

विकास योजना - पुणे (मूळ हद्द + वाढीव हद्द)

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३७(१कक) अन्वये, विकास योजना नकाशावर पुणे मेट्रो मार्गिका क्र.३ च्या आखणीसह स्थानके व स्थानकांसभोवतालचे ५०० मी. परिघाचे क्षेत्र ट्रांझिट ओरिएन्टेड डेव्हलपमेंट (टी.ओ.डी.) झोन म्हणून दर्शविणेबाबत तसेच टी.ओ.डी.बाबतचे विनियम लागू करणेबाबत सूचना.

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई- ४०००३२

शासन निर्णय क्रमांक:टिपीएस-१८१८/९५०/प्र.क्र.१५८/१९/नवि-१३,

दिनांक :३०/०६/२०२०

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



R. Khate
(किशोर गोखले)

अवर सचिव, महाराष्ट्र शासन

प्रत :-

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

प्रति,

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

/- प्रस्तुत सूचना शासनाच्या दि.१३/०९/२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहीरात म्हणून प्रसिध्द करुन घेणेबाबत सत्वर कार्यवाही करावी.

- i) जाहीरात देणाऱ्या कार्यालयाचे नांव :- नगर विकास विभाग, मंत्रालय, मुंबई-३२.
- ii) जाहीरात कोणत्या दिनांकापर्यंत :- तात्काळ
द्यावयाची आहे.
- iii) प्रसिध्दीचे स्वरूप :- सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात
- iv) कोणत्या जिल्ह्यात :- पुणे
- v) किती वृत्तपत्रात :- एका इंग्रजी व एका मराठी वृत्तपत्रात
- vi) किती वेळा :- एकदा
- vii) जाहीरात खर्चाचे देयक कोणत्या :- महानगर आयुक्त, पुणे महानगर प्रदेश विकास
अधिकाऱ्याकडे पाठवावयाचे प्राधिकरण, पुणे

४) विभागीय आयुक्त, पुणे विभाग, पुणे.

५) महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.

/- त्यांना विनंती करण्यात येते की, प्रस्तुत आखणीच्या अनुषंगाने नकाशे अधिप्रमाणित करण्यासाठी सदर मार्गिकेची आखणी, स्थानकांचे स्थान इ. माहिती आयुक्त, पुणे महानगरपालिका यांना पुरवावी.

६) आयुक्त, पुणे महानगरपालिका, पुणे.

/- त्यांना विनंती करण्यात येते की, प्रस्तुत सूचनेच्या अनुषंगाने अधिप्रमाणित करावयाचे विकास योजना, पुणे (मूळ हद्द व वाढीव हद्द) चे नकाशे ६ प्रतींमध्ये शासनाकडे पाठवावेत.

७) सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.

८) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

/- सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, सहसंचालक, नगर रचना, पुणे विभाग, पुणे, महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे व आयुक्त, पुणे महानगरपालिका, पुणे यांना पाठवाव्यात.

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

/- सदर सूचना विभागाच्या संकेतस्थळावर प्रसिध्द करण्यात यावी.

१०) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई-३२.

/- सदर सूचना शासनाच्या संकेतस्थळावर (कायदे / नियम) सदरात प्रसिध्द करण्याबाबत कार्यवाही करण्यात यावी.

११) निवडनस्ती (नवि-१३)



सूचना
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई-३२.
दिनांक : ३०/०६/२०२०

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

क्रमांक :- टिपीएस-१८१८/९५०/प्र.क्र.१५८/१९/नवि-१३ :- ज्याअर्थी, शासनाच्या नगर विकास विभागाने, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे "उक्त अधिनियम" असे उल्लेखिलेला) चे कलम ३१(१) अन्वये, पुणे महानगरपालिकेच्या मूळ हद्दीची सुधारित विकास योजना आणि विकास नियंत्रण व प्रोत्साहन नियमावली-२०१७, अधिसूचना क्र.टिपीएस-१८१५/२०१९/प्र.क्र.६९/१५/वि.यो.पुणे-मंजुरी/नवि-१३, दि.०५/०१/२०१७ अन्वये भागशः मंजूर केली असून वगळलेल्या भागाची विकास योजना अधिसूचना क्र.टिपीएस-१८१५/२०१९/प्र.क्र.६९/१५/ईपी.मंजुरी/नवि-१३, दि.१७/०२/२०१८ अन्वये मंजूर केली आहे. तसेच पुणे महानगरपालिकेच्या वाढीव हद्दीमधील बाणेर-बालेवाडी सेक्टर क्र.१ ची विकास योजना अधिसूचना क्र.टिपीएस-१८०७/३९/प्र.क्र.१०१७/०७/नवि-१३, दि.१८/०९/२००८ अन्वये भागशः मंजूर केली असून वगळलेल्या भागाची विकास योजना अधिसूचना क्र.टिपीएस-१८१२/१६०/प्र.क्र.५७/१२/पु.बां.क्र.२६/१२/नवि-१३, दि.३०/०८/२०१३ अन्वये मंजूर केली आहे;

ज्याअर्थी, शासनाच्या नगर विकास विभागाने, उक्त अधिनियमाच्या कलम ३१(१) अन्वये, पुणे महानगरपालिकेच्या वाढीव हद्दीमधील प्रस्तावित विकास योजना रस्त्यांचे प्रस्ताव अधिसूचना क्र.टिपीएस-१८०६/२१२५/प्र.क्र.११९३/२००८/नवि-१३, दि.१७/०५/२००८ अन्वये मंजूर केले आहेत;

आणि ज्याअर्थी, पुणे महानगरपालिकेच्या मूळ व वाढीव हद्दीसाठी लागू असणाऱ्या विकास नियंत्रण व प्रोत्साहन नियमावली-२०१७ मध्ये विनियम क्र.२४.८ मध्ये ट्रान्झिट ओरिएन्टेड डेव्हलपमेंट (टी.ओ.डी.) च्या तरतुदी समाविष्ट आहेत आणि सदर विनियमामध्ये सुधारणा करण्यासाठी उक्त अधिनियमाच्या कलम ३७(१कक) अन्वये सूचना क्र.टिपीएस-१८१८/प्र.क्र.८५/१८/नवि-१३, दि.०८/०३/२०१९ शासनाने प्रसिध्द केली असून उक्त अधिनियमाच्या कलम १५४ अन्वये, सदर सूचनेनुसारच्या सुधारणा / तरतुदी दि.०८/०३/२०१९ रोजीच्या निदेशांद्वारे तातडीने लागू केल्या आहेत;

आणि ज्याअर्थी, शासनाने वाहतूक उन्मुख विकास धोरण [Transit Oriented Development (TOD) Policy] स्विकारले असून, बृहत् जनहिताच्या दृष्टीने, सदर वाहतूक उन्मुख विकास धोरणाची अंमलबजावणी सुलभरितीने होणेसाठी, पुणे महानगर प्रदेश विकास प्राधिकरणाने शासनास सादर केलेल्या प्रस्तावानुसार, पुणे शहराच्या विकास योजना नकाशावर मूळ हद्द)+ वाढीव हद्द) पुणे मेट्रो मार्गिका क्र.३ (हिंजवडी-माण-शिवाजीनगर) ची आखणी, मेट्रो स्थानके व या स्थानकांच्या सभोवताली ५०० मीटर परिघापर्यंतचे क्षेत्र टी.ओ.डी. झोन म्हणून दर्शविणे आवश्यक आहे. तसेच पुणे महानगरपालिकेच्या मूळ व वाढीव हद्दीसाठी लागू असलेल्या नियमावलीतील टी.ओ.डी.चे विनियम, त्यामध्ये शासनाने दि.०८/०३/२०१९ रोजीच्या सूचनेद्वारे प्रसिध्द केलेल्या सुधारणांसह (सोबतच्या परिशिष्ट 'अ' मध्ये नमूद



केल्यानुसार) आणि त्यामध्ये वेळोवेळी होणाऱ्या बदलांसह लागू करणे आवश्यक आहे, असे शासनाचे मत झाले आहे. (यापुढे "उक्त प्रस्तावित फेरबदल" असे उल्लेखिलेला);

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक) अन्वये प्रदत्त असलेल्या अधिकारांनुसार शासन उक्त प्रस्तावित फेरबदलासंदर्भात जनतेकडून सूचना / हरकती मागविण्यासाठी सूचना प्रसिध्द करीत आहे. प्रस्तावित फेरबदलासंदर्भात नागरिकांच्या काही सूचना / हरकती असल्यास त्या त्यांनी, प्रस्तुत सूचना शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसांच्या आत सहसंचालक, नगर रचना, पुणे विभाग, पुणे यांचेकडे लेखी स्वरूपात पाठवाव्यात. प्राप्त होणाऱ्या सूचना / हरकतींवर सुनावणी देण्याकरिता तसेच उक्त अधिनियमाच्या कलम ३७(१कक) अन्वये विहित केलेली कार्यवाही पूर्ण करून त्यावरील अहवाल शासनास सादर करण्याकरिता सहसंचालक, नगर रचना, पुणे विभाग, पुणे यांची "अधिकारी" म्हणून नियुक्ती करण्यात येत आहे.

टीप :- अ) प्रस्तुतची सूचना त्यासोबतच्या प्रस्तावित विनियमाच्या "परिशिष्ट-अ"सह आणि प्रस्तावित फेरबदल दर्शविणाऱ्या नकाशांसह नागरिकांच्या अवलोकनार्थ कामकाजांच्या दिवशी कार्यालयीन वेळेत खालील ठिकाणी उपलब्ध राहिल.

१) सहसंचालक, नगर रचना, पुणे विभाग, पुणे.

२) महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.

३) आयुक्त पुणे महानगरपालिका पुणे.

ब) सदरहू सूचना शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर प्रसिध्द करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,



Rokhale
(किशोर गोखले)
अवर सचिव, महाराष्ट्र शासन

NOTICE
GOVERNMENT OF MAHARASHTRA

Urban Development Department

Mantralay, Mumbai-400032

Dated :30/06/2020

The Maharashtra Regional and Town Planning Act, 1966

No.TPS-1818/950/C.R.158/19/UD-13 :-

Whereas, Government in Urban Development Department, under the provisions of section 31(1) the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") has partly sanctioned the Development Plan of Pune Municipal Corporation (Original Limit) and Development Control and Promotion Regulations-2017 vide Notification No.TPS-1815/209/C.R.69/15/D.P.Pune-Sanction/UD-13, dated 05/01/2017 and has sanctioned Development Plan of Excluded Part (EP) vide Notification No.TPS-1815/209/C.R.69/15/E.P.-Sanction/UD-13, dated 17/02/2018. Also Development Plan of Baner-Balewadi Sector-1 in the Extended Area of Pune Municipal Corporation has been partly sanctioned vide Notification No.TPS-1807/39/C.R. 1017/07/UD-13, dated 18/09/2008 and Development Plan of Excluded Part (EP) has been sanctioned vide Notification No.TPS-1812/160/C.R.57/12/R.C.No.26/12/UD-13, dated 30/08/2013;

Whereas, Government in Urban Development Department, under the provisions of section 31(1) of the said Act, has sanctioned the proposals of Development Plan Roads in the Extended Area of Pune Municipal Corporation vide Notification No.TPS-1806/2125/C.R.1193/2008/UD-13, dated 17/05/2008;

And whereas, in the Development Control and Promotion Regulations-2017 applicable for the Original and Extended limit of Pune Municipal Corporation, the provisions for Transit Oriented Development (T.O.D.) are mentioned in Regulation No.24.8 and Government has published notice bearing No.TPS-1818/C.R.85/18/UD-13, dated 08/03/2019 under section 37(1AA) of the said Act to modify this Regulation and modifications / provisions as per the notice are made applicable with immediate effect under section 154 of the said Act;

And whereas, the Government has adopted a Transit Oriented Development (T.O.D.) Policy and for smooth implementation of this T.O.D. Policy in the larger public interest, the Government is of opinion that, it is necessary to mark the alignment of Pune Metro Line No.3 (Hinjewadi-Maan-Shivajinagar), Metro Stations and T.O.D. Zone of 500 mtr. peripheral area around these Metro Stations on the Development Plan of Pune City (Original Limit + Extended Limit) also it is necessary to make the Regulation for T.O.D. applicable for Original and Extended limit of Pune Municipal Corporation, along with modifications published by the Government vide notice dated 08/03/2019 (as mentioned in Appendix-A attached herewith) with the amendments from time to time in it, as per the proposal submitted by Pune Metropolitan Region Development Authority to the Government. (hereinafter referred to as "the said proposed modifications");



Now therefore, in exercise of the powers conferred under Section 37(1AA) of the said Act, the Government finds it expedient to publish a notice for the said proposed modifications thereby inviting suggestions / objections from the general public within a period of 30 days from the date of publication of this notice in the Official Gazette. Suggestions / objections shall be forwarded to the Joint Director of Town Planning, Pune Division, Pune, who is being appointed as an Officer to hear suggestions / objections and to complete the modification procedure as mentioned in Section 37(1AA) of the said Act and submit report to the State Government.

Note :- A) This notice along with proposed Regulations as per Appendix-A attached herewith and the Plans showing proposed modifications is made available for inspection to the general public during office hours on all working days at the following offices:-

1. The Joint Director of Town Planning, Pune Division, Pune.
2. The Metropolitan Commissioner, Pune Metropolitan Region Development Authority, Pune.
3. The Commissioner, Pune Municipal Corporation, Pune.

B) This notice is published on the Government website www.maharashtra.gov.in (Acts / Rules).

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



Kishor Gokhale
(Kishor Gokhale)
Under Secretary to Government

Accompaniment of Govt. notice bearing No.TPS-1818/950/CR.158/19/UD-13,
Dated 30/06/2020. Published u/s 37(1AA) of M.R. & T.P. Act, 1966.

APPENDIX – ‘A’
(Regulation No.24.8)

(TOD regulations to be inserted in the DCPR of Pune Municipal Corporation vide Govt. Notice dated 30/06/2020 under section 37(1AA) of the M.R. & T.P. Act as mentioned below.

24.8 TRANSIT ORIENTED DEVELOPMENT (TOD)

The planning authority shall ensure execution of complete street design for the success of TOD and enable construction of street oriented buildings while achieving optimum densities in residential, commercial and office buildings.

The Planning authority shall also ensure complete pedestrianisation in the TOD zones for easy movement of the pedestrians to & from station within a period of 1 year from publication of this regulation.

24.8.1 Definitions

(i) **TOD zone:** - It is the area 500 mt. around the proposed Metro-station boundary as will be delineated by the Planning Authority with the approval of the State Government. Wherever any reservation / amenity space within such distance is utilized for the purpose of transportation as prescribed in these regulations, and the distance of 500 mtr shall stand relaxed up to 30%. The TOD zone shall be delineated on ground by the Planning Authority in time bound manner i.e. within 2 months from this notification.

(ii) **Base permissible FSI:** - It is the FSI that is otherwise permissible on any land with respect to zone shown as per the sanctioned development plan and the relevant provision of the Principal DCPR excluding the TDR and the premium FSI, redevelopment incentive FSI that can be received.

(iii) **Gross plot area:** - Gross Plot Area means total area of land after deducting area under reservation or deemed reservation like amenity space if any, area under D.P. Road and Road widening.

(iv) **Principal DCPR:** - Principal DCPR means these DC Regulations sanctioned vide Government Notification dt.05/01/2017 excluding the provisions regarding TOD zone.

24.8.2 Maximum Permissible FSI :- The maximum permissible total FSI in TOD zone shall be 4.00 including the base permissible FSI, subject to condition that, the additional FSI over and above the base permissible FSI shall be allowed within the overall limit of maximum permissible FSI, as given in the Table below-

Sr. No.	Road width in mt.	Min .Plot Area in sq.mt.	Maximum Permissible FSI
1	2	3	4
2	9 m. and up to 12 m.	Below 1000	2.00



2	12 m. and up to 18 m.	1000 or above	2.50
3	18 m. and up to 24 m.	2000 or above	3.00
4	24 m. and up to 30 m.	3000 or above	3.50
5	30 m. and above	4000 or above	4.00

Explanation:-

- 1) The maximum permissible FSI as per the above Table shall be determined by satisfaction of both the criteria's viz. Minimum Road width as well as plot area, simultaneously. However in case, both these criteria's are not satisfied simultaneously, the maximum permissible FSI shall be the minimum of that permissible against each of these two criteria, as illustrated below ;

Illustrations: -

Utilization of FSI

Plot Area in sq.mt.	Road width					
	Less than 9 mt.	9 mt. & up to 12 mt.	12 mt. & up to 18 mt.	18 mt. & up to 24 mt.	24 mt. & up to 30mt.	30 mt. & above
Below 1000	Principal DCPR	2.0	2.25	2.50	2.75	3.0
1000 to below 2000	Principal DCPR	2.0	2.5	2.5	2.75	3.0
2000 to below 3000	Principal DCPR	2.0	2.5	3.0	3.0	3.0
3000 to below 4000	Principal DCPR	2.0	2.5	3.0	3.5	3.5
4000 or above	Principal DCPR	2.0	2.5	3.0	3.5	4.0

24.8.2.1 Premium to be Paid - Additional FSI over and above the base permissible FSI of respective land use zones as per Principal DCPR may be permitted on the payment of premium equivalent as would be decided by Government from time to time.

24.8.2.2 Impact Assessment and Integrated Mobility Plan:-

Such additional FSI over and above the base permissible FSI, shall be granted by the Commissioner, Pune Municipal Corporation / Planning Authorities from where the Metro Rail is passing through, after taking into account the Impact Assessment of the implementation of these regulations, regarding the impact on the city and sector level infrastructure and amenities as well as traffic and environment. Such Impact Assessment shall also contain measures to be undertaken to mitigate its likely impact and the Action Plan for implementation of such measures in a time bound manner.

There shall be an Integrated Mobility Plan envisaging inter-linkages between different modes of mass transport, parking management, traffic management and pedestrianisation.



non-motorized transport network, last mile connectivity, traffic calming, inter-connected street networking etc.

The impact assessment analysis shall be done by PMC within 4 months containing the remedial measures required regarding upgradation of infrastructure etc. taking into consideration the impact analysis and provisions of sanctioned Development Plan and need of such area falling in TOD Zone, Local Area Plans shall be prepared by PMC with participation of local residents within a period of four (4) months. Such Local Area Plans shall contain complete street design to achieve optimum densities and also to ensure complete pedestrianisation.

24.8.2.3 The maximum permissible FSI as given in Table under regulation 24.8.2 shall be calculated on the gross plot area.

24.8.2.4 - In case of plot / plots falling partly within the TOD zone, the FSI permissible shall be as follows, provided that the total area of the plot (plot falling within TOD zone plus plot falling outside TOD zone) shall be as prescribed in the table in regulation no.24.8.2 :-

(i) Where 50% or more area of such plot / plots falls within TOD zone, these regulations including FSI shall apply to the total area of such plot / plots.

(ii) Where less than 50% area of such plot / plots falls within TOD zone, these regulations including FSI shall be applicable to the part of plot / plots falling within TOD zone, whereas for the part of plot / plots falling outside TOD zone, these regulations except provisions regarding FSI shall be applicable. The FSI permissible for the part falling outside TOD zone shall be as per Principal DCPR.

Notwithstanding anything contained in any other provision of this DCPR the Parking, Double height terraces up to 20% (subject to payment of premium) and 15% balconies not enclosed, Stair cases, Lift wells with machine rooms, Refuge areas, Voids, Service Floor & Entrance lobbies of the building in TOD zone shall be free of FSI.

Notwithstanding anything contained in any other provisions of these regulations, TDR shall be allowed to be received on the plots within TOD zone, irrespective of its location in congested area / non-congested area as per the Development Plan of Pune *subject to condition that it shall be utilised in 1/4 share with premium FSI at every stage of utilization.* Such share shall be calculated on the potential remaining after utilizing the in-situ FSI towards Development Plan road, reservation, amenity space, if any, on such land. *The Municipal Corporation shall compensate for the same to Metro Project Implementing Authority as per the sharing formula decided by the Government from time to time.*

24.8.3 Tenement Size

For any development or redevelopment within TOD zone, size of tenement shall be minimum 25 sq.mt. and maximum 120 sq.mt. of *carpet* area and out of total proposed tenements, the tenements equivalent to at least 50% of total FSI shall be of a size equal to or less than 60 sq.mt. *carpet area except the projects in which rehabilitation of existing tenements is undertaken. In case of redevelopment scheme, size of tenement can be relaxed for Rehab Component subject to other provisions of Principal DCPR. However for free sale*



component 50% of residual FSI shall be utilise for tenements of size equal to or less than 60 sq.mt. carpet area. These tenements shall not be allowed to be clubbed / amalgamated in any case.

In case of building with mixed use, 50% of FSI utilized for residential purpose shall be considered for calculating requirement of tenements of a size equal to or less than 60 sq.mt. carpet area.

If the holder / owner of the property needs to build this 50% component at some other location(s) within the same TOD zone / circle, the difference between rate of sale of tenements as mentioned in Annual Statement of Rates shall be paid by the developer to the Municipal Corporation as premium.

24.8.4 Permissible mixed use in TOD zone:

Mixed use in the form of residential and commercial may be permissible on the residential plot in TOD zone fronting on the road width of 12 mt., and above and mix use on plot / plots in commercial zone in Pune Municipal Corporation shall be permissible as per the Principal DCPR and the maximum permissible FSI under these regulations shall be allowed on the payment of premium. *Purely Mercantile building & Information Technology building will be permissible on independent plot subject to payment of premium. For I.T. Buildings the rate of premium for additional FSI up to 200 % shall be as per regulation no.24.10 of Principal DCPR and for additional FSI over it shall be as required under these regulations.*

24.8.5 Other provisions regarding marginal open spaces shall be governed by the proposed height of structure, as given in the provisions 24.8.6 below and should confirm to the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Maharashtra Act no. 111 of 2007) as amended from time to time. No building permission shall be issued without NOC of the Fire Officer *wherever applicable*. Other regulations regarding room sizes, apertures for light and ventilation shall be as per the Principal DCPR in force.

24.8.6 Marginal Spaces

Sr. No.	Building Height	Side and, Rear Margins	Remark
a	15.0 mt. and below	(H/2) - 4	Minimum 3.0 mt. for Residential, minimum 4.5 mt. for Commercial and Minimum 6.0 m. for Special Buildings.
b	Above 15.0 mt. and up to 24.0 mt	H/4	
c	24.0 mt. and above	H/5 subject to Maximum 12.0 mt.	

Note - 1) However if Developer / Owner provides more than 12.0 mt. side and rear margins, it shall be permissible.

2) *The marginal spaces as mentioned in regulation 17.1.1(f) are applicable for building height up to 24 mt. in congested area. The marginal distances for building height above*



24 mt. in congested area will be as per regulation 24.8.7 with step margin as mentioned in regulation 17.2.3(c).

24.8.6.1 In case of special building, no projections shall be allowed in marginal spaces so that minimum 6 mt. marginal spaces remain free from all encumbrances for the movement of fire tenders. In case if ramp is necessary from accessibility, such ramp may be allowed after leaving 6 mt. clear margin.

24.8.6.2 For calculation of marginal distances the height of the parking floors (Maximum two floors above the Ground Level) shall not be taken in account, However height of such parking floors will be counted towards the total height of the building for deciding the building as high rise building and for civil Aviation purpose.

24.8.6.3 Car lift / mechanical parking shall be permissible, as per Principal DCPR as amended from time to time.

24.8.7 Parking

Parking in the TOD zone shall be provided as per the table given below.

Sr. No.	Occupancy	One parking space for every	Transit Oriented Development Influence Zone		
			Car	Scooter / Motorcycle	Cycle
1	Residential	For 4 units having carpet area from 25 sq.mt. and up to 40 sq.mt.	0	1	2
		For 2 units above 40 sq.mt. and up to 60 sq.mt.	0	1	2
		For every unit above 60 sq.mt. and up to 80 sq.mt.	0	1	2
		For every unit above 80 sq.mt.	1	1	1
2	Govt. & Semi Govt. Private business buildings	100 sq.mt carpet area or fraction there of	1	2	2

Note: i) Parking spaces for differently able persons shall be provided as per Indian Road Congress Code No.IRC 103:2012 in each new construction / development / re-development in the TOD zone.

ii) No on street parking shall be permissible, unless specifically allowed in the integrated mobility plan report.

iii) Maximum 10% visitor parking shall be permissible and the area provided for such parking more than 10% shall be counted in the FSI.

iv) Parking area provided more than that given in the table above shall be counted in the FSI.



- v) For the occupancies other than those mentioned in the above table, the requirement of parking shall be 50% of that required as per Principal DCPR.

24.8.7.1 Incentive for providing Public Parking in the area falling within the radius of 200 mt. from the Metro/MRTS Station.

If the owner / developer of the plot falling within the radius of 200 mt. from the Metro Station is willing to provide Public Parking space over and above the parking spaces required as per the table given in regulation No.24.8.7 of this regulation, the same shall be allowed *without charging premium for such additional area and in that case the overall premium shall be discounted on 50 % of such parking area while calculating premium for additional FSI allowed over and above the base FSI*, subject to following conditions :-

- a) Such parking area shall be in the built-up form and shall be handed over to Planning Authority free of cost before granting the Occupation Certificate to the project. The Planning Authority should enter into an agreement with owner / developer for such parking space at the time of granting Commencement Certificate to the project. Such Public Parking area shall be clearly shown on the proposed building plan / layout and a condition to above effect shall be incorporated in the Commencement Certificate.
- b) The parking area shall have independent access from major road adjacent to the plot and with proper entry and exits.
- c) The parking area to be made available at individual site shall be a minimum 100 sq.mt. at one place either at Ground floor / Stilt floor or first floor.
- d) The maximum parking area that can be provided shall be decided by the Commissioner, Pune Municipal Corporation, as the case may be, on considering the location of such site and the parking requirement.
- e) A board showing the location of such public parking space should be displayed at suitable places by the Planning Authority.
- f) Area covered under such parking shall not be counted towards FSI consumption.
- g) Concerned land owner / developer / society / public company shall not be allowed to operate the public parking.
- h) The proposed development shall be further subject to such conditions as may be decided by the Municipal Commissioner.

24.8.8 In case of development or redevelopment, proposed by the Authority / individual applicant / any other Planning Authority, from the edge of the Metro Rail, within 20 mt. distance on its either side, the concerned Planning Authority i.e. Pune Municipal Corporation before granting such permission for development / redevelopment shall seek prior NOC from the concerned Metro Railway Authority as required under the Metro Railways (Construction of Works) Act, 1978 from the point of view of safety of the Metro Railway and such other related matters.



24.8.9 For the matters not provided in this regulation, the relevant provisions of Principal DCPR shall apply. However, in case of any conflict between this Regulation and any other Regulation/s of the *Principal DCPR*, this Regulation shall prevail for the TOD zone.

24.8.10 No Compound wall / fencing shall be permissible on the boundary of plot *facing the road* and 50% front marginal distance (subject to minimum of 3.0 mt.) shall be kept accessible to the pedestrians to be used as foot paths. However, it shall be permissible for the applicant to construct / erect fencing, on the receded boundary, after leaving the space for pedestrians as specified above.

24.8.11 Large wholesale stores, car dealer showrooms, warehouses / storages, auto service centers, Garages etc. shall not be permissible in TOD zone.

24.8.12 Provision of Inclusive housing shall not be applicable in TOD zone.

24.8.13 For Gunthewari development regularized under the provisions of Maharashtra Gunthewari Development Act, 2001 and falling in TOD zone, seeking permission for *development / redevelopment*, these regulations shall apply.

24.8.14 The width of passage shall be minimum 1.2mt. for residential use & 2.0 mt. for commercial use.

24.8.15 *In case of independent unit / Bungalow for self use, such Development / Redevelopment may be allowed within base FSI subject to Principal DCPR.*

Notwithstanding anything contained in this regulation, if any development on plot in TOD zone is proposed within base permissible FSI (without TDR or Premium FSI) as per provisions of Principal DCPR, all other provisions of Principal DCPR shall be applicable.

24.8.16 *The layout of building / group housing layout or standalone building on a plot / plots situated in TOD zone / Circle, over which construction is started and for which occupancy certificate is not granted, may be revised and balance potential, if any, may be allowed subject to structural stability criteria and as per the above provisions subject to following.*

a) *Marginal Distance - The existing marginal distances including front margin may be allowed for higher floor / floors and necessary relaxation to that extent may be granted by the Municipal Commissioner subject to compliance of all fire requirements and fire NOCs by charging hardship premium. Hardship premium is to be decided by the Municipal Commissioner. In any case sanctioned existing marginal / front margin distance shall not be reduced.*

b) *Free of FSI items - For the ongoing buildings for which passages, stairs, lifts, lift room etc. are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential free of FSI items under these regulations shall be applicable.*



c) Balcony - For the ongoing buildings for which balconies are allowed as free of FSI by charging premium may be allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in Regulation No.18.13.

d) Parking - For the ongoing buildings, the requirement of parking as per this regulation shall be applicable for the balance building potential.

e) Tenement size - For the ongoing buildings, the requirement of tenement size as per this regulation shall be applicable for the balance building potential.

24.8.17 The Amount received as scrutiny fee, hardship premium, and premium for additional FSI etc. in TOD zone / circle shall be kept in separate head at Municipal level and shall be utilized for development of metro project as per directives issued by Government from time to time.

24.8.18 These TOD provisions will also be made applicable to other MRTS projects such as BRTS. The scale of FSI availability will be notified later by the Government for such other projects.

By order and in the name of the Governor of Maharashtra



Kishor Gokhale
(Kishor Gokhale)
Under Secretary to Government