

**REGULATION NO. 27 : REGULATION FOR CONSERVATION OF HERITAGE SITES  
(BOTH NATURAL AND MAN MADE) FOR SATARA MUNICIPAL COUNCIL**

**SCHEDULE "A"**

**Regulation**

This Regulation are made for Conservation of heritage sites which shall include buildings, artefact, structures, streets, open spaces, areas and precincts of historic or aesthetic or architectural or cultural or environmental significance (heritage buildings and heritage precincts) and natural features of environmental significance and sites of scenic beauty.

**1. Applicability**

This regulation will apply to heritage sites which means those buildings, artifacts, structures, streets, open spaces, areas and precincts of historic or aesthetic or architectural or cultural or environmental significance (hereinafter referred to as "Listed Buildings/Heritage Buildings and Listed Precincts/Heritage Precincts") and those natural features of environmental significance and sites of scenic beauty including, but not restricted to, sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooden areas, points, walks, rides, bridle paths (hereinafter referred to as "listed natural features") which are listed in public notice to be issued by the Chief Officer as per the provision of Clause No. 4 as given below. Such list shall be hereinafter referred to as "the said list".

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## 2. Restriction on Development/Re-Development/Repairs, etc.

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

Before granting any such permission, the Chief Officer, shall consult the Heritage Conservation Committee to be appointed by the Government in accordance with the provisions of Clause No. 19 hereinbelow (hereinafter referred to as "the said Heritage Conservation Committee") and shall act on the advice of the Heritage Conservation Committee.

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

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

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

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

## 3. Responsibility of the Owners of Heritage Buildings

It shall be the responsibility of the owners of heritage buildings and of buildings in heritage precincts to carry out regular repairs and maintenance of the buildings at their own cost. The Government, the Municipal Council or other authorities shall not be responsible for such repair and maintenance except for the buildings owned by the Government, the Municipal Council and the other authorities.

## 4. Preparation of List of Heritage Sites Including Heritage Buildings, Heritage Precincts and Listed Natural Features

4.1 The Chief Officer shall prepare list of buildings, artifacts, areas and precincts of historic and/or cultural significance and the list of those natural features of environmental significance including sacred groves, hills, hillocks, water bodies (and areas adjoining the same), open areas, wooden areas, viewpoints, etc., to which this Regulation applies shall not form part of this Regulation for the purpose of Section 37 of the Maharashtra Regional and Town Planning Act, 1966.

4.2 The Chief Officer shall issue public notice in the local newspaper declaring his intention to include the buildings artifact, areas and precincts of historic and/or cultural significance and the list of natural features of environmental significance, including sacred groves, hills, hillocks, water-bodies, land and area etc., and invite objections and suggestions from any person in respect of the proposed inclusion within a period of thirty days from the date of such notice.

4.2.1 The Chief Officer shall issue notice to the owners of the buildings, artifacts, areas and precincts of historic and/or cultural significance, etc., and invite objections or suggestions from such persons in respect of proposed inclusion within 30 days from the date of such notice.

4.3 The Chief Officer on receipt of any objections or suggestions shall decide the same after giving hearing to the Objectors.

Provided that the Chief Officer may supplement or amend the list from time to time either *suo moto* or on the advice of the Heritage Committee after following the procedure under Clauses 4.1 and 4.2.

Further provided that any published list as above which is in draft form and pending for approval will in the interim period, also be deemed to be part of the heritage list for purposes of development permission.

4.4 Any person aggrieved by the final decision regarding Listing under Rule No. 4 (1) and 4 (3), within 3 months from the final approval, may prefer an appeal to the Director of Town Planning, Maharashtra State, on the ground of improper application of Heritage listing criteria as prescribed in this regulation.

## 5. Criteria For Listing of Heritage Sites

### Abbreviations

- |     |  |      |         |
|-----|--|------|---------|
| (a) | Value for architectural, historical or cultural reasons  | ...  | A       |
|     | - Architectural  | .... | A (arc) |
|     | - Historical   | .... | A (his) |
|     | - Cultural   | .... | A (cul) |
| (b) | The date and/or period and/or design and/or unique use of the building or artifact.  | .... | B       |
|     | - period   | .... | B (per) |
|     | - design   | .... | B (des) |
|     | - use  | .... | B (uu)  |
| (c) | Relevance to social or economic history  | .... | C (seh) |
| (d) | Association with well-known persons or events  | .... | D (bio) |
| (e) | A building or groups of buildings and/or areas of a distinct architectural design and/or style, historic period or way of life having sociological interest and/or community value | .... | E       |
|     | - style  | .... |         |
|     | - historical   | .... |         |
| (f) | The unique value of a building or architectural features or artifact and/or being part of a chain of architectural development that would be broken if it were lost.               | .... | F       |
| (g) | Its value as a part of a group of buildings  | .... | G (grp) |
| (h) | Representing forms of technological development.   | .... | H (tec) |
| (i) | Vistas of natural/scenic beauty or interest, including water front areas, distinctive and/or planned lines of sight, street line, skyline or topographical.                        | .... | I (sec) |

२० महाराष्ट्र शासन राजपत्र, भाग एक - पुणे विभागीय पुरवणी, गुरुवार ते बुधवार, जानेवारी ३१ ते फेब्रुवारी ६, २०१३ / माघ ११ - १७, शके १९३४

- (j) Open spaces sometimes integrally planned with their associated areas having a distinctive way of life and which have the potential to be areas of recreation. J
- (k) Industrial sites of historical interest (Ind)
- (l) Archaeological sites (Archae)
- (m) Natural heritage sites NH
- (n) Sites of scenic beauty (sec)

## 6. Penalties

Violation of this Regulations shall be punishable under the provisions Regarding unauthorised Development.

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

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

## 7. Power to Alter, Modify or Relax Other Development Control Regulations

On the advice of the said Heritage Conservation Committee and for reasons to be recorded in writing, the Chief Officer with prior consent of Director of Town Planning, Maharashtra State, Pune may alter, modify or relax the provisions of other Development Control Regulations (as modified from time to time) and of the Development Plan (hereinafter referred to as "the said Regulations") if it is needed for the conservation, preservation or retention of historic or aesthetic or cultural or architectural or environmental quality of any heritage site.

## 8. Heritage Precincts/Natural Features

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

Before finalising the special separate bye-laws or guidelines for precincts, streets, natural features, areas, the draft of the same shall be published in the Maharashtra Government Gazette and in two newspapers having wide circulation in the local area for the purpose of inviting suggestions and objections from the public. All suggestions and objections received within a period of 30 days from the date of publication in the Maharashtra Government Gazette shall be considered by the Chief Officer in consultation with the Heritage Conservation Committee.

After consideration of the above suggestions and objections, the Chief Officer acting on the advice of the Heritage Conservation Committee shall modify (if necessary) the aforesaid draft separate bye-laws or guidelines for streets, precincts, areas and natural features and forward the same to Government for sanction.

Provided that pending consideration of suggestions and objections and pending final sanction from Government to the above Draft Special Bye-laws or guidelines for precincts and natural features,

the Chief Officer/Heritage Conservation Committee shall have due regard to the above Draft Special Bye-Laws or guidelines while considering applications for development/re-development etc. of heritage buildings, streets, heritage precincts, areas, listed natural features.

### 9. Road Widening

(i) If road widening lines under the Maharashtra Municipal Councils, Nagarpanchayats and Industrial Townships Act, 1965 are prescribed, they shall be such so that they will protect and not detract from the said heritage sites.

(ii) If there are any new road widening lines proposed in the Draft or Sanctioned Development Plan of the City of Satara, the Chief Officer shall consider the heritage provisions and environmental aspects while considering applications for development permissions in these precincts. Necessary steps may be taken to modify the Development Plan accordingly. Pending this action, the road widening/development of new roads shall not be carried out.

(iii) No widening of the existing roads under the Maharashtra Municipal Councils Nagarpanchayats and Industrial Townships Act, 1965 or in the Draft or Sanctioned Development Plan for the city Satara shall be carried out in a manner which may affect the existing heritage buildings (even if they are not included in a Heritage Precinct) or which may affect listed natural features.

### 10. Development Plan Reservations

If there are any Development Plan reservations shown on heritage sites the same shall not be implemented. If required, the Chief Officer, on the advice of the Heritage Conservation Committee, shall move a proposal to get these reservations deleted or modified as need be in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1966.

### 11. Incentive Uses For Heritage Buildings

In cases of any buildings included in the Heritage List, if the owner or lessee agrees to maintain the listed heritage building as it is in the existing state and to preserve its heritage stage with due repairs and the owner or lessees gives a written undertaking to that effect, the owner or lessees may be allowed with the approval of the Heritage Conservation Committee to convert part or the whole thereof of the non-commercial area within such a heritage building to commercial or office user or hotel. Provided that if the heritage building is not maintained suitably or if the heritage value of the building is allowed to be spoiled in any manner, the commercial or office or hotel user shall be disallowed.

### 12. Maintaining Skyline and Architectural Harmony

Buildings within heritage precincts or in the vicinity of heritage sites shall maintain the skyline, roof profile, built form edges, and follow the architectural style (without any high rise or multi-storeyed development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of or the view from the said heritage sites. The development within the precinct or in the vicinity of heritage sites shall be in accordance with the guidelines framed by the Municipality on the advice of the Heritage Conservation Committee.

### 13. Restrictive Covenants

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

### 14. Heritage Conservation Fund

With a view to facilitating Conservation of heritage buildings a separate fund may be created, which would be kept at the disposal of the Municipal Council, which will make disbursement from

the funds on the advice of the Heritage Conservation Committee. The fund shall be mainly used to support the cost of listing of heritage sites and expert guidance and fees for architects, engineers and other experts while the actual conservation works must be supported by the owners or from sources other than the Repair Fund.

### 15. Grading of the Listed Buildings/Listed Precincts

In the last column of the said list of Heritage Buildings, Heritage Precincts, "Grades" such as I, II, or III have been indicated. The meaning of these Grades and basic guidelines for development permissions are as follows :

Listing does not prevent change of ownership or usage. However, such usage should be in harmony with the said listed precinct/building.

#### Grade-I

##### (A) Definition :

Heritage Grade-I comprises Building and precincts of National or historic importance, embodying excellence in architectural style, design, technology and material usage and/or aesthetics; they may be associated with a great historic event, personality, movement or institution. They have been and are the prime landmarks of the region.

All natural sites shall fall within Grade-I.

##### (B) Objective of Grading

Heritage Grade-I richly deserves careful preservation.

#### Grade-II

Heritage Grade-II (A and B) comprises of buildings, and precincts of regional or local importance possessing special architectural or aesthetic merit, or cultural or historical significance though of a lower scale as compared to Heritage Grade-I. They are local landmarks, which contribute to the image and identity of the region. They may be the work of master craftsmen or may be models of proportion and ornamentation or designed to suit a particular climate.

Heritage Grade-II deserves intelligent conservation.

#### Grade-II (A)

Internal changes and adaptive reuse may by and large be allowed but subject to strict scrutiny. Care shall be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II.

#### Grade-II (B)

In addition to the above, extension or additional building in the same plot or compound could, in certain circumstances, be allowed provided that, the

#### Grade-III

Heritage Grade-III comprises buildings and precincts of importance for townscape; they evoke architectural, aesthetic, or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality and can be representative of the life-style of a particular community or region, and, may also be distinguished by setting on a streetline, or special character of the facade and uniformity of height, width and scale.

Heritage Grade-III deserves intelligent conservation (though on a lesser scale than Grade-II and special protection to unique features and attributes.

#### Grade-III

Internal changes and adaptive reuse may by and large be allowed. Changes can include extensions, and additional buildings in the same plot or compound. However, any changes/extensions should be such that they are in harmony with and should be such that they do not detract from the existing heritage building/precinct in terms of height, architectural details and facade, and provided that the extension additional building is not larger

##### (C) Scope For Changes

#### Grade-I

No interventions be permitted either on exterior or interior of the heritage building or natural feature unless it is necessary in the interest of strengthening and prolonging, the life of the building/s or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes shall be allowed and they must be in accordance with the original. Repairs shall follow accepted international conservation norms, with use of like material.

**Grade-I**

**Grade-II**

**Grade-III**

extension/additional building is in harmony with (and does not detract from) the existing heritage building(s) or precincts especially in terms of height, architectural details and facade, and provided that the extension/additional building is not larger than the original property in mass and scale.

than the original property in mass and scale.

**(D) Procedure for Development Permission**

Development permission for the changes would be given by the Chief Officer on the advice of the Heritage Conservation Committee appointed by the State Government.

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**(E) Vistas/Surrounding Development :**

All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the grandeur, scale and setting of, or view from Heritage Grade-I.

All development in areas surrounding Heritage Grade-II shall be regulated and controlled, ensuring that it does not mar the grandeur, scale and setting of, or view from Heritage Grade-II.

All development in areas surrounding Heritage Grade-III shall be regulated and controlled, ensuring that it does not mar the grandeur, scale and setting of, or view from Heritage Grade-III.

16. Nothing mentioned above shall be deemed to confer a right on the Owner/Occupier of the plot to demolish or reconstruct or make alterations to his heritage building/buildings in a heritage precinct or on a natural heritage site if in the opinion of the Heritage Conservation Committee, such demolition/reconstruction/alteration is undesirable.

17. With a view to preserving the beauty of the precinct, the Chief Officer, on the advice of the Heritage Conservation Committee shall frame Bye-Laws or guidelines to regulate the exterior design and height of buildings in the areas surrounding Heritage Buildings.

**18. Signage and Outdoor Display Structures/Including Street Furniture**

- (i) The Chief Officer on the advice of the Heritage Conservation Committee shall frame Bye-Laws or guidelines to regulate signage, outdoor display structures and street furniture in Heritage Precincts and areas surrounding Heritage Buildings.

The basic purpose of such controls would be to ensure that architectural and asthetical value for which any heritage building or precinct is listed is not compromised. The signage should be bare minimum.

- (ii) Street furniture can be period furniture taking historical clues or be suitably modern, as approved by the Heritage Conservation Committee.
- (iii) Till detailed Bye-Laws or guidelines are framed, the following guidelines may be followed :—

(A) **National Building Code to apply.**—The display or advertising signs and outdoor display structures on buildings and land shall be in accordance with Part X Signs and Outdoor Display Structures, National Building Code of India.

(B) **Additional conditions.**—In addition to sub-clause A, above, the following provisions shall apply to advertising signs in different land use zones :—

(i) **Residential Zone (R-1).** The following non-flashing neon signs with illumination not exceeding 40 watt light.

- (a) one name plate with an area not exceeding 0.1 sq. m. for each dwelling unit;
- (b) for other users permissible in the zone, one identification sign or bulletin board with an area not exceeding 10 sq. m. provided the height does not exceed 1.5. m.
- (c) "For Sale" or "For Rent" signs for real estate, not exceeding 2 sq. m. in area provided they are located on the premises offered for sale or rent.

(ii) **Residential Zones with shop lines (R-2).**— non-flashing business signs placed parallel to the wall and not exceeding 1 m. in height per establishment.

(iii) **Commercial Zones :** Flashing or non-flashing business signs parallel to the wall not exceeding 1 m. in height provided such signs do not face residential buildings.

(C) **Prohibition of advertising signs and outdoor display structures in certain cases :**

Notwithstanding the provisions of sub-clause A and B, no advertising sign or outdoor display structures shall be permitted on buildings of architectural, aesthetic, historical or heritage importance as may be decided by the Chief Officer, on the advice of the Heritage Conservation Committee or on Government buildings, save that in the case of Government buildings only advertising signs or outdoor display structures may be permitted, if they relate to the activities for the said buildings own purposes or related programs.

(D) Provided that if the Heritage Conservation Committee so advises, the Chief Officer shall refuse permission for any sign or outdoor display structure.

(E) The Chief Officer may, on the advice of the Heritage Conservation Committee, add to, alter or amend the provisions of sub-regulations, A, B and C above.

(F) Signs, outdoor display structures (including street furniture) will require the approval of the Heritage Conservation Committee, which may prescribe additional guidelines for the same.

## 19. Composition of Heritage, Conservation Committee

(1) The Heritage Conservation Committee shall be appointed by Government.

(2) (a) The qualifications for membership of the Heritage Conservation Committee shall be as follows.—

(1) Expert member with relevant experience, being a retired Secretary ... Chairman to the State Government or retired Municipal Commissioner or retired Divisional Commissioner or a Heritage Conservation expert, having 15 years experience.

(2) Eminent Structural Engineers having experience of ten years in ... 2 Members the Conservation field of conservation and having membership of the Institute of Engineer.

(3) Eminent Architects having 10 years experience in conservation ... 2 Members Architecture and membership of the Council of Architecture.



- (4) Environmentalists having in depth knowledge and experience of 10 years in the subject matter. ... 1 Member
- (5) Expert in the field on History, having 10 year's experience in the field. ... 1 Member
- (6) Representative of NGO with proven Experience in Heritage Conservation. ... 1 Member
- (7) Representative of the Department of Archaeology, Government of the Maharashtra. ... 1 Member
- (8) Representative of Archaeological Survey of India. ... 1 Member
- (9) Assistant Director of Town Planning, Satara Branch. ... Member-Secretary.

- (b) The Committee shall have the powers to co-opt. upto five additional members who may have lesser experience, but who have special knowledge of the subject matter. Provided that the additional members may be co-opted for special purposes or on sub-committees of the Heritage Conservation Committee.
- (c) The tenure of the Members of category (i) to (vi) above shall changes after every three years provided. However, that the same person shall be eligible for reappointment as Member.

(3) The terms of reference of the Committee shall be *inter alia*

- (i) To advise the Chief Officer whether development permission should be granted under this Regulation and the conditions on which such permission should be granted.
- (ii) To prepare a supplementary list of heritage sites, which include buildings artefacts, structures, streets, areas, precincts of historic, aesthetic, architectural, cultural or environmental significance and a supplementary list of natural features of environmental significance of scenic beauty including but not restricted to sacred groves, hills, hillocks, water bodies (and the areas adjoining the same), open areas, wooden areas, points walks, rides, bridle paths etc. to which this Regulation would apply.
- (iii) To advise whether any relaxation, modification alteration, or variance of any of the Development Control Regulations/Building Bye-laws, is called for.
- (iv) To frame special Bye-Laws or guidelines for precincts and if necessary for natural features to advise the Chief Officer regarding the same.
- (v) To advise in terms of Clause 11 whether to allow commercial or office or hotel user in the City of Wai and when to terminate the same.
- (vi) To advise the Chief Officer in the operation of Clause 18 to regulate or eliminate/erection of outside advertisements or billboards or street furniture.
- (vii) To recommend to the Chief Officer guidelines to be adopted by those private parties or public or Government agencies which sponsor beautification schemes at public intersections and elsewhere.
- (viii) To advise the Chief Officer to evaluate the cost of repairs to be given to owners to bring the existing buildings back to their original condition. For this purpose the Committee may also try to help the Municipality to raise funds through private resources.
- (ix) To prepare special designs and guidelines/publications for listed buildings, control of height and essential facade characteristic such as maintenance of special types of balconies and other heritage items of the buildings and to suggest suitable designs adopting appropriate materials for replacements keeping the old form intact to the extent possible.

- (x) To prepare guidelines relating to design elements and conservation principles to be adhered to and to prepare other guidelines for the purposes of this Regulation.
- (xi) To advise the Chief Officer on any other issues as may be required from time to time during course of scrutiny of development permissions and in overall interest of heritage or environmental conservation.
- (xii) To appear before the Government either independently or through or on behalf of the Chief Officer in cases of appeals under Section 47 of the Maharashtra Regional and Town Planning Act in cases of listed buildings/heritage buildings and listed precincts/heritage precincts and listed natural features.

(4) Meeting of the Heritage Conservation Committee shall be conducted at least once in a calendar month and the gap between two consecutive meetings shall be maximum 40 days and the minimum quorum shall be 50 per cent of the total strength of the Committee, rounded off to the next higher integer.

(5) If the Heritage Conservation Committee does not communicate its decision regarding development permission to the Chief-Officer, within 40 days from the date of receipt of the application from the Chief Officer, or within 40 days from the date of receipt of reply from the Chief Officer in respect of any requisition made by the Heritage Conservation Committee, whichever is later, the Committee shall have no claim about the heritage matter or any other aspect covered under this Regulation.

## 20. Implications of Listing as Heritage Buildings

The Regulations do not amount to any blanket prevention of demolition or of changes to heritage buildings or buildings within heritage precincts. The only requirement is to obtain special clearance from Chief Officer and Heritage Conservation Committee from heritage point of view.

## 21. Ownership and Usage

Sale and purchase of heritage buildings shall not require any permission from the Chief Officer or Heritage Conservation Committee. The Regulations do not affect the ownership or usage, unless, such usage is in harmony with the said listed precinct/building.

## 22. Appeal

Any person aggrieved by any decision of the Chief Officer or the Heritage Conservation Committee, may prefer an appeal to the State Government within 40 days as stipulated in Section 47 of Maharashtra Regional and Town Planning Act, 1966.

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

**SUNIL MARALE,**

Under Secretary,  
Government of Maharashtra.

नगरविकास विभाग

मंत्रालय, मुंबई-४०० ०३२

दिन क ९ जानेवारी २०१३

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६

क्रमांक टीपीएस-१९५२/४९५/नवािन प्र. क्र. ९२/२०१२/पुनर्बाधणी क्र. ४४/नवि-१३.--ज्याअर्थी, सातारा नगरपरिषदेची सुधारित विकास योजना व विकास नियंत्रण नियमावली (यापुढे "उक्त नियमावली" असे उल्लेखलेली) शासनाच्या नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस-१९००/६६/प्र. क्र. १९/