipal Council (Dist.Satara) (hereinafter referred to as "the said Planning Authority"), being the Planning Authority within its jurisdiction under clause (19) of section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to "the said Act"), vide its Resolution No. 161(1) dated the 15th September, 2001 declared its intention under section 23, read with section 38 of the said Act to prepare Draft Development Plan (2nd Revision) for the area within the limits of the Mahabaleshwar Municipal Council (hereinafter referred to as the "said Development Plan") and notice of such declaration was published at page No.2426 in the Maharashtra Government Gazette (hereinafter referred to as the "Official Gazette"), Pune Division Supplement Part-I dated the 8th November, 2001;

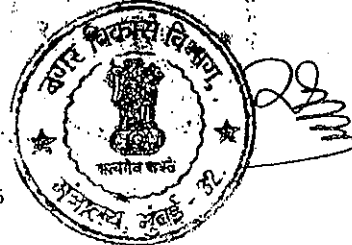
And whereas, the said Planning Authority, after carrying out survey of the entire land within its jurisdiction as required under section 25 of the said Act, published a notice in Official Gazette, dated the 30th July 2009, on Page No.2452 for inviting objections or suggestions to the Draft Development Plan of Mahabaleshwar, prepared by it under sub-section (1) of Section 26 of the said Act;

And whereas, after considering the suggestions and objections received in respect of the published draft Development Plan, the Planning Committee, set up under section 28 (2) of the said Act, submitted its report to the said Planning Authority;

And whereas, the said Planning Authority vide its Resolution No.309, dated the 29th February, 2012, made certain modifications in the aforesaid published draft Development Plan under sub-section (4) of Section 28 of the said Act and published the said draft Development Plan so modified (hereinafter referred to as the "said draft Development Plan") for information of the public under sub-section (4) of Section 28 of the said Act by a notice published in the Official Gazette, Pune Division Supplement, dated the 29th March, 2012 on Page Nos. 1 to 36;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said draft Development Plan to the Government of Maharashtra for sanction Vide its Marathi letter No.15/485/2011-2012, dated the 30th March, 2012;

And whereas, the said Act, has been amended vide Maharashtra Act, X of 2011 with effect from the 5th April, 2011;



And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has sanctioned a part of the said draft Development Plan with modifications as specified in **SCHEDULE-A** and excluding proposals involving substantial modifications as specified in **SCHEDULE-B**, appended to the Notification No. TPS-1912/160/CR-40/12/Reconstruction-17/DP-sanction/UD-13, dated the 28th March, 2013;

And whereas, the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned plan and are shown on the plan verged in Pink colour and marked as excluded part i.e. as **EP-1, EP-2, ----- etc.**;

Now, therefore, in exercise of the powers conferred under Section 31(1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

- a) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial modifications as specified in the **SCHEDULE-X** appended hereto, within a period of one month from the date of publication of this notice in the Official Gazette.
- b) Appoints the Deputy Director of Town Planning, Pune Division, Pune as the "Officer" under Section 31 (2) of the said Act, to hear all the persons filing suggestions and objections as stated in (a) above, within the stipulated period and to submit his report thereupon to the Government for further necessary action.

02. Only the suggestions or objections regarding substantial modifications mentioned in **SCHEDULE-X**, that may be received by the Deputy Director of Town Planning, Pune Division, Pune, having his office at survey No.74/2, Sarang society, Above Bank of Maharashtra, Sahkarnagar, Pune-9, within the stipulated period of 1 month from the date of publication of this notice in the Official Gazette, shall be considered.


03. Copy of the said notice along with **SCHEDULE-X** and the plan showing the proposed substantial modifications shall be made available for inspection to the general public at the following offices during office hours on all working days.

- 1) The Deputy Director of Town Planning, Pune Division, Pune.
- 2) The Assistant Director of Town Planning, Satara Branch, Z.P. Building (Annex) Room No.20 to 24, Sardar Bazar, Satara-415001.
- 3) The Chief Officer, Mahabaleshwar Municipal Council, Mahabaleshwar, Dist satara.

This notice shall also be made available on the Government web-site www.maharashtra.gov.in

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




(Sunil Marale)
Under Secretary to Government.

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Schedule X

**SUBSTANTIAL MODIFICATIONS PUBLISHED BY THE GOVERNMENT U/S 31(1)
OF THE
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.**

[ACCOMPANIMENT TO THE GOVERNMENT NOTICE NO.TPS-1912/160/CR-40/12/Reconstruction-17/EP publish/UD-13, DATED the 28th March, 2013]

Sr. No.	Excluded Part No.	Proposals of Draft Development Plan published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966	Proposals of Draft Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional & Town Planning Act, 1966	Modifications of Substantial Nature as proposed by the Government under Section 31 of the Maharashtra Regional & Town Planning Act, 1966
1	2	3	4	5
1	EP-1	Site No.20, Playground	GB-1 - The land under CTS No.616, 619 from this Site be shown as Existing Playground. Remaining land be deleted and included in Residential Zone.	The land under CTS No.616, 619 is proposed to be deleted from the Site No.20 and to be shown as Existing Playground. Remaining land is proposed to be reinstated for "Play Ground" Site No-20
2	EP-2	Site No.37, EWS Housing	GB-6 - Site No.37, "EWS Housing" be deleted and land thereunder be included in No Development Zone.	Site No.37 is proposed to be reinstated as per plan published under Section 26 and redesignated as "LIG & MIG Housing" for which. Appropriate Authority shall be MHADA.
3	EP-3	Site No.59, PS & PG	GB-8-Appropriate Authority of Site No. 59 be changed from Sau.D.N.Chabada Rural Education Society, Satara to Municipal Council, Mahabaleshwar.	Appropriate Authority of Site No. 59 is proposed to be changed from "Sau.D.N.Chabada Rural Education Society, Satara" to "Municipal Council, Mahabaleshwar".
4	EP-4	CTS No.236, Public Utility Zone	GB-9-Following new reservations are proposed on CTS No.236 as shown on plan- i) Municipal Employees and Water Supply	i) Site No 72 is proposed to be redesignated as 'Staff Quarters' for which Appropriate Authority shall be "Municipal

			<p>Employees Society (Site No.72)</p> <p>ii) Housing for Dishoused (Site No.73)</p> <p>iii) Patrakar Bhavan (Site No.74)</p> <p>iv) Park & Garden (Site No.75)</p>	<p>Council/Maharashtra Jivan Pradhikaran".</p> <p>ii) Site No.73 and site No 74 are proposed to be combined and redesignated for "LIG & MIG Housing" as Site No.73 with Appropriate Authority as MHADA/Municipal Council.</p> <p>iii) Remaining land is proposed to be reserved for "Garden and Park" as Site No 75.</p>	8
5	EP-5	Site No.29, EWS Housing	GB-10 -Site No.29, 'EWS Housing' be redesignated as 'Horse Stable'.	Site No.29 is proposed to be reinstated as per plan published under Section 26 and to be redesignated as " LIG & EWS Housing " with Appropriate Authority as MHADA/Municipal Council.	9
6	EP-6	Site No.22, CPG, Site No.23, EWS Housing, Site No.28, Slaughter House and Beef Market	GB-11 - A new 9 mt. wide East-West road be proposed through the Site No.22, 23 and 28 as shown on plan. Accordingly, areas of Site No.28, 22 & 23 are reduced. The remaining land of Site No.22 is redesignated for 'Parking'.	A new 9 mt. wide East-West road is to be proposed through Site No. 22, 23 and 28 as shown on plan. Accordingly, areas of Site No.22, 23 and 28 are proposed to be reduced. The remaining land of Site No.22 is proposed to be redesignated for 'Parking'.	10
7	EP-7	Site No.47, Parking and D.P. roads	GB-13-i) The existing road to the North of Site No.47 be widened upto 6 mt. Remaining land of site after widening be deleted and included in Residential Zone. ii) A new 6 mt. wide road to the East of Municipal Council Office be proposed to join Tahsil Office Road.	i)The existing road to the North of Site No.47 is proposed to be widened upto 6 mt. and remaining land of site after road widening is proposed to be reinstated for " Parking " as shown on plan. ii) A new 6 mt. wide road to the East of Municipal Council Office is proposed to be joined to the Tahsil Office Road.	11
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8	EP-8	CTS No.67, Agriculture Zone / No Development Zone.	GB-14 -New site admeasuring 0.60 Hectare be proposed for "Dharmshala & Shopping Centre" as site No.76.	New Site No.76 for "Dharmshala and Shopping Centre" admeasuring 0.60 Ha. is proposed to be redesignated for "Tourist Amenities" for which Appropriate Authority shall be MTDC/Municipal Council.
9	EP-9	Site No.63, Vegetable Market & Shopping Centre	GB-17 - Site No.63 (Vegetable Market & Shopping Centre) be redesignated for "Community Centre & Library".	Site No.63 (Vegetable Market & Shopping Centre) is proposed to be redesignated as " Community Centre & Library ".
10	EP-10	CTS No.217(pt) & CTS No.218 (pt) No Development Zone	GB-18 -New reservation for "Playground" as Site No.77 be proposed on the land i.e. CTS No.217 & 218 (pt) with Appropriate Authority as Municipal Council.	New reservation proposed on CTS No.217 & 218 (pt) by Municipal Council for " Play Ground " is proposed to be redesignated for " Park ".
11	EP-11	Site No. 34 Art and Craft centre Cum Tourist Shopping Arcade	GB-19 - Part of the land to the East side of road is reserved for 'Art & Craft Centre cum Tourist Shopping Centre' and West side land of the existing road be reserved for 'EWS Housing'.	Site No.34 is proposed to be reinstated as per plan published under Section 26 and to be redesignated as ' Tourist Amenities ' for which Appropriate Authority shall be " MTDC/Municipal Council ".
12	EP-12	Site No.50, Amusement Park	GB-20 - Site No.50, "Amusement Park" be redesignated for "Dharmshala".	Site No.50 is proposed to be reinstated as per plan published under Section 26 and proposed to be redesignated as ' Tourist Amenities ' for which Appropriate Authority shall be " MTDC/Municipal Council ".
13	EP-13	CTS No.243, Recreational Zone	GB-21 - Land bearing CTS No.243, be deleted from Recreational Zone and included in Public-Semipublic Zone.	Land bearing CTS No.243, is proposed to be deleted from Recreational Zone and to be included in Public-Semipublic Zone.

14	EP-14	CTS No.15, partly No Development Zone	GB-24-Approximately 0.20 Hectare area be newly proposed for "Slaughter House" as Site No.79 with Appropriate Authority as "Municipal Council".	New Site No.79 "Slaughter House" having area of about 0.20 Ha. is to be proposed on CTS No.15 as shown on plan.
15	EP-15	Site No.2, Shopping Centre	GB-25 - The area admeasuring about 330 sq.mt. under the existing use of Taxi Parking, Pony Stand and Shops, be deleted from Site No.2 "Shopping Centre" and Site be redesignated as Parking as shown on plan.	The area admeasuring about 330 sq.mt. under the existing use of Taxi Parking, Pony Stand and Shops is proposed to be deleted from Site No.2 "Shopping Centre" and Site to be redesignated as Parking as shown on plan.
16	EP-16	Site No. 42 - Garden Site No. 43 -STP	GB-27-Site No. 43 "Sewage Treatment Plant" be deleted and land thereunder be included in site No. 42 "Garden".	Site No. 43 "Sewage Treatment Plant" is proposed to be deleted and land thereunder is proposed to be included in site No. 42 "Garden".
17	EP-17	S.No.197 (CTS No.7A) -Malkam Peth, strip along road shown as Forest Land	GB-32 - Narrow strip of land along road from S.No.197 (CTS No.7A), Malkam Peth be deleted from Forest Zone and be included in Residential Zone.	Narrow strip of land along road from S.No.197 (CTS No.7A), Malkam Peth is proposed to be deleted from Forest Zone and proposed to be included in Residential Zone subject to the Concurrence from Forest Department and Land Record Department before final decision on this proposal.
18	EP-18	S.No.143/23- Existing Public Latrine.	GB-60 - S.No.143/23 shown as Existing Public Latrine be deleted and land thereunder be included in Residential Zone. as shown on plan.	Land under S.No.143/23 is proposed to be deleted from "Public Utility Zone" and included in Residential Zone as shown on plan.
19	EP-19	Regulation No. 20.7.1.d) - Not mentioned	Regulation No. 20.7.1.d) - Verandahs 1/3rd of the perimeter at plinth level of 1.20 m. width may be permissible free of F. S. I.	Proposed to be sanctioned as submitted under Section 30 as follows: Regulation No. 20.7.1.d) - Verandahs 1/3rd of the perimeter at plinth level of 1.20 m. width may be

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20	EP-20	Regulation No. 20.7.1.e) - Not mentioned	Regulation No. 20.7.1.e) - Enclosed and covered passage of 1.50 m. width, connecting main and subsidiary building shall be permissible free of F. S. I.	Provision as submitted under Section 30 is to be replaced by following :- 20.7.1.e) - Covered passage of 1.50 m. width, connecting main and subsidiary building shall be permissible free of F. S. I.)
21	EP-21	Regulation No. 20.7.2.a) - Mamti (stair cover) over staircase on top floor.	Regulation No. 20.7.2.a) - Mamti (stair cover) over staircase on top floor & staircase of 1.2 m width & above with landing shall be exempted from built up area calculations on payment of premium of 20 % of land cost as per ready reckoner.	Proposed to be sanctioned as submitted under Section 30 as follows: Regulation No. 20.7.2.a) - Mamti (stair cover) over staircase on top floor & staircase of 1.2 m width & above with landing shall be exempted from built up area calculations on payment of premium of 20 % of land cost as per ready reckoner.
22	EP-22	--	--	Following new Regulation is proposed:- Regulation No.37: Users permissible in the reservation of Tourist Amenities- 1) Nature Interpretation Centre 2) Rest Room & Cloak Room. 3) Food Plaza. 4) Convenience Shopping. 5) Public conveniences. 6) Tourist Information Centre, etc.

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


 (Sunil Marale)

Under Secretary to Government.



Schedule "X"—contd.

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				intrusion and to allow clear passage for people as well as minimize disturbance.	su da 37
				6. Fountains, polls, and sculptures having incongruous to the character of the Panhala in public places and at points shall not be permitted.	is n sub ag

By order and in the name of the Governor of Maharashtra

SUNIL MARALE

Under Secretary to Government

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

dated 28th March 2013

Maharashtra Regional and Town Planning Act, 1966.

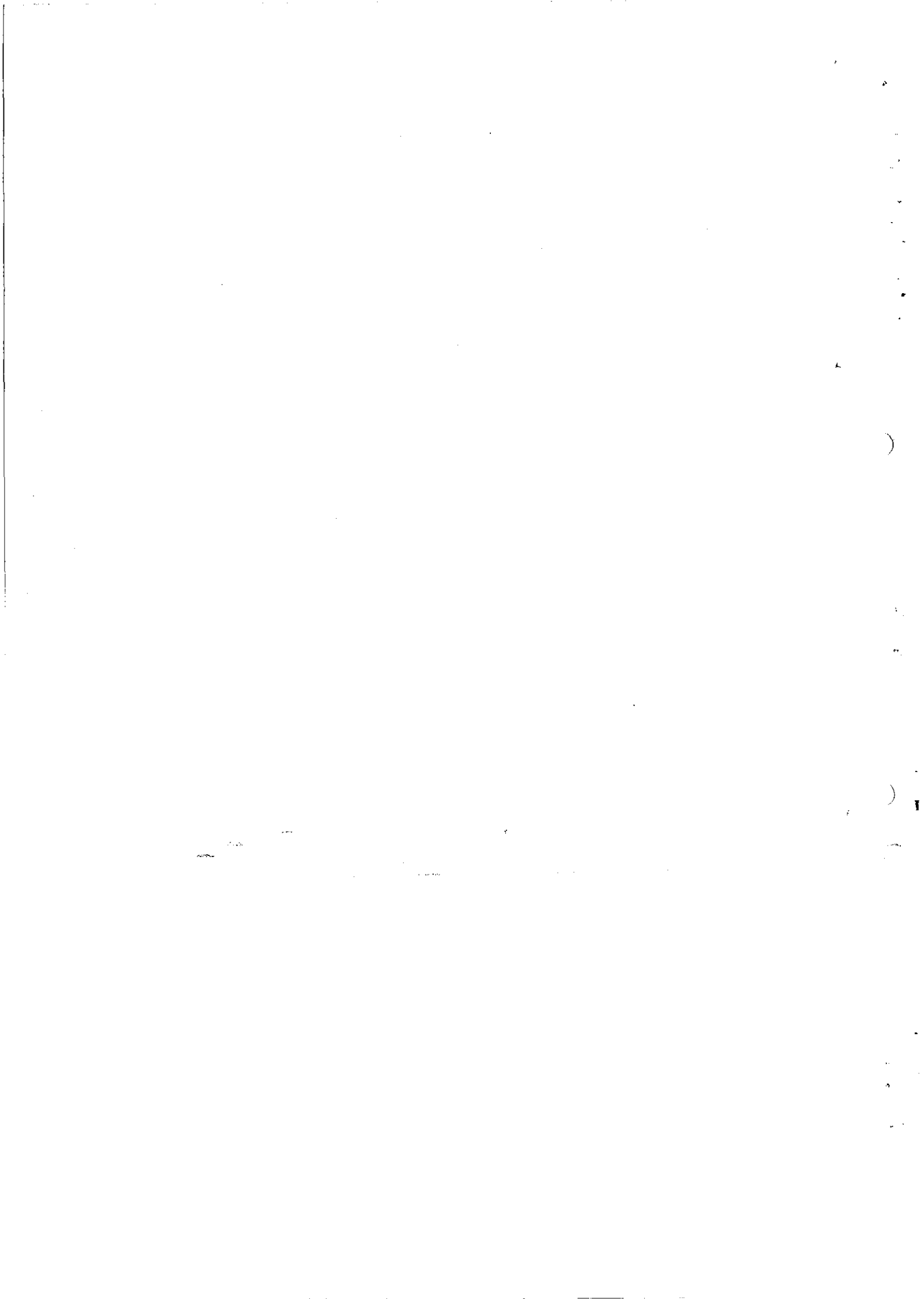
No. TPS-1912/160/CR-40/12/Reconstruction-17/DP-Sanction/UD-13.—Whereas, the Mahabaleshwar Municipal Council (district Satara) (hereinafter referred to as "the said Planning Authority"), being the Planning Authority within its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to "the said Act") vide its Resolution No. 161(1) dated the 15th September, 2001 declared its intention under Section 23 read with Section 38 of the said Act to prepare Draft Development Plan (2nd Revision) for the area within the limits of the Mahabaleshwar Municipal Council (hereinafter referred to as the "said Development Plan") and notice of such declaration was published at Page 2426 in the Maharashtra Government Gazette (hereinafter referred to as the "Official Gazette"), Pune Division Supplement, Part-I, dated the 8th November 2011;

and whereas, the said Planning Authority, after carrying out survey of the entire land within its jurisdiction as required under Section 25 of the said Act, published a notice in Official Gazette, dated the 30th July 2009, on Page 2452 for inviting objections or suggestions to the Draft Development Plan of Mahabaleshwar prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the published Draft Development Plan, the Planning Committee, set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority;

and whereas, the said Planning Authority vide its Resolution No.309, dated the 29th February 2012 made certain modifications in the aforesaid published Draft Development Plan under sub-section (4) of Section 28 of the said Act and published the said Draft Development Plan so modified (hereinafter referred to as the "said Draft Development Plan") for information of the public under sub-section (4) of Section 28 of the said Act by a notice published in the Official Gazette, Pune Division Supplement, dated the 29th March, 2012 on Pages 1 to 36;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan to the Government of Maharashtra for sanction vide its Marathi letter No.15/485/2011-2012, dated the 30th March, 2012;



and whereas, the said Act, has been amended *vide* Maharashtra Act, X of 2011 with effect from the 5th April 2011;

and whereas, the Director of Town Planning, Maharashtra State, Pune has extended the period for submitting the said Draft Development Plan under Section 30 (1) of the said Act, up to and inclusive of the date 30th March 2012 under the powers delegated to him *vide* the Government Notification No. TPV-1086/3791/CR-103/1/87/UD-13, dated the 5th January, 1987;

and whereas, in accordance with the provisions of Section 31 (1) of the said Act, the State Government is required to sanction the said Draft Development Plan within a period of six months from the date of its submission under Section 30 of the said Act or within such extended period not exceeding six months in aggregate as the State Government may specify;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has decided to sanction a part of the said Development Plan with modifications shown in Schedule-A (as M-1, M-2,-----etc.), excluding, the substantial modifications as specified in Schedule-B (as EP- 1, EP-2. ----etc.) appended hereto.

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

(a) Extends the period prescribed under Section 31 (1) of the said Act, for sanctioning the said Draft Development Plan up to and inclusive of the 29th March, 2013.

(b) Sanctions the said Draft Development Plan (2nd Revision) for Mahabaleshwar Municipal Council along with modifications as specified in the Schedule of Modifications namely Schedule-A appended hereto, excluding the proposals under substantial modifications as specified in Schedule-B appended hereto, subject to the concurrence of the Ministry of Environment and Forest, Government of India, to the said Development Plan, as stipulated in the MoEF's Notification, dated 17th January, 2001 declaring the Mahabaleshwar-Panchagani Region as Eco-Sensitive Zone.

(c) Declares that the Notification, under Section 31 (4) of the said Act, regarding the date on which Final Part Development Plan for the area of Mahabaleshwar Municipal Council shall come into force, will be issued separately after the receipt of concurrence to the said Development Plan of the Ministry of Environment and Forest, Government of India.

The aforesaid Part Final Development Plan of Mahabaleshwar (2nd Revised) sanctioned with certain conditions by the State Government shall be kept open for inspection of the general public during office hours on all working days for a period of one year from the date of coming into force of this Notification, in the office of the Mahabaleshwar Municipal Council, Mahabaleshwar, district Satara.

The reservations / allocations / designations which do not appear in the Schedule-A and Schedule-B appended hereto, are hereby sanctioned for the respective purposes as designated in the Development Plan.

Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

The Private or rental premises designated in Public/Semi-Public Zone will continue to be in such zone as long as Public/Semi-Public user exists. Otherwise, the Chief Officer, Mahabaleshwar Municipal Council shall allow development permission on such lands considering adjoining major land use zone, after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

Draftsman's errors which are required to be corrected as per actual situation on site or as per survey records, sanctioned layout, etc, shall be corrected by the Chief Officer, Mahabaleshwar Municipal Council, Mahabaleshwar, district Satara, after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

This Notification shall also be made available on the Government web site at www.maharashtra.gov.in

Schedule "A"

Modifications Sanctioned by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966

(Accompaniment to the Government Notification No. TPS-1912/160/CR-40/12/Reconstruction-17/DP-Sanction/UD-13, dated the 28th March 2013)

Sr. No.	Modification No.	Proposals of Draft Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposals of Draft Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	5
1	SM-1	Site No.46, Fire Brigade Station.	GB-2-The reservation be shifted and proposed on CTS No.90. The land under original site No.46 be included in Residential Zone.	The original site No.46 "Fire Brigade Station" is reinstated as per the plan published under Section 26 of the said Act.
2	SM-2	Site No.17-Parking	GB-3- Site No.17-"Parking" be deleted and land thereunder be included in Residential Zone.	Site No.17 -"Parking" is reinstated as per the plan published under Section 26 of the said Act.
3	SM-3	Site No.14-Park	GB-5- Site No.14-"Park" be deleted and land thereunder be included in No Development Zone.	Site No.14-"Park" is reinstated as per the plan published under Section 26 of the said Act.
4	SM-4	Site No.53-Park	GB-7-Site be No.53-"Park" be deleted and land thereunder be included in No Development Zone.	Site No.53-"Park" is reinstated as per the plan published under Section 26 of the said Act.
5	SM-5	Site No.30-Parking	GB-12 - Site No.30-"Parking" be redesignated as "EWS Housing".	Site No.30- 'Parking' is reinstated as per the plan published under Section 26 of the said Act.
6	SM-6	Site No.64-Primary School. Site No.65, Playground	GB-16 and PC-7-Site No.64 (Primary School) and Site No.65 (Playground) be deleted and land thereunder included in Residential Zone.	Site No.64 (Primary School) and Site No.65 (Playground) are reinstated as per the plan published under Section 26 of the said Act.
7	SM-7	Sector No. 2 CTS No.139, partly residential and partly No Development Zone (Meditation Bungalow).	GB-22-Approximately 0.20 Hectare area along road side be proposed for "Service and Small Scale Industries".	Land use of CTS No. 139 is reinstated as per the plan published under Section 26 of the said Act.
8	SM-8	Site No.31-" Parking"	GB-23 - Site No.31-"Parking" be deleted and land thereunder be included in Residential Zone.	Site No.31-"Parking" is reinstated as per plan published under Section 26 of the said Act.

Schedule "A"—contd.

1	2	3	4	5
9	SM-9	Site No.18-(Vegetable Market and Shopping Center).	GB-26-Designation of Site No.18-"Vegetable Market and Shopping Center" be changed to "Vegetable Market, Mutton, Chicken, Fish Market and Town Hall".	Site No.18 is redesignated as "Municipal Market".
10	SM-10	Site No. 45- "Extension to Primary School and Playground".	GB-28-Site No. 45 be redesignated for "Extension of Playground".	Designation of Site No. 45- "Extension to Primary School and Playground" is reinstated as per the plan published under Section 26 of the said Act.
11	SM-11	Site No. 52- Primary School and Playground.	GB-29-Site No. 52 be redesignated for "Sports Complex, School and Playground" as shown on plan.	Designation of Site No. 52- "Primary School and Playground" is reinstated as per the plan published under Section 26 of the said Act.
12	SM-12	Land in Lingmala Area- No Development Zone.	GB-31- Part lands from Lingmala Area, lying along Venna River as shown in No Development Zone (Viz. S.Nos.13 to 30, 32 to 35, 37 to 39, 69 to 72 and 74, 75 etc.) be included in Residential Zone. (However, this modification is not shown on proposed land use plan.)	Modification suggested vide GB-31 by the Planning Authority under Section 30 is rejected. Hence zoning of the lands under modification is reinstated as per the plan published under Section 26 of the said Act. Since the Planning Authority has not shown this modification on proposed land use plan, the plan needs no correction.
13	SM-13	R. S. No. 160/167- Munwar Gruhnirman Sanstha (Recreation Zone).	GB-33 - Eastern part of land from R.S.No.160/167 of Munwar Gruhnirman Sanstha shown in "Recreation Zone" be deleted and included in Residential Zone as shown in plan.	Proposed land use of Eastern part of land from R.S.No. 160/167 of Munwar Gruhnirman Sanstha is reinstated as "Recreational Zone" as per the plan published under Section 26 of the said Act.
14	SM-14	S.No.70/6 Mahabaleshwar, (No Development Zone).	GB-34- S.No.70/6 be deleted from No Development Zone and included in Residential Zone and Existing public road be shown from S.No.70/1 to 70/7.	Modification suggested by Planning Authority under Section 30 is rejected. Hence, zoning of the lands under modification is reinstated as per the plan published under Section 26 of the said Act.
15	SM-15	S.No.62/1 (CTS No.191)/CTS No. 191A (Recreation Zone) of sector II.	GB-35- Recreation Zone at the East of Nala in CTS No.191 and to the West of Nala in CTS No.191A be deleted and included in Residential Zone as shown on plan.	Zoning of lands under modification is reinstated as per the plan published under Section 26 of the said Act.

Schedule "A"—contd.

1	2	3	4	5
16	SM-16	CTS No.131- Malkam Peth (No Development Zone).	GB-36- Northern 50 per cent area of CTS No.131 be deleted and included in Residential Zone.	No Development Zone for CTS No.131, Malkam Peth is reinstated as per the plan published under Section 26 of the said Act.
17	SM-17	CTS No.100 (Forest Zone).	GB-37- Part of CTS No.100- Forest Zone be deleted and land thereunder be included in Residential Zone.	Proposed land use of CTS No. 100 i.e. "Forest Zone" is reinstated as per the plan published under Section 26 of the said Act.
18	SM-18	Forest Zone, Petit road, Dhangarwada.	GB-38- Zoning of land on Petit Road in Dhangarwada be changed to Residential instead of Forest Zone, according to the zoning as shown on Existing Land Use Map.	Modification suggested by Planning Authority under Section 30 is rejected. Hence, zoning of the lands under modification is reinstated as per the plan published under Section 26 of the said Act.
19	SM-19	Heritage Property like- Bazar on Sabne Road, Tourist Point, Venna Lake, etc.	GB-39 - Heritage property like (Bazar) All scenic beauty spots, tourist points and Venna Lake be deleted from the heritage list.	General Decision regarding the proposal to incorporate the proposed Heritage list and Regulations for Mahabaleshwar Municipal Council is under active consideration of the Government separately. Hence, at this situation, the proposed deletion of Heritage Sites by Municipal Council is rejected.
20	SM-20	S.No.177- Dhangarwada (No Development Zone).	GB-42 - S.No.177- Dhangarwada shown in No Development Zone be deleted and land there under be included in Residential Zone.	Zoning of S. No.177 Dhangarwada is reinstated as per the plan published under Section 26 of the said Act.
21	SM-21	S.No.22, 27- Malkam Peth (No Development Zone).	GB-43 and 45- S.Nos.22, 27 be deleted from No Development Zone and be included in Residential Zone. Existing road be shown as per actual.	Zoning of S.Nos. 22, 27 Malkam Peth is reinstated as per the plan published under Section 26 of the said Act.
22	SM-22	CTS Nos. 133, 133(B) - Public/Semi-Public Zone.	GB-44 - Land from CTS No.133 near Church is included in Residential Zone.	Public/Semi-Public Zone of CTS Nos.133, 133(B) is reinstated as per the plan published under Section 26 of the said Act.
23	SM-23	CTS No.219-B (Residential Zone).	GB-46 -Land under existing house Nos.16 to 20 in CTS No.219-B- be shown as per Existing Land Use Map.	Modification proposed to show the existing houses on Development Plan is rejected.

Schedule "A"—contd.

1	2	3	4	5
24	SM-24	CTS Nos.22, 44, 59 of Mahabaleshwar (No Development Zone).	GB-47- Land under existing houses from CTS Nos.22, 44, 59- be deleted from No Development Zone and be included in Residential Zone.	Zoning of CTS Nos. 22, 44, 59 is reinstated as per the plan published under Section 26 of the said Act.
25	SM-25	S.No.210- Dhangarwada (Forest Zone).	GB-48- Land out of S.No.210 Dhangarwada be deleted from Forest Zone and land thereunder be included in Residential Zone.	Zoning of S.No. 210 Dhangarwada is reinstated as per the plan published under Section 26 of the said Act.
26	SM-26	S.No.127- Mahabaleshwar (No Development Zone).	GB-49- S.No.127 shown in No Development Zone be deleted and land thereunder be included in Residential Zone.	Zoning of S.No. 127 i.e. "No Development Zone" is reinstated as per the plan published under Section 26 of the said Act.
27	SM-27	CTS Nos.257, 258, 259 land along nala shown in Recreation Zone.	GB-50- land out of CTS Nos.257, 258, 259- along nala be deleted from Recreation Zone and land thereunder be included in Residential Zone.	Zoning of CTS Nos. 257, 258, 259 is reinstated as per the plan published under Section 26 of the said Act.
28	SM-28	CTS No.191(B) (Forest Zone).	GB-51- Forest Zone shown on CTS No. 191(B) be deleted and land thereunder be included in Residential Zone and Recreation Zone along the nala be deleted and included in Residential Zone.	Zoning of CTS No. 191 (B) and Recreation Zone along the Nala is reinstated as per the plan published under Section 26 of the said Act.
29	SM-29	S. No. 60 Ranjanwadi - Gadawadi (No Development Zone).	GB-52-Land out of S.No.60 near Idgah shown in No Development Zone be deleted and included in Residential Zone.	Zoning of S.No. 60 near Idgah is reinstated as per the plan published under Section 26 of the said Act.
30	SM-30	CTS No.100- (Forest Zone).	GB-55- Part of land from CTS No.100 be deleted from Forest Zone and included in Residential Zone.	Zoning of CTS No.100 is reinstated as per the plan published under Section 26 of the said Act.
31	SM-31	S.No.120 and 172 - Malkam Peth (No Development Zone)	GB-56- S.No.120 and 172 be deleted from No. Development Zone and be included in Residential Zone and existing approach road be shown.	Zoning of CTS No. 120 & 172 i.e. "No Development Zone" is reinstated as per the plan published under Section 26 of the said Act.
32	SM-32	S.No.171- Malkam Peth (No Development Zone).	GB-57 - Existing houses at S.No. at 171 Malkam peth be shown as per Existing Land-Use Map.	Zoning of S.No.171 Malkam Peth is reinstated as per the plan published under Section 26 of the said Act.

Schedule "A"—contd.

1	2	3	4	5
33	SM-33	East-West 6 mtrs. wide road to the South of Site No. 20, Playground.	GB-58 - East-West 6 mtrs. wide road to the South of Site No.20 in CTS Nos.261B/2 and 616 be deleted and land thereunder be included partly in Residential Zone and partly in existing Playground.	East-West 6 mtrs. wide road to the South of Site No.20 Playground in CTS Nos.261B/2 and 616 is reinstated as per the plan published under Section 26 of the said Act.
34	SM-34	CTS No.179, 180 (Residential Zone).	GB-59 - CTS Nos.179, 180 be deleted from Residential Zone and be included in Public/Semi-Public Zone.	CTS Nos.179, 180 is reinstated in Residential Zone as per the plan published under Section 26 of the said Act.
35	SM-35	S.No.70/3A/2A/1- Mahabaleshwar (No Development Zone).	GB-61-S.No.70/3A/2A/1 be deleted from No Development Zone and be included in Residential Zone.	Zoning of S.No.70/3A/2A/1 i.e. "No Development Zone" is reinstated as per the plan published under Section 26 of the said Act.
36	SM-36	CTS No.201 (B) (No Development Zone).	GB-62- CTS No.201(B) be deleted from No Development Zone and be included in Residential Zone.	Zoning of CTS No.201(B) i.e. "No Development Zone" is reinstated as per the plan published under Section 26 of the said Act.
37	SM-37	S.No.70/4- (Public/Semi-Public Zone).	GB-63- Land use of S.No.70/4 be shown as Dispensary Use.	Zoning of S.No.70/4 is reinstated as per the plan published under Section 26 of the said Act.
38	SM-38	Part of land at North side of CTS No.66- Partly shown in Forest Zone.	GB-64- Part of land at North side of CTS No.66 shown in Forest Zone be deleted and included in Residential Zone as shown on plan.	Zoning of CTS No.66 is reinstated as per the plan published under Section 26 of the said Act.
39	SM-39	S.No.153/6 (Residential Zone).	GB-65- Existing residential buildings be shown on plan as per Existing Land Use Map.	Modification suggested by the Planning Authority under Section 30 is rejected. Hence, zoning of S.No. 153/6 is reinstated as per the plan published under Section 26 of the said Act.
40	SM-40	CTS No.87-A (Residential Zone).	GB-67- Land under CTS No.87-A be shown in Residential Zone.	The land under CTS No.87-A is already shown in Residential Zone in plan published under Section 26. Hence, needs no modification.
41	SM-41	Site No.61- "Nature Interpretation Centre and Tourist Guide Club".	GB-69 - Site No. 61 is redesignated as "Nature Interpretation Centre and Tourist Guide Centre".	Site No.61 is proposed to be redesignated as "Nature Interpretation Centre and Tourist Guide Centre".

Schedule "A"—contd.

1	2	3	4	5
42	SM-42	Site No.49, Parking	GB-70 - Site No.49- Parking be retained.	Site No.49 "Parking" is retained as per the plan published under Section 26.
43	SM-43	D.P. Report - Table 26.	Following note below Table-26 of D. P. Report be added. Note : "To ascertain whether the above mentioned trees are suitable with the environment of Mahabaleshwar & whether these are indigenous species, the list of the above trees will be treated as a final list after taking due approval from Forest Department."	Proposed addition of note below Table-26 of D. P. Report is rejected.
44	SM-44	Site No.54, Weekly Market.	GB-4- Site No.54, "Weekly Market" be deleted and land thereunder be included in No Development Zone.	Site No.54 is reinstated as per plan published under Section 26 with redesignation as "Municipal Market and Weekly Market".
45	SM-45	Site No.19, Govt. Servant's Quarters.	GB-15-The designation of this site be changed as 'Municipal Staff Quarters'.	Site No.19 is redesignated as 'Staff Quarters' with Appropriate Authority as "Government / Municipal Council".
46	SM-46	Site No.15- Municipal Purpose.	GB-68 - Site No.15- "Municipal Purpose" be redesignated as 'Extension to College'.	Site No.15- "Municipal Purpose" is redesignated as "Educational Complex".

Modifications Sanctioned by the Government under 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 in respect of Development Control Regulations.

1	SM-47	2.32 (a) - Plinth : The portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground.	2.32 (a) - Plinth : The portion of a structure between the surface of the abutting ground and surface of the floor immediately above the ground.	2.32 (a) Plinth : The portion of a structure between the surface of the ground underneath the structure and the surface of the floor immediately above the ground.
2	SM-48	2.32 (b) - Plinth area: The built up covered area measured at the floor level of any storey.	2.32 (b) - Plinth area: The total built up covered area measured at the plinth of the structure.	Sanctioned as submitted under Section 30.

Schedule "A"—contd.

1	2	3	4	5
3	SM-49	2.51 - Outhouse: An outhouse is an auxiliary structure such as a garage, servant's quarters, stable, storeroom, privy, etc. appurtenant to the main building but detached there from required for the <i>bona fide</i> use and enjoyment of the occupants of the main building and their domestic servants and which shall not be let out. An outhouse shall be a ground floor structure only with sloping roof and absolute height not exceeding 5 mtrs. The outhouse shall be included in the permissible ground cover and F.A.R. calculations.	2.51 - Outhouse: An outhouse is an auxiliary structure such as a garage, servant's quarters, stable, storeroom, privy, etc. appurtenant to the main building but detached there from required for the <i>bona fide</i> use and enjoyment of the occupants of the main building and their domestic servants and which shall not be let out. An outhouse shall be a ground floor structure only with sloping roof and absolute height not exceeding 5 mtrs. The outhouse shall be included in the permissible ground cover and F.A.R. calculations.	Regulation No.2.51 is reinstated as published under Section 26.
4	SM-50	3.3.(e) - Only restoration, renovation, or rejuvenation of unsafe buildings shall be permitted. Any other development shall be governed by the existing Development Control Rules And Building Bye-Laws.	3.3.(e) - Only restoration, renovation, or rejuvenation of unsafe buildings shall be permitted. Applications for permission 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.	Sanctioned as submitted under Section 30.
5	SM-51	5.1.e. (xiii) - Give details of Rain Water Harvesting System and Sewage Treatment Plant required as per Regulations.	5.1.e. (xiii) - Give details of Rain Water Harvesting System, Solar Water Heating system and Sewage Treatment Plant required as per Regulations.	Sanctioned as submitted under Section 30.
6	SM-52	6.1 - The plans shall be signed by the owner and the qualified Architect / Engineer /	6.1 - The technical person signing the development proposal and form of supervision shall enclose the	6.1 - The plans shall be signed by the owner and a qualified technical person signing the development proposal and form

Schedule "A"—contd.

1	2	3	4	5
		Supervisor and their qualification shall be as per Appendix 'C'.	self-attested copies of registration certificate and the undertaking on own letterhead stating that he possesses the competency to sign the said proposal in capacity of technical person as per the qualifications and competency given in Appendix 'C' of bye-laws.	of supervision shall enclose the self-attested copies of registration certificate and the undertaking on own letterhead stating that he possess the competency to sign the said proposal in capacity of technical person as per the qualifications and competency given in Appendix 'C' of bye-laws.
7	SM-53	9.4 - Duration of Sanction: In line with Section 48 of Maharashtra Regional and Town Planning Act, 1966 the sanction once accorded through building permit shall remain valid for 1 year from the date of issue. The building permit shall be got revalidated before the expiry of this period. Such revalidation could be done for 2 consecutive terms of 1 year each after which proposals will have to be submitted to obtain building permit/commencement certificate afresh.	9.4 - Duration of Sanction: In line with Section 48 of Maharashtra Regional Town Planning Act, 1966 the sanction once accorded through building permit shall remain valid for 1 year from the date of issue. The building permit shall be got revalidated before the expiry of this period. Such revalidation could be done for 2 consecutive terms of 1 year each after which proposals will have to be submitted to obtain building permit/commencement certificate afresh.	9.4. Duration of Sanction:- Every permission for development granted or deemed to be granted under Section 45 or granted under Section 47 shall remain in force for a period of one year from the receipt of such grant, and thereafter it shall lapse. Provided that, the Planning Authority may, on application made to it extend such period from year to year; but extended period shall in no case exceed three years. Provided further that, if the development is not completed upto plinth level or where there is no plinth upto stilt, as the case may be, within the period of one year or extended period, it shall be necessary for the applicant to make application for fresh permission.
8	SM-54	13) - Occupancy Certificate: 13.1 - Within a period of thirty (30) days after receipt of the notice of completion, the Authority shall communicate in the prescribed form given in Appendix 'F' the requisite permission to occupy any such building or to use any building or part thereof effected by any such work.	13) - Occupancy Certificate: 13.1 - Within a period of thirty (30) days after receipt of the notice of completion, the Authority shall communicate in the prescribed form given in Appendix 'F' the requisite permission to occupy any such building or to use any building or part thereof effected by any such work. If no communication is made by the authority within 30 days prescribed as in above, the said application shall be	Sanctioned as submitted under Section 30.

Schedule "A"—contd.

1	2	3	4	5
			approved, subject to condition that the said completed work must be in accordance with the sanctioned building plans and within the limits of applicable bye-laws	
9	SM-55	17.1 - Building Sites: 17.1 (ix) - If the slope of the general lie of the land is more than 1:3 or 20°	17.1 - Building Sites: 17.1(ix) - If the slope of the general lie of the land is more than 30°	Regulation No.17.1(ix) is reinstated as published under Section 26.
10	SM-56	19.4 - Layout of Plots: 19.4.1. (b) - For special housing schemes of houseless, LIG and Economically Weaker Section of Society, Co-operative housing societies of MIG, LIG and EWS with the approval of Appropriate Government Authority outside congested area (Sector - I) the minimum plot size shall be 150 sq.mtrs. with a minimum width of 7 mtrs.	19.4 - Layout of Plots: 19.4.1.(b) - For special housing schemes of houseless, LIG and Economically Weaker Section of Society, Co-operative Housing Societies of MIG, LIG and EWS, with the approval of Appropriate Government Authority outside congested area (Sector - I), the minimum plot size shall be 50 to 150 sq.mtrs. with a minimum width of 5 mtrs.	19.4 - Layout of Plots: 19.4.1.(b) - For special housing schemes of houseless, LIG and Economically Weaker Section of Society, Co-operative Housing Societies of MIG, LIG and EWS, with the approval of Appropriate Government Authority outside congested area (Sector - I), the minimum plot size shall be 50 sq. mtrs. with a minimum width of 5 mtrs.
11	SM-57	20.2.2 - The properties fronting on East-West roads shall keep a side margin of 1.5 mtrs. from east side; however, for the other properties side margin if required shall be as per the directives of the Planning Authority.	20.2.2 - The properties fronting on East-West roads shall keep a side margin of 1.5 mtrs. from east side; for the purpose of light and ventilation and to keep mansoon Zadi and drainage, water lines of east side owner. However, for the other properties side margin if required shall be as per the directives of the Planning Authority.	Sanctioned as submitted under Section 30.
12	SM-58	20.2.3. (a) - The built up area in congested area shall not be more than 75% and F. S. I. shall not exceed 1.5 of Net Plot Area.	20.2.3. (a) - The built up area in congested area shall not be more than 75% and F. S. I. shall not exceed 2.25 of Net Plot Area.	Regulation No.20.2.3 (a) is reinstated as published under Section 26.

Schedule "A"—contd.

1	2	3	4	5
13	SM-59	20.2.3 (b) - For plots having area more than 1000 sq.mtrs., the Net Plot Area shall be 3/4th of the total plot area and built-up area, F.S.I. etc. shall be calculated on this Net Plot Area.	20.2.3 (b) - For group housing schemes, plots having area more than 1000 sq.mtrs., the Net Plot Area shall be 3/4th of the total plot area and built-up area, F.S.I. etc. shall be calculated on this Net Plot Area.	Regulation No.20.2.3 (b) is reinstated as published under Section 26.
14	SM-60	20.2.4 - The maximum absolute height of building shall be 2 storeys. i.e. Ground floor and First floor. No Mezzanine floor and basement shall be allowed. However, stilt floor shall be permitted in congested area exclusively for parking purposes. The absolute height of the building shall not be more than 9 m. measured taking average of ground level at the four corners below the respective plinth to the apex point.	20.2.4 - The maximum absolute height of building shall be 3 storeys. i.e. Ground floor and two upper floor. Mezzanine floor shall be allowed. However, stilt floor or basements shall be permitted in congested area exclusively for parking purposes. Basements may be used for storage / A. C. plant room purpose. The absolute height of the building shall not be more than 12.00 m. measured taking average of ground level at the four corners below the respective plinth to the apex point.	Regulation No.20.2.4 is reinstated as published under Section 26.
15	SM-61	20.3.1. (A) (a) - Maximum built up areas shall not be more than 12.5 per cent of Net Plot Area.	20.3.1. (A) (a) - Maximum built up area on ground floor shall not be more than 15.00 per cent of Net Plot Area. If the construction is of only Ground Floor.	Sanctioned as submitted under Section 30.
16	SM-62	20.3.1. (A) (b) - Maximum vertical expansion permissible shall not be more than ground plus one storey and maximum Floor Space Index shall be 0.15 of Net Plot Area.	20.3.1. (A) (b) - Maximum vertical expansion permissible shall not be more than ground plus one storey and maximum Floor Space Index shall be 0.15 of Net Plot Area with first floor built up limited to 2.5 per cent.	20.3.1. (A) (b) - Maximum vertical expansion permissible shall not be more than ground plus one storey and maximum Floor Space Index shall be 0.15 of Net Plot Area.
17	SM-63	20.3.1. (B) - Only one main building together with such out-house, garages, etc. as are	20.3.1. (B) - Only one main building together with such out-house, garages, etc. as are reasonably required for	Regulation No.20.3.1 (B) is reinstated as published under Section 26.

Schedule "A"—*contd.*

1 2 3 4 5

reasonably required for the domestic use and enjoyment of the occupants of such main building and their domestic servants and which shall not be separately let out, shall be permitted to be erected in any plot. Such subsidiary structures shall be of ground floor constructions with absolute height restriction of 5.0 mtrs. and does not exceed plinth area of 25 sq. m. for each subsidiary structure. Provided that, this restriction shall not prevent the erection of two or more main buildings / bungalows on the same plot, if the plot admeasures at least twice or more times as the case may be (according to the number of main buildings / bungalows) in multiple of minimum size of plots laid down i.e. 0.4 Ha.

18 SM-64

20.4 - Regulations for Specified Areas as may be specified on the Development Plan: Regulations regarding front open spaces, number of storeys and the height of the buildings shall be as per 20.2.1 and 20.2.4 respectively. However, the built up area and F.S.I. for the buildings in the specified area shall be 0.50 only.

Following new provision shall be added after the word 0.50 only.

"The existing settlement namely Ranjanwadi, Dhangarwada, Karvi Ala and like other settlements and housing societies in Sector-II 0.50 F.S.I shall be allowed".

New additional provision as proposed under Section 30 in Regulation No.20.4 is deleted. Hence, Regulation No.20.4 is reinstated as published under Section 26.

Schedule "A"—contd.

1	2	3	4	5
19	SM-65	20.6 - Height Limitations: All the buildings in Mahabaleshwar Hill Station Municipal Council Limit with 2 storeys shall have absolute height of the building not exceeding 9 mtrs. while that of single storey building shall have maximum absolute height not exceeding 5 mtrs. measured taking average of ground level at the four corners below the respective plinth.	20.6 - Height Limitations: All the buildings in sector 2 of Mahabaleshwar Hill Station Municipal Council Limit with 2 storeys shall have absolute height of the building not exceeding 9 mtrs. while that of only single storey building shall have maximum absolute height not exceeding 7.50 mtrs. measured taking average of ground level at the four corners below the respective plinth. Lift machine rooms, elevated Water tanks shall be exempted from height calculations for sector I & II.	20.6 - Height Limitations: All the buildings in sector 2 of Mahabaleshwar Hill Station Municipal Council limits with 2 storeys shall have absolute height of the building not exceeding 9 mtrs. while that of single storey building shall have maximum absolute height not exceeding 7.5 mtrs. measured taking the average of ground level at the four corners below the respective plinth. Any height in excess of 7.5 mtrs. shall be deemed to have consumed an additional FSI of 50 per cent of that relevant floor area.
20	SM-66	20.7- Exemption to Open Spaces : 20.7.1- The following exemptions to open space shall permitted. 20.7.1.(b)- Canopy not exceeding 5 mtrs. in length and 2.5 mtrs. in width in the form of cantilever or supported and unenclosed, over the main entrance of the building only providing a minimum clear height of 2.40 mtrs. below the canopy. There shall be a clear open space of 1.5 mtrs. from the plot boundary to the canopy. In one storeyed residential buildings, only one such canopy shall be permitted. Canopy shall not be permitted for ancillary structures.	20.7- Exemption to Open Spaces : 20.7.1- The following exemptions to open space shall permitted. 20.7.1.(b) - Canopy not exceeding 5 mtrs. in length and 3.50 mtrs. in width in the form of cantilever or supported and unenclosed, over the main entrance of the building only providing a minimum clear height of 2.40 mtrs. below the canopy. There shall be a clear open space of 1.5 mtrs. from the plot boundary to the canopy. In one storeyed residential building, only one such canopy shall be permitted. Canopy shall not be permitted for ancillary structures.	Sanctioned as submitted under Section 30.

Schedule "A"—contd.

1	2	3	4	5
21	SM-67	20.7.1.(c) - A balcony or balconies at roof level of a width of 0.9 mtrs. over hanging set-backs within one's own land and court yards and this shall be subject to a maximum of 1/3rd length of perimeter of building. Balcony or balconies shall be permitted to project in marginal open space of not less than 3 mtrs. in width.	20.7.1.(c) - A balcony or balconies at roof level of a width of 1.20 mtrs. over hanging set-backs within one's own land and court yards and this shall be subject to a maximum of 1/3rd length of perimeter of building. Balcony or balconies shall be permitted to project in marginal open space of not less than 3 m. in width in sector 2 and for sector 1 there shall be clear open space of 1.0 mtrs. shall be available between the outer edge of balcony and respective plot boundary.	Sanctioned as submitted under Section 30.
23	SM-68	20.7.2.(g) - Not mentioned.	<p>20.7.2.(g) - Special regulation for development on Mahabaleshwar-panchagani road near Venna Lake within limit of Mahabaleshwar Municipal Council. This rule shall be applicable for regularizing the existing structure between Venna River and Mahabaleshwar-Panchgani Road</p> <p>1. There shall be clear set back from Mahabaleshwar - panchgani road of 12 metres between centre of the road and the structures except the existing structures prior to 1985.</p> <p>2. Above structure shall be used only for residential purpose and/or For sale of agriculture products/ processing unit.</p> <p>3. Structure should be follow general bye law of sector II for height & ventillation requirement of building parts, parking etc.</p> <p>4. Since all existing structures are more than 50 years old and New Venna Lake is constructed flood line rule is deleted.</p>	New Regulation 20.7.2.g) proposed by Municipal Council is rejected.

Schedule "A"—contd.

1	2	3	4	5										
			<p>5. If road widening requires for existing Mahabaleshwar - Panchgani road will be on north side in forest land.</p> <p>6. F.S.I. limit Shall be as follows</p> <table border="1"> <thead> <tr> <th>Area of plot</th> <th>F.S.I.</th> </tr> </thead> <tbody> <tr> <td>300 sq .mtrs. or less</td> <td>0.50</td> </tr> <tr> <td>301 to 500 sq.mtrs.</td> <td>0.40</td> </tr> <tr> <td>501 to 1000 sq.mtrs.</td> <td>0.30</td> </tr> <tr> <td>1001 to 4000 sq.mtrs.</td> <td>0.15</td> </tr> </tbody> </table> <p>For plot above 4000 sq.mtrs. - max 600 sq.m.</p> <p>Note : any land falling in this area shall not further be divided after date of publication of Draft Development Plan of Mahabaleshwar. Any such sub division will not be considered for additional F.S.I.</p>	Area of plot	F.S.I.	300 sq .mtrs. or less	0.50	301 to 500 sq.mtrs.	0.40	501 to 1000 sq.mtrs.	0.30	1001 to 4000 sq.mtrs.	0.15	<p>New Regulation No.20.7.2(g) proposed by Municipal Council is rejected.</p>
Area of plot	F.S.I.													
300 sq .mtrs. or less	0.50													
301 to 500 sq.mtrs.	0.40													
501 to 1000 sq.mtrs.	0.30													
1001 to 4000 sq.mtrs.	0.15													
24	SM-69	20.7.2.(h) - Not mentioned	20.7.2.(h) - In old buildings which are without slopping roofs temporary Shed above the parapet wall of the terrace shall be allowed in rainy season only.	New Regulation No.20.7.2.(h.) proposed by Municipal Council is rejected.										
25	SM-70	21.3.1 - Parking spaces shall be paved and clearly marked for different types of vehicles. No concreting shall be done to parking spaces.	21.3.1 - Parking spaces shall be paved and clearly marked for different types of vehicles. Asphaltting shall be done to parking spaces taking due care of water flow passing through it.	Sanctioned as submitted under Section 30.										
26	SM-71	21.4.(c) - Absolute Height of building with stilt shall not exceed 9 mtrs. from the floor of stilt upto apex point of the sloping roof.	21.4.(c) - Absolute Height of building with stilt shall not exceed 12 mtrs. in gaathan area from average ground level up to average sloping height of roof and 9 mtrs. in sector II area.	Regulation No.21.4.(c) is reinstated as published under Section 26.										

Schedule "A"—contd.

1	2	3	4	5
27	SM-72	21.4 - Parking spaces at stilt floor: 21.4.(d) - Stilt shall be kept open from all sides (or on at least three sides).	21.4 - Parking spaces at stilt floor: 21.4.(d) - Stilt shall be kept open from all sides (or on at least two sides).	21.4 - Parking spaces at stilt floor: 21.4.(d) - Stilt shall be kept open from all sides (or on at least three sides).
28	SM-73	22.8 - Boundary Wall : The requirements of the boundary wall are given below : 22.8.(a)- except with the special permission of the authority, the maximum height of the compound wall shall be 2.0 mtrs. above the level of centre line of the front street.	22.8 - Boundary Wall : The requirements of the boundary wall are given below : 22.8.(a)- except with the special permission of the authority, the maximum height of the compound wall shall be 2.0 mtrs. above the level of centre line of the front street i.e. 1 mtrs. masonry wall and 1 mtrs. railing.	Sanctioned as submitted under Section 30.
29	SM-74	26.1.1.(b) - In the area outside the congested area the Sewage treatment plants shall be installed for various Housing Societies and also in each hotel property by the owners and the treated effluent shall be circulated for Agriculture, gardening etc. or it can be recycled for flushing the toilets.	26.1.1.(b) - In the area outside the congested area the Sewage treatment plant shall be installed for various Housing Societies and also in each hotel Hospitals, Education Complexes, Motels, Boarding Houses and Boarding Schools and the treated effluent shall be circulated for Agriculture, gardening etc. or it can be recycled for flushing the toilets.	26.1.1.(b) - In the area outside the congested area the Sewage treatment plant shall be installed for various Housing Co-operative Societies and also in each Hotel, Hospital, Education Complex, Motel, Boarding House and Boarding School and the treated effluent shall be reused for Agriculture, gardening etc. or it be recycled for flushing the toilets.
30	SM-75	26.1.1.(d) - In case of Hotels, Motels, Lodges, Boarding Houses, Boarding Schools.	26.1.1.(d) - In case of Hotels, Motels, Lodges, Boarding Houses, Boarding Schools, Hospitals.	Sanctioned as submitted under Section 30.
31	SM-76	26.1.2.(a) - In congested area, specified areas and Housing Schemes area, Solid Wastes shall be dumped in the dustbins provided by the Municipal Council	26.1.2.(a) - In congested area, specified areas and Housing Schemes area, Solid Wastes shall be dumped in the dustbins provided by the Municipal Council separately in the form of Non - Biodegradable Solid Wastes	Sanctioned as submitted under Section 30.

Schedule "A"—contd.

1	2	3	4	5
		separately in the form of Plastic Solid Wastes and Non-Plastic Solid Wastes.	and Biodegradable Solid Wastes.	
32	SM-77	30.xix)(d) - Not mentioned	30.xix (d) - The cladding of 0.23 mtrs. thick laterite stone for external walls shall be permitted free of F. S. I. and in marginal distances.	New Regulation No.30.xix (d) proposed by Municipal Council is rejected.
33	SM-78	30. (xxii) - Neon signs, glazing / dazzling lights in bazar, on streets, resorts, hotels shall be banned.	30. (xxii) - Neon signs, glazing / dazzling lights in bazar, on streets, resorts, hotels shall be banned. However use of LED based strips and flexi signage may be permitted.	Regulation No.30 (xxii) is rejected.
34	SM-79	31.5.2.(c) - In case there is a difference of level slope ways shall be provided with a slope of 1:12.	31.5.2.(c) - In case there is a difference of level ramps shall be provided with a slope of 1:12.	Sanctioned as submitted under Section 30.
35	SM-80	34 - Additional F. S. I. shall not be permitted for any building and even for star category Hotels and Motels.	34 - Notwithstanding anything contained herein above or any other law for the time being in force, additional F.S.I. shall not be permitted for any building and even for star category Hotels and Motels.	Sanctioned as submitted under Section 30.
36	SM-81	2(iii) --	2(iii) - --	Deletion of Regulation No. 2(iii) is sanctioned as submitted under Section 30.
37	SM-82	2.3 - Balcony : A horizontal cantilevered projection including a handrail or balustrade, to serve as passage or sitting out place.	2.3 - Regulation No.2.3 be deleted.	2.3 - A balcony or balconies at roof level of a width of 1.20 mtrs. over hanging set-backs within one's own land and court yards and this shall be subject to a maximum of 1/3rd length of perimeter of building. Balcony or balconies shall be permitted to project in marginal open space of not less than 3 mtrs. in width in sector 2 and for sector 1 there shall be clear open space of 1.0 mtrs. shall be available between the outer edge of balcony and respective plot boundary.

Schedule "A"—*contd.*

1	2	3	4	5
38	SM-83	2.14 - Floor : The lower surface in a storey on which one normally walks in a building and does include a mezzanine floor. The floor at ground level immediately above plinth with a direct access to a street or open space shall be called the ground floor, the floor above it shall be termed as floor one.	2.14 - Following new provision be proposed: Mezzanine floor - An intermediate floor, between two floors, above ground level, accessible only from the lower floor, the lower floor being the ground floor only.	New additional provision in Regulation No. 2.14 is deleted and Regulation No. 2.14 is reinstated as published under Section 26.
39	SM-84	2.46 - Stilt or Stilt Floor : Stilt or stilt floor means ground level portion of building consisting of structural columns supporting the superstructure done without any enclosures at leasts on three sides and not more than 2.4 mtrs. in height from the floor of stilt, raised maximum of 15 cm. above the average ground level and upto the bottom of the beam for the purpose of parking vehicles, Scooters, Cycles etc.	2.46 - Stilt or stilt floor means ground level portion of building consisting of structural columns supporting the superstructure done without any enclosures at least on three sides or on at least two sides and not more than 2.4 mtrs. in height from the floor of stilt raised maximum of 15 cm. above the average ground level and upto the bottom of the beam for the purpose of parking vehicles, Scooters, Cycles etc.	Regulation No.2.46 is reinstated as published under Section 26.
40	SM-85	2.47 - Basement : The lower storey of a building below or partly below average ground level.	2.47 - Basement : The lower storey of a building below or partly below average ground level. Stilt/basement shall be permitted for use of parking purpose and basement may be used for storage/A.C. plant room.	Regulation No.2.47 is reinstated as published under Section 26.

Schedule "A"—contd.

1	2	3	4	5
41	SM-86	4.1.1- No temporary construction shall be permitted, without obtaining prior approval of Planning Authority which may be granted subject to such conditions as may be deemed necessary by the Planning Authority.	4.1.1- No temporary construction shall be permitted, without obtaining prior approval of Planning Authority which may be granted subject to such conditions as may be deemed necessary by the Planning Authority. Provided temporary shed above the parapet wall of the terrace shall be allowed in rainy season only.	Regulation No.4.1.1 is reinstated as published under Section 26.
42	SM-87	5.1 (a) (v) - Not mentioned.	5.1 (a) (v) - Information accompanying development notice and registration certificate of technical person signing and supervising class.	New Regulation No.5.1 (a) (v) proposed by Municipal Council is deleted.
43	SM-88	5.1 (c) xv) — Not mentioned	5.1 (c) xv) - At the time of development permission planning authority shall take decision to show the forested area of the property on the site plan after obtaining authorized measurement plan and factual position of the trees on site.	Sanctioned as submitted under Section 30.
44	SM-89	17.1. (xiii) - Not mentioned.	17.1. (xiii) - If the planning authority feels that it is in the forested area after obtaining authorised measurement plan and after verification of trees on site.	Provision as submitted under Section 30 is replaced by following: 17.1. (xiii) - Such other documents as Planning Authority may prescribe.
45	SM-90	19.2 - Open Spaces : In any layout or Sub-division of land admeasuring 0.40 Ha. or more, 10 per cent of the total area of land shall be reserved for open space which shall as far as practicable be located in one central space. Out of such open spaces, an area to the extent of 5 per cent of open	19.2 - Open Spaces: In any layout or Sub-division of land admeasuring 0.40 Ha. or more, 10 per cent of the total area of land shall be reserved for open space which shall as far as practicable be located in one central space. Out of such open spaces, an area to the extent of 5 per cent of open space area may be allowed to be constructed by a Ground Floor structure for the purpose of allied public	19.2 - Open Spaces : In any layout or Sub-division of land admeasuring 0.40 Ha. or more, 10 per cent of the total area of land shall be reserved for open space which shall, as far as practicable, be located in one central space. Out of such open spaces, an area to the extent of 5 per cent of open space area may be allowed to be constructed by a Ground Floor structure for the purpose of allied public use, such as kindergarten, library, club hall, pavilion, creche, etc. Location of

Schedule "A"—contd

1	2	3	4	5
		area may be allowed to be constructed by a Ground Floor structure for the purpose of allied public use, such as kindergarten, library, club hall, pavilion, creche, etc. Location of such structure of the shall be in one corner of the open space.	use, such as kindergarten, library, club hall, pavilion, creche, etc. Location of such structure of the shall be in one corner of the open space. Open spaces shall remain earthen and permeable. They shall not be alter in any manner so as to reduce permeability all accelerate the discharge of storm water.	such structure shall be in one corner of the open space. Open spaces shall remain permeable. They shall not be altered in any manner so as to reduce permeability.
46	SM-91	20.2.1 (a) - For Streets 7.5 mtrs. to less than 12.0 mtrs. in width -1.0 mtrs. 20.2.1 (b) - For streets 12.0 mtrs. and above in width - 1.5 mtrs.	20.2.1 (a) -For Streets 7.5 mtrs. and above in width -1.5 mtrs.	Sanctioned as submitted under Section 30.
47	SM-92	20.3.1 (D) - Group housing scheme may be permitted only in the site specifically reserved for staff quarters of public and semi-public bodies and also if undertaken by the Maharashtra Tourism Development Corporation or by a private individual only for Tourist's facilities subject to the condition that in addition to the regulations applicable to 0.40 Ha. Plots Zone the maximum permissible tenement density shall be 15 per Ha., subject to preparation and finalisation of Tourism Master Plan, as directed in the Central Government's Eco-Sensitive Zone Notification	20.3.1 (D) - Group housing scheme may be permitted only in the site specifically reserved for staff quarters of public and semi-public bodies and also if undertaken by the Maharashtra Tourism Development Corporation or by a private individual only for Tourist's facilities subject to the condition that in addition to the regulations applicable to 0.40 Ha. Plots Zone the maximum permissible tenement density shall be 15 per Ha., subject to preparation and finalisation of Tourism Master Plan, as directed in the Central Government's Eco-Sensitive Zone Notification No.S.O.52(E), dated 17-1-2001.	Regulation No.20.3.1 (D) is reinstated as Published under Section 26.

Schedule "A"—contd.

1	2	3	4	5
		No.S.O.52(E), dated 17-1-2001.		
48 SM-93	<p>20.3.2- Other Building in Sector II excluding specified areas : Regulations in respect of maximum vertical expansion and minimum marginal distances shall be the same as for residential buildings in outside the congested area, specified area and Special Housing Scheme area. However, maximum coverage and F.S. I. for the buildings used exclusively for public purpose shall be 20 per cent and 0.40 of the plot area respectively. For the development / building permission for educational buildings, minimum 40 per cent of the total plot area, shall be kept for playground. If in case, most of the plot area is covered by existing trees and earmarking of 40 per cent of open area for playground is not possible, then such playground area shall be permitted on area occupied by trees partly or fully, as the case may be.</p>	<p>20.3.2- Other Building in Sector II excluding specified areas : Regulations in respect of maximum vertical expansion and minimum marginal distances shall be the same as for residential buildings in outside the congested area, specified area and Special Housing Scheme area. However, maximum coverage and F. S. I. for the buildings used exclusively for public purpose shall be 20 per cent and 0.40 of the plot area respectively. For the development / building permission for educational buildings, minimum 40 per cent of the total plot area, shall be kept for playground. If in case, most of the plot area is covered by existing trees and earmarking of 40 per cent of open area for playground is not possible, then such playground area shall be permitted on area occupied by trees partly or fully, as the case may be.</p> <p>If at anytime it is noticed that the owner is using the structures for other than education purpose the municipal authority shall have right to take over the excess built-up area considering the existing use (other than education) and the permissible F.S.I. of that structure without any notice and without any compensation. The excess built-up area taken by the council shall be used public purpose.</p>	<p>New addition in Regulation No.20.3.2 proposed by Municipal Council is deleted and original Regulation 20.3.2 is reinstated as published under Section 26.</p>	

Schedule "A"—contd.

1	2	3	4	5
49	SM-94	21.4. (g) - Not mentioned	21.4. (g) - No rooms shall be permitted in a stilt floor by construction of any walls between the stilts.	Proposed New Regulation No.21.4. (g) is rejected.
50	SM-95	28.2.1 - The Director of Town Planning may permit special relaxation to any of the Bye-laws, provided the relaxation sought does not violate the health safety, fire safety, structural safety, public safety of the inhabitants and the buildings and neighborhood, and also adverse effect on environment.	28.2.1 - The Director of Town Planning may permit special relaxation to any of the Bye-laws, provided the relaxation sought does not violate the health safety, fire safety, structural safety, public safety of the inhabitants and the buildings and neighborhood, and also adverse effect on environment.	28.2.1 -The Director of Town Planning may permit special relaxation to any of the Bye-laws, provided the relaxation sought does not violate the health safety, fire safety, structural safety, public safety of the inhabitants and the buildings and neighborhood, and also does not cause adverse effect on environment.
51	SM-96	Note 3 below G-2 of Appendix - G : New or expansion of existing hotels, motels, lodges shall be permitted only within ambit and recommendations/provisions of Tourism Master Plan to be prepared by Tourism Department and approved by the Ministry of Environment and Forest, Government of India as envisaged in Eco-Sensitive Zone notification . Till the Tourism Master Plan is submitted to the Ministry of Environment and Forests for approval, such Plan to be prepared by Tourism Department and approved by the Ministry of Environment and Forests, Government of India as envisaged in Eco-	Note 3 below G-2 of Appendix - G : New or expansion of existing hotels, motels, lodges shall be permitted only within ambit and recommendations/provisions of Tourism Master Plan to be prepared by Tourism Department and approved by the Ministry of Environment and Forests, Government of India as envisaged in Eco-Sensitive Zone notification. Till the Tourism Master Plan is submitted to the Ministry of Environment and Forests for approval, such development shall be permissible with the prior approval of High Level Monitoring Committee, as stipulated in Para. No.2 (e) of Eco-Sensitive Zone notification dated 17/1/2001, as appended as Appendix-L. Also, provided that Maharashtra Tourism Development Corporation should encourage 'Bed and Breakfast' scheme by giving	Note No.3 below G-2 of Appendix-G is reinstated as published under Section 26.

Schedule "A"—contd

1	2	3	4	5
		<p>Sensitive Zone notification. Till the Tourism Master Plan is submitted to the and such development shall be permissible with the prior approval of High Level Monitoring Committee, as stipulated in para No. 2 (e) of Eco-Sensitive Zone Notification dated 17/01/2001, as appended as appendix-L. Also, provided that Maharashtra Tourism Development Corporation should encourage 'Bed and Breakfast' Scheme by giving licenses to the local residents only for a maximum two rooms, each room not exceeding 15 sq. mtrs. and four beds per house for Tourist accommodation in authorised and approved structures, after obtaining no objection from the Local Authority.</p>	<p>licenses to the local residents only for a maximum 5 rooms each room not exceeding 50 sq. mtrs. and 10 beds per house for Tourist accommodation in authorised and approved structures after obtaining no objection from the Local Authority.</p>	
52	SM-97	G-9 (b) - Maximum vertical expansion shall not be more than ground plus one storey with absolute height of building 9 mtrs.	G-9 (b) - Maximum vertical expansion shall not be more than ground plus two storey with absolute height of building 12 mtrs.	Regulation No. G-9 (b) is reinstated as published under Section 26.
53	SM-98	G-9 (c) - Maximum Floor Space Index shall be 0.15.	G-9 (c) - Maximum Floor Space Index shall be 0.25.	Regulation No. G-9 (c) is reinstated as published under Section 26.
54	SM-99	G-9 (e) - No residential accommodation shall be permitted in the plot, except that for	G-9 (e) - No residential accommodation shall be permitted in the plot, except that for staff, mali, watchman's	Regulation G-9 (e) is reinstated as published under Section 26.

Schedule "A"—contd

1	2	3	4	5
		mali/watch man's quarter with maximum Built-up not exceeding 25 sq. mtrs. e a c h having absolute height of 5 mtrs. with sloping roof and shall have 6 mtrs. marginal distances from all sides.	quarterwith having absolute height of 5.0 mtrs. with sloping roof and shall have 6 mtrs. marginal distances from all sides.	
55	SM-100	G-9 (g) - Not mentioned.	G-9 (g) - Stilt /basement shall be permitted for use of parking purpose and basement may be used for storage/A.C. plant room.	Provision proposed by Planning Authority is replaced by following : G-9 (g) - Stilt shall be permitted for use of Parking purpose only.
56	SM-101	Appendix-G (g) 1.15 - Not mentioned	Appendix-G (g) 1.15 - Residential hotels and Restaurants.	New addition of user in G-1 at Sr. No.15 is rejected.
57	SM-102	Appendix-G (g)1.16 - Not mentioned.	Appendix-G (g) 1.16 - M.T.D.C's approved Bed and Breakfast Scheme.	New addition of user in G-1 at Sr. No.16 is rejected.
58	SM-103	Appendix-G (g) 1.17 - Not mentioned	Appendix-G (g) 1.17 - Tourist Guest facility.	New addition of user in G-1 At Sr. No.17 is rejected.

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

SUNIL MARALE,
Under Secretary to Government.

Schedule "B"

Description of Proposals in which Substantial Modifications are proposed under Section 31 (1) of the said Act and which are being published separately for Suggestions and Objections from General Public

(Accompaniment to the Government Notification No. TPS-1912/160/CR-40/12/Reconstruction-17/DP-Sanction/UD-13, dated the 28th March 2013)

Schedule

Sr. No.	Excluded Part	Proposals of Draft Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposals of Draft Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4
1	EP-1	Site No.20, Playground	GB-1 - The land under CTS Nos. 616, 619 from this Site be shown as Existing Playground. Remaining land be deleted and included in Residential Zone.
2	EP-2	Site No.37, EWS Housing	GB-6 - Site No.37, "EWS Housing" be deleted and land thereunder be included in No Development Zone.
3	EP-3	Site No.59, PS and PG	GB-8-Appropriate Authority of Site No. 59 be changed from Sau.D.N.Chabada Rural Education Society, Satara to Municipal Council, Mahabaleshwar.
4	EP-4	CTS No.236, Public Utility Zone	GB-9-Following new reservations be proposed on CTS No.236 as shown on plan- i) Municipal Employees and Water Supply Employees Society (Site No.72). ii) Housing for Dishoused (Site No.73) iii) Patrakar Bhavan (Site No.74) iv) Park & Garden (Site No.75)
5	EP-5	Site No.29, EWS Housing	GB-10-Site No.29, 'EWS Housing' be redesignated as 'Horse Stable'.
6	EP-6	Site No.22, CPG, Site No.23, EWS Housing, Site No.28, Slaughter House and Beef Market.	GB-11 - A new 9 mtrs. wide East-West road be proposed through the Site Nos. 22, 23 and 28 as shown on plan. Accordingly, areas of Site Nos. 28, 22 & 23 be reduced. The remaining land of Site No.22 be redesignated for 'Parking'.
7	EP-7	Site No.47, Parking and D.P. roads	GB-13-i) The existing road to the North of Site No.47 be widened upto 6 mtrs. Remaining land of site after widening be deleted and included in Residential Zone.

Schedule "B"—contd.

1	2	3	4
			ii) A new 6 mtrs. wide road to the East of Municipal Council Office be proposed to join Tahsil Office Road.
8	EP-8	CTS No.67, Agriculture Zone / No Development Zone.	GB-14-New site admeasuring 0.60 Hectare be proposed for "Dharmshala and Shopping Centre" as Site No.76.
9	EP-9	Site No.63, Vegetable Market & Shopping Centre.	GB-17 - Site No.63 (Vegetable Market & Shopping Centre) be redesignated for "Community Centre and Library".
10	EP-10	CTS No. 217(pt.) & CTS No.218 (pt.) No Development Zone.	GB-18-New reservation for "Playground" as Site No.77 be proposed on the land i.e. CTS No. 217 & 218 (pt.) with Appropriate Authority as Municipal Council.
11	EP-11	Site No. 34 Art and Craft Centre-Cum Tourist Shopping Arcade.	GB-19 - Part of the land to the East side of road be reserved for 'Art & Craft Centre-cum Tourist Shopping Centre' and West side land of the existing road be reserved for 'EWS Housing'.
12	EP-12	Site No.50, Amusement Park.	GB-20 - Site No.50, "Amusement Park" be redesignated for "Dharmashala".
13	EP-13	CTS No.243, Recreational Zone	GB-21- Land bearing CTS No.243, be deleted from Recreational Zone and included in Public/Semi-public Zone.
14	EP-14	CTS No.15, partly No Development Zone.	GB-24-Approximately 0.20 Hectare area be newly proposed for "Slaughter House" as Site No.79 with Appropriate Authority as "Municipal Council".
15	EP-15	Site No.2, Shopping Centre.	GB-25 - The area admeasuring about 330 sq.mtrs. under the existing use of Taxi Parking, Pony Stand and Shops, be deleted from Site No.2 "Shopping Centre" and Site be redesignated as "Parking" as shown on plan.
16	EP-16	Site No. 42 -Garden Site No. 43 -STP	GB-27-Site No. 43 "Sewage Treatment Plant" be deleted and land thereunder be included in Site No. 42 "Garden".
17	EP-17	S.No.197 (CTS No.7A) -Malkam Peth, strip along road shown as Forest Land.	GB-32 - Narrow strip of land along road from S.No.197 (CTS No.7A), Malkam Peth be deleted from Forest Zone and be included in Residential Zone.

Schedule "B"—contd.

1	2	3	4
18	EP-18	S.No.143/23-Existing Public Latrine.	GB-60 - S.No.143/23 shown as Existing Public Latrine be deleted and land thereunder be included in Residential Zone as shown on plan.
19	EP-19	Regulation No. 20.7.1.(d) - Not mentioned	Regulation No. 20.7.1.(d) - Verandahs 1/3rd of the perimeter at plinth level of 1.20 mtrs. width may be permissible free of F. S. I.
20	EP-20	Regulation No. 20.7.1.(e) - Not mentioned	Regulation No. 20.7.1.(e) - Enclosed and covered passage of 1.50 mtrs. width, connecting main and subsidiary building shall be permissible free of F. S. I.
21	EP-21	Regulation No. 20.7.2.(a) - Mamti (stair cover) over staircase on top floor.	Regulation No. 20.7.2.(a) - Mamti (stair cover) over staircase on top floor & staircase of 1.2 mtrs. width & above with landing shall be exempted from built up area calculations on payment of premium of 20 % of land cost as per ready recknor.

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

SUNIL MARALE,

Under Secretary to Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

dated 28th March 2013

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-1912/160/CR-40/12/Reconstruction 17/EP Publish/UD-13.—Whereas, the Mahabaleshwar Municipal Council (district Satara) (hereinafter referred to as "the said Planning Authority"), being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to "the said Act"), vide its Resolution No. 161(1) dated the 15th September, 2001 declared its intention under Section 23, read with Section 38 of the said Act to prepare Draft Development Plan (2nd Revision) for the area within the limits of the Mahabaleshwar Municipal Council (hereinafter referred to as the "said Development Plan") and notice of such declaration was published at page 2426 in the Maharashtra Government Gazette (hereinafter referred to as the "Official Gazette"), Pune Division Supplement Part-I, dated the 8th November, 2001;

and whereas, the said Planning Authority, after carrying out survey of the entire land within its jurisdiction as required under Section 25 of the said Act, published a notice in Official Gazette, dated the 30th July 2009, on Page 2452 for inviting objections or suggestions to the Draft Development Plan of Mahabaleshwar, prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the published draft Development Plan, the Planning Committee, set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority;

and whereas, the said Planning Authority *vide* its Resolution No.309, dated the 29th February, 2012, made certain modifications in the aforesaid published draft Development Plan under sub-section (4) of Section 28 of the said Act and published the said draft Development Plan so modified (hereinafter referred to as the "said draft Development Plan") for information of the public under sub-section (4) of Section 28 of the said Act by a notice published in the Official Gazette, Pune Division Supplement, dated the 29th March, 2012 on Pags 1 to 36;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said draft Development Plan to the Government of Maharashtra for sanction *vide* its Marathi letter No.15/485/2011-2012, dated the 30th March, 2012;

and whereas, the said Act, has been amended *vide* Maharashtra Act, X of 2011 with effect from the 5th April, 2011;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has sanctioned a part of the said draft Development Plan with modifications as specified in Schedule-A and excluding proposals involving substantial modifications as specified in Schedule-B, appended to the Notification No. TPS-1912/160/CR-40/12/Reconstruction-17/DP-sanction/UD-13, dated the 28th March 2013;

and whereas, the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned plan and are shown on the plan verged in Pink colour and marked as excluded part *i.e.* as EP-1, EP-2, ----- etc.;

Now, therefore, in exercise of the powers conferred under Section 31 (1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby :—

(a) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial modifications as specified in the Schedule-X appended hereto, within a period of one month from the date of publication of this notice in the Official Gazette.

(b) Appoints the Deputy Director of Town Planning, Pune Division, Pune as the "Officer" under Section 31 (2) of the said Act, to hear all the persons filing suggestions and objections as stated in (a) above, within the stipulated period and to submit his report thereupon to the Government for further necessary action.

Only the suggestions or objections regarding substantial modifications mentioned in Schedule-X, that may be received by the Deputy Director of Town Planning, Pune Division, Pune, having his office at Survey No.74/2, Sarang Society, Above Bank of Maharashtra, Sahakarnagar, Pune-9, within the stipulated period of 1 month from the date of publication of this notice in the Official Gazette, shall be considered.

Copy of the said notice along with Schedule-X and the plan showing the proposed substantial modifications shall be made available for inspection to the general public at the following offices during office hours on all working days.

- (1) The Deputy Director of Town Planning, Pune Division, Pune.
- (2) The Assistant Director of Town Planning, Satara Branch, Z.P.Building (Annex) Room No.20 to 24, Sadar Bazar, Satara-415 001.
- (3) The Chief Officer, Mahabaleshwar Municipal Council, Mahabaleshwar, Dist. satara.

This Notice shall also be published on the Government web site at www.urban.maharashtra.gov.in

Schedule "X"

Substantial Modifications Published by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966

(Accompaniment to the Government Notification No. TPS-1912/160/CR-40/12 Reconstruction-17/ EP Publish/UD-13, dated the 28th March 2013)

Sr. No.	Excluded Part No.	Proposals of Draft Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposals of Draft Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications of substantial Nature as proposed by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	EP-1	Site No.20, Playground	GB-1 - The land under CTS Nos. 616, 619 from this Site be shown as Existing Playground. Remaining land be deleted and included in Residential Zone.	The land under CTS Nos. 616, 619 is proposed to be deleted from the Site No.20 and to be shown as Existing Playground. Remaining land is proposed to be reinstated for "Playground" Site No-20.
2	EP-2	Site No.37, EWS Housing.	GB-6 - Site No.37, "EWS Housing" be deleted and land thereunder be included in No Development Zone.	Site No.37 is proposed to be reinstated as per plan published under Section 26 and redesignated as "LIG and MIG Housing" for which Appropriate Authority shall be MHADA.
3	EP-3	Site No.59, PS & PG	GB-8-Appropriate Authority of Site No. 59 be changed from Sau.D.N.Chabada Rural Education Society, Satara to Municipal Council, Mahabaleshwar.	Appropriate Authority of Site No. 59 is proposed to be changed from "Sau.D.N.Chabada Rural Education Society, Satara" to "Municipal Council, Mahabaleshwar".
4	EP-4	CTS No.236, Public Utility Zone.	GB-9-Following new reservations are proposed on CTS No.236 as shown on plan- i) Municipal Employees and Water Supply Employees Society (Site No.72). ii) Housing for Dishoused (Site No.73). iii) Patrakar Bhavan (Site No.74). iv) Park & Garden (Site No.75)	i) Site No 72 is proposed to be redesignated as 'Staff Quarters' for which Appropriate Authority shall be "Municipal Council/ Maharashtra Jivan Pradhikaran". ii) Site No.73 and Site No. 74 are proposed to be combined and redesignated for "LIG & MIG Housing" as Site No.73 with Appropriate Authority as MHADA/ Municipal Council. iii) Remaining land is proposed to be reserved for "Garden and Park" as Site No. 75.

Schedule "X"—contd.

1	2	3	4	5
5	EP-5	Site No.29, EWS Housing.	GB-10-Site No.29, 'EWS Housing' be redesignated as 'Horse Stable'.	Site No. 29 is proposed to be reinstated as per plan published under Section 26 and to be redesignated as "LIG & EWS Housing" with Appropriate Authority as MHADA/Municipal Council.
6	EP-6	Site No.22, CPG, Site No.23, EWS Housing, Site No.28, Slaughter House and Beaf Market.	GB-11 - A new 9 mtrs. wide East-West road be proposed through the Site Nos. 22, 23 and 28 as shown on plan. Accordingly, areas of Site Nos. 28, 22 & 23 are reduced. The remaining land of Site No.22 is redesignated for 'Parking'.	A new 9 mtrs. wide East-West road is to be proposed through Site Nos. 22, 23 and 28 as shown on plan. Accordingly, areas of Site Nos. 22, 23 and 28 are proposed to be reduced. The remaining land of Site No.22 is proposed to be redesignated for 'Parking'.
7	EP-7	Site No.47, Parking and D.P. roads.	GB-13-i) The existing road to the North of Site No.47 be widened upto 6 mtrs. Remaining land of site after widening be deleted and included in Residential Zone. ii) A new 6 mtrs. wide road to the East of Municipal Council Office be proposed to join Tahsil Office Road.	i)The existing road to the North of Site No.47 is proposed to be widened upto 6 mtrs. and remaining land of site after road widening is proposed to be reinstated for "Parking" as shown on plan. ii) A new 6 mtrs. wide road to the East of Municipal Council Office is proposed to be joined to the Tahsil Office Road.
8	EP-8	CTS No.67, Agriculture Zone / No Development Zone.	GB-14-New site admeasuring 0.60 Hectare be proposed for "Dharmashala & Shopping Centre" as Site No.76.	New Site No.76 for "Dharmashala and Shopping Centre" admeasuring 0.60 Ha. is proposed to be redesignated for "Tourist Amenities" for which Appropriate Authority shall be MTDC/Municipal Council.
9	EP-9	Site No.63, Vegetable Market & Shopping Centre.	GB-17 - Site No.63 (Vegetable Market & Shopping Centre) be redesignated for "Community Centre & Library".	Site No.63 (Vegetable Market & Shopping Centre) is proposed to be redesignated as "Community Centre & Library".

Schedule "X"—contd.

1	2	3	4	5
10	EP-10	CTS No.217(pt.) & CTS No.218 (pt.) No Development Zone.	GB-18-New reservation for "Playground" as Site No.77 be proposed on the land i.e. CTS Nos. 217 & 218 (pt) with Appropriate Authority as Municipal Council.	New reservation proposed on CTS No.217 & 218 (pt.) by Municipal Council for "Play-ground" is proposed to be redesignated for "Park".
11	EP-11	Site No. 34 Art and Craft centre-cum-Tourist Shopping Arcade.	GB-19 - Part of the land to the East side of road is reserved for 'Art & Craft Centre-cum-Tourist Shopping Centre' and West side land of the existing road be reserved for 'EWS Housing'.	Site No.34 is proposed to be reinstated as per plan published under Section 26 and to be redesignated as 'Tourist Amenities' for which Appropriate Authority shall be "MTDC/ Municipal Council".
12	EP-12	Site No.50, Amusement Park.	GB-20 - Site No.50, "Amusement Park" be redesignated for "Dharmashala".	Site No.50 is proposed to be reinstated as per plan published under Section 26 and proposed to be redesignated as 'Tourist Amenities' for which Appropriate Authority shall be "MTDC/ Municipal Council".
13	EP-13	CTS No.243, Recreational Zone.	GB-21- Land bearing CTS No.243, be deleted from Recreational Zone and included in Public/Semi-public Zone.	Land bearing CTS No.243, is proposed to be deleted from Recreational Zone and to be included in Public/Semi-public Zone.
14	EP-14	CTS No.15, partly No Development Zone.	GB-24-Approximately 0.20 Hectare area be newly proposed for "Slaughter House" as Site No.79 with Appropriate Authority as "Municipal Council".	New Site No.79 "Slaughter House" having area of about 0.20 Ha. is to be proposed on CTS No.15 as shown on plan.
15	EP-15	Site No.2, Shopping Centre.	GB-25 - The area admeasuring about 330 sq.mt. under the existing use of Taxi Parking, Pony Stand and Shops, be deleted from Site No.2 "Shopping Centre" and Site be redesignated as Parking as shown on plan.	The area admeasuring about 330 sq.mtrs. under the existing use of Taxi Parking, Pony Stand and Shops is proposed to be deleted from Site No.2 "Shopping Centre" and Site to be redesignated as Parking as shown on plan.
16	EP-16	Site No. 42 -Garden Site No. 43 -STP	GB-27-Site No. 43 "Sewage Treatment Plant" be deleted and land thereunder be included in Site No. 42 "Garden".	Site No. 43 "Sewage Treatment Plant" is proposed to be deleted and land thereunder is proposed to be included in Site No. 42 "Garden".

Schedule "X"—contd.

1	2	3	4	5
17	EP-17	S.No.197 (CTS No.7A) -Malkam Peth, strip along road shown as Forest Land.	GB-32 - Narrow strip of land along road from S.No.197 (CTS No.7A), Malkam Peth be deleted from Forest Zone and be included in Residential Zone.	Narrow strip of land along road from S.No.197 (CTS No.7A), Malkam Peth is proposed to be deleted from Forest Zone and proposed to be included in Residential Zone subject to the Concurrence from Forest Department and Land Record Department before final decision on this proposal.
18	EP-18	S.No.143/23-Existing Public Latrine.	GB-60 - S.No.143/23 shown as Existing Public Latrine be deleted and land thereunder be included in Residential Zone as shown on plan.	Land under S.No.143/23 is proposed to be deleted from "Public Utility Zone" and included in Residential Zone as shown on plan.
19	EP-19	Regulation No. 20.7.1.(d) - Not mentioned.	Regulation No. 20.7.1.(d) - Verandahs 1/3rd of the perimeter at plinth level of 1.20 mtrs. width may be permissible free of F. S. I.	Proposed to be sanctioned as submitted under Section 30 as follows : Regulation No. 20.7.1.(d) - Verandahs 1/3rd of the perimeter at plinth level of 1.20 mtrs. width may be permissible free of F. S. I.
20	EP-20	Regulation No. 20.7.1.(e) - Not mentioned	Regulation No. 20.7.1.(e) - Enclosed and covered passage of 1.50 mtrs. width, connecting main and subsidiary building shall be permissible free of F. S. I.	Provision as submitted under Section 30 is to be replaced by following :- 20.7.1.(e) - Covered passage of 1.50 mtrs. width, connecting main and subsidiary building shall be permissible free of F. S. I.
21	EP-21	Regulation No. 20.7.2.(a) - Mamti (stair cover) over staircase on top floor.	Regulation No. 20.7.2.(a) - Mamti (stair cover) over staircase on top floor and staircase of 1.2 m. width and above with landing shall be exempted from built up area calculations on payment of premium of 20 % of land cost as per ready recknor.	Proposed to be sanctioned as submitted under Section 30 as follows: Regulation No. 20.7.2.(a) - Mamti (stair cover) over staircase on top floor and staircase of 1.2 mtrs. width and above with landing shall be exempted from built up area calculations on payment of premium of 20 per cent of land cost as per ready recknor.

Schedule "X"—contd

1	2	3	4	5
22	EP-22	--	--	Following new Regulation is proposed :— Regulation No.37: Users permissible in the reservation of Tourist Amenities— 1) Nature Interpretation Centre. 2) Rest Room and Cloak Room. 3) Food Plaza. 4) Convenience Shopping. 5) Public conveniences. 6) Tourist Information Centre.

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

SUNIL MARALE,

Under Secretary to Government.