

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २०(४) अन्वये मंजूरीची अधिसूचना...

मंजूर प्रादेशिक योजना, सातारा.

प्रादेशिक योजनेअंतर्गच्या संवर्धन विभाग व समुद्रसपाटीच्या वर १००० मी. उंचीच्या क्षेत्रातील विकासाकरिता नियमावली अंतर्भूत करणेबाबत...

महाराष्ट्र शासन

नगर विकास विभाग

मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,

मंत्रालय, मुंबई - ४०००३२

शासन निर्णय क्र.टिपीएस-१९१९/४३६/प्र.क्र.८३/१९/कलम २०(४)/नवि-१३

दिनांक : २३.१२.२०२१

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रामध्ये पुणे विभागीय पुरवणीमध्ये प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.



(किशोर वि. गोखले)
अवर सचिव, महाराष्ट्र शासन

प्रत :-

१. मा.मुख्यमंत्री महोदय यांचे प्रधान सचिव, मंत्रालय, मुंबई.
२. मा.उप मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई.
३. मा.मंत्री (नगर विकास) महोदय यांचे खाजगी सचिव, मंत्रालय, मुंबई.
४. मा.राज्यमंत्री (नगर विकास) महोदय यांचे खाजगी सचिव, मंत्रालय, मुंबई.
५. मा.विरोधी पक्षनेता, विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
६. मा.विरोधी पक्षनेता, विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
७. मा.उप सभापती, विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
८. मा.उपाध्यक्ष, विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
९. प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
१०. संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति,

१) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

/- सदरची अधिसूचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी.

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

/- प्रस्तुत फेरबदलाच्या अनुषंगाने त्यासोबतच्या परिशिष्ट-एम व परिशिष्ट-पी नुसार अधिप्रमाणित करावयाचे नकाशे (परिशिष्ट-एन व परिशिष्ट-क्यु नुसारच्या यादीसह) ५ प्रतींमध्ये शासनास सादर करावेत.

३) विभागीय आयुक्त, पुणे विभाग, पुणे.

४) जिल्हाधिकारी, सातारा.

५) सहायक संचालक, नगर रचना, सातारा शाखा, सातारा.

६) व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह, पुणे.

/- सोबतची शासकीय अधिसूचना महाराष्ट्र शासन राजपत्र, पुणे विभागीय पुरवणीमध्ये प्रसिध्द करून तिच्या प्रत्येकी १० प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व सहसंचालक, नगर रचना, पुणे विभाग, पुणे, सहायक संचालक, नगर रचना, सातारा शाखा, सातारा व जिल्हाधिकारी, सातारा यांना पाठवाव्यात ही विनंती.

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

/- सदर अधिसूचना शासनाच्या संकेतस्थळावर प्रसिध्द करण्याबाबत कार्यवाही करण्यात यावी.

८) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.

/- सदर अधिसूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.

९) निवडनस्ती (नवि-१३).



अधिसूचना
महाराष्ट्र शासन
नगर विकास विभाग
मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,
मंत्रालय, मुंबई - ४०००३२
दिनांक : २३.१२.२०२१

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

क्र.टिपीएस-१९१९/४३६/प्र.क्र.८३/१९/कलम २०(४)/नवि-१३ :- ज्याअर्थी शासनाच्या नगर विकास विभागाने सातारा प्रदेशासाठीच्या प्रादेशिक योजनेस (यापुढे जिचा उल्लेख "उक्त प्रादेशिक योजना" असा करण्यात आला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) च्या कलम १५ अन्वये अधिसूचना क्र.टिपीएस-१९१७/१५८५/प्र.क्र.१५०/१७/नवि-१३, दि.०८ जानेवारी, २०१८ (यापुढे जिचा उल्लेख "उक्त अधिसूचना" असा करण्यात आलेला आहे) अन्वये मंजूरी दिली असून ती दि.०८ एप्रिल, २०१८ पासून अंमलात आलेली आहे;

आणि ज्याअर्थी, उक्त अधिसूचनेसोबतच्या परिशिष्ट-ब, भाग-II अंतर्गतचा फेरबदल क्र.एम-२ हा सातारा प्रदेशातील संवर्धन विभाग (यापुढे ज्याचा उल्लेख "उक्त विभाग" असा करण्यात आलेला आहे) यासाठी आहे व त्यानुसार उक्त विभागामधील अनुज्ञेय होणाऱ्या विकासासंदर्भाने प्रादेशिक नियोजन मंडळाकडून सादर केलेली प्रस्तावित नियमावली नाकारली आहे आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना, त्यांनी पर्यावरणीय नियम विचारात घेऊन उक्त विभागाकरिता नियमावली तयार करावी व उक्त अधिनियमाच्या तरतुदींचे पालन करून लागू करावी, असे निर्देश(यापुढे ज्याचा उल्लेख "उक्त निर्देश" असा करण्यात आलेला आहे) दिले आहेत;

आणि ज्याअर्थी, उक्त अधिसूचनेसोबतच्या परिशिष्ट-ब, भाग-II अंतर्गतचा फेरबदल क्र.एम-११ हा समुद्रसपाटीच्या वर १००० मी. उंचीचे क्षेत्र (यापुढे ज्याचा उल्लेख "उक्त क्षेत्र" असा करण्यात आलेला आहे) यासाठी आहे व त्यानुसार उक्त क्षेत्रामधील अनुज्ञेय होणाऱ्या विकासासंदर्भाने संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना, पर्यावरणीय नियम विचारात घेऊन उक्त क्षेत्राकरिता नियमावली तयार करावी व उक्त अधिनियमाच्या तरतुदींचे पालन करून लागू करावी, असे निर्देश (यापुढे ज्याचा उल्लेख "उक्त निर्देश" असा करण्यात आलेला आहे) दिले आहेत;

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी उक्त निर्देशांप्रमाणे उक्त विभागातील व उक्त क्षेत्रातील अनुज्ञेय विकासासंदर्भाने नियमावलीचा मसुदा (यापुढे ज्याचा उल्लेख "उक्त प्रस्तावित नियमावली" असा करण्यात आलेला आहे) तयार करून शासनास सादर केला आहे;

आणि ज्याअर्थी, उक्त प्रस्तावित नियमावलीच्या मसुद्यामध्ये काही सुधारणा करून परिशिष्ट-एम मध्ये दर्शविल्यानुसारच्या व परिशिष्ट-एन मध्ये नमूदनुसारच्या, उक्त विभागातर्गतच्या जमिनीवर अनुज्ञेय होणाऱ्या विकासासंदर्भाने परिशिष्ट-एल नुसारचे विनियम (यापुढे ज्याचा उल्लेख "उक्त विनियम" असा



(Handwritten signature)

करण्यात आलेला आहे) तर परिशिष्ट-पी मध्ये दर्शविल्यानुसारच्या व परिशिष्ट-क्यु मध्ये नमूदनुसारच्या, उक्त क्षेत्रांतर्गतच्या जमिनींवर अनुज्ञेय होणाऱ्या विकासासंदर्भाने परिशिष्ट-ओ नुसारचे विनियम (यापुढे ज्याचा उल्लेख "उक्त विनियम" असा करण्यात आलेला आहे) अंतर्भूत करण्यासाठी फेरबदल करणे आवश्यक आहे व त्याकरिता उक्त अधिनियमाच्या कलम २०(२) मधील तरतुदीनुसार उक्त विनियम मंजूर प्रादेशिक योजना, सातारा प्रदेशकरिता मंजूर असणाऱ्या विकास नियंत्रण व प्रोत्साहन नियमावलीमध्ये अंतर्भूत करण्यासाठी बदल करणे (यापुढे ज्याचा उल्लेख "उक्त प्रस्तावित फेरबदल" असा करण्यात आलेला आहे) सार्वजनिक हिताच्या दृष्टीने आवश्यक आहे, असे शासनाचे मत झाले;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २०(३) मधील तरतुदीनुसार प्रस्तावित फेरबदल प्रस्तावाबाबत शासनाच्या नगर विकास विभागाने क्र.टिपीएस-१९१९/४३६ /प्र.क्र.८३/१९/नवि-१३, दि.०२.०८.२०१९ अन्वये आम जनतेच्या हरकती / सूचना मागविण्यासाठीची सूचना निर्गमित केली असून ती महाराष्ट्र शासन राजपत्र भाग-एक, पुणे विभागीय पुरवणीमध्ये दि.२२ ते २८ ऑगस्ट, २०१९ रोजी पृष्ठ क्र.५ ते १५ वर प्रसिध्द झाली आहे. प्रस्तावित फेरबदलावर, सूचना प्रसिध्दीनंतर विहित मुदतीत प्राप्त होणाऱ्या सूचना / हरकतींवर सुनावणी देण्याकरीता व त्यावरील शासनास अहवाल सादर करण्याकरीता सहसंचालक, नगर रचना, पुणे विभाग, पुणे यांना अधिकारी (यापुढे ज्यांचा उल्लेख "उक्त अधिकारी" असा करण्यात आला आहे) म्हणून प्राधिकृत करण्यात आले होते;

आणि ज्याअर्थी, उक्त अधिकारी यांनी, उक्त अधिनियमाच्या कलम २०(३) मधील तरतुदीनुसार वैधानिक कार्यवाही पूर्ण त्यांचा अहवाल दि.०८.०८.२०२० रोजीच्या पत्रान्वये शासनास सादर केला आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांचा अहवाल विचारात घेऊन आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्रस्तावित फेरबदल काही सुधारणांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम २०(४) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे :-

१) सातारा प्रदेशासाठीच्या उक्त नियमावलीमधील काही विनियमांमध्ये सुधारणा करून, परिशिष्ट-एम मध्ये दर्शविल्यानुसारच्या व परिशिष्ट-एन मध्ये नमूदनुसारच्या, उक्त विभागांतर्गतच्या जमिनींवर अनुज्ञेय होणाऱ्या विकासासंदर्भाने परिशिष्ट-एल नुसारचे विनियम तर परिशिष्ट-पी मध्ये दर्शविल्यानुसारच्या व परिशिष्ट-क्यु मध्ये नमूदनुसारच्या, उक्त क्षेत्रांतर्गतच्या जमिनींवर अनुज्ञेय होणाऱ्या विकासासंदर्भाने परिशिष्ट-ओ नुसारचे विनियम अंतर्भूत करण्यासाठी मंजूरी देत आहे.

२) उक्त प्रादेशिक योजना मंजूरीच्या दि.०८.०१.२०१८ राजीच्या अधिसूचनेसोबत जोडलेल्या फेरबदलांच्या अनुसूचीमध्ये शेवटच्या नोंदीनंतर वरीलनुसार बदलाची नोंद घेण्याचे निदेश देत आहे. तसेच मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.५.५.२ मधील तरतुदीच्या अनुषंगाने परिशिष्ट-एम मध्ये दर्शविल्यानुसारच्या व परिशिष्ट-एन मध्ये नमूदनुसारच्या, उक्त विभागांतर्गतच्या जमिनींवर अनुज्ञेय होणाऱ्या विकासासंदर्भाने परिशिष्ट-एल नुसारचे विनियम लागू राहतील. तर विनियम क्र.५.५.३ मधील तरतुदीच्या अनुषंगाने परिशिष्ट-पी मध्ये दर्शविल्यानुसारच्या व परिशिष्ट-क्यु मध्ये नमूदनुसारच्या, उक्त क्षेत्रांतर्गतच्या जमिनींवर अनुज्ञेय होणाऱ्या विकासासंदर्भाने परिशिष्ट-ओ नुसारचे विनियम लागू राहतील, असे निर्देशित करित आहे.





३) सदर अधिसूचनेनुसारचा फेरबदल, सदर अधिसूचना राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून अंमलात येईल असे निश्चित करीत आहे.

प्रस्तुत अधिसूचना, परिशिष्ट-एल आणि त्यासोबतच्या परिशिष्ट-एम (नकाशा क्र.टिपीएस-१९१९/४३६/प्र.क्र.८३/१९/कलम २०(४)/नवि-१३) व परिशिष्ट-एन सह तसेच परिशिष्ट-ओ आणि त्यासोबतच्या परिशिष्ट-पी (नकाशा क्र.टिपीएस-१९१९/४३६/प्र.क्र.८३/१९/कलम २०(४)/नवि-१३) व परिशिष्ट-क्यु सह नागरिकांच्या अवलोकनार्थ कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध ठेवण्यात यावा.

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) सहसंचालक, नगर रचना, पुणे विभाग, पुणे.
- ३) जिल्हाधिकारी, सातारा.
- ४) सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.

सदरहू अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या संकतेस्थळावर प्रसिध्द करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



B. Khale
(किशोर वि. गोखले)
अवर सचिव, महाराष्ट्र शासन

शासन अधिसूचना क्र.टिपीएस-१९१९/४३६/प्र.क्र.८३/१९/कलम २०(४)/नवि-१३,

दिनांक : २३/१२/२०२१ सोबतचे सहपत्र

APPENDIX -L

REGULATIONS FOR CONSERVATION ZONE IN SATARA REGION

PART-I

ADMINISTRATION

1.0 SHORT TITLE,EXTENT AND COMMENCEMENT

- i. **Title:** -These Regulations shall be called as Regulations for Conservation Zone in Satara Region.
- ii. **Extent:**-These Regulations shall apply to the area earmarked as Conservation Zone, more specifically shown in green verge on the maps appended herewith as Appendix - “M” and illustratively listed in the Appendix - “N”.
- iii. **Commencement** - These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

2.0 Definition:-

Conservation Zone - Areas of ecological importance such as, fragile and ecologically sensitive habitats, sites with large number of rare, threatened, endemic flora and fauna, breeding sites, colonies of endemic and threatened species, rare geological formations etc., and environmental importance such as, sensitive water catchments, hydrological systems, nutrient catchments, those providing water nutrients, pollinator support, fodder and natural resource necessary for rural livelihood activities, other than Forest Department owned or forested lands necessarily required to be protected and conserved .

At present the ecological habitat of the following plateau cluster have been identified and are proposed to be conserved and protected as a Conservation Zone;

- a. Kas Pathar; an UNESCO Natural World Heritage Site
- b. Chalkewadi Pathar; and
- c. Sadavaghapur Pathar

Each cluster in the Conservation Zone comprises of

- A. **Core Zone:-** The top of Plateau commonly known as tableland, and more specifically shown in **Blue** colour on the plan appended **herewith as Appendix - “M”**; and
- B. **Buffer Zone:-**The area consisting mainly the slopes around the **Core Zone** having ecological importance due to its water shed and more specifically shown in **Green** colour on the plan appended herewith as **Appendix - “M”**

The activities in these Zones shall be regulated keeping with the goals of protecting Regional Biodiversity, Supporting & Enhancing the Ecological Conservation values and maintaining the healthy functioning of ecosystem services of the area. The regulation for conservation zone shall be as mention in part II below.



PART-II

2.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

A. Core Zone of Conservation Zone:

In respect of lands owned by the Forest Department, the Conservation and Restoration activities according to Conservation Management Plan prepared by Forest Department and / or State Biodiversity Authority shall prevail. While following regulations shall apply to allow development permissions and/or activities in the remaining area falling in this zone.

- a. i. The Unified Development Control and Promotion Regulations as otherwise applicable to the land situated within Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans/extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.
- ii. Development permissions and/or activities except conservation activities shall not be permitted outside the Gaothan area.
- iii. Activities of restoration of local biodiversity in the Conservation Zone shall be permissible with the prior permission of the Maharashtra State Biodiversity Board.

- b. i. **Windmills:** - New windmills shall not be permissible. However, repowering of existing windmills may be allowed with prior approval of MEDA. Existing foot print of allied buildings for windmills shall be maintained as far as possible and used to its potential.

Provided that, in case of repowering of existing windmills, appropriate measures to safeguard the biodiversity of the plateau be undertaken by the proponent in consultation with the State Biodiversity Authority. No further expansion of existing windmills for land shall be permitted.

- ii. **Solar Farms:** - Solar Farms shall not be permissible.
- c. Mining and quarrying activities for rocks, laterite, mud, soil etc. or digging for any purpose shall not be permitted.
- d. **Roads :-**

- i. All existing tarred roads on the plateau shall be maintained at same width as all-weather roads.
- ii. Non-tarred roads to be identified and demarcated and shall be maintained as un-tarred with the existing width and length. However, this shall not be applicable to the existing roads connecting to the existing Villages / Wadis / Talukas and District Head Quarters.
- iii. No new roads shall be permitted.
- iv. No widening of existing internal road/s shall be permissible.
- v. a) Roads and Bridges, Railway, Ropeway, Underground Pipelines, Cables and like purpose in any zone. If any Road / Ring road / Express way declared by the State or Central Highway Authority, the alignment of such declared road



shall deemed to be the part of the Regional Plan and for this, procedure under section 20 of the M.R. & T.P Act, 1966 shall not be necessary.

- b) All projects of public interest undertaken by Central and State Government bodies or Public Authorities controlled by the Government.
- e. Plantations/Afforestation shall not be permitted.
- f. Any activity restricting /obstructing Natural water flows shall not be permitted.
- g. New man made water bodies as well as expansion of existing water bodies shall not be permitted.
- h. **Tourism and related infrastructure :-**
- Riding of animals or manual/automated vehicles or any animal drawn carts for the purposes of entertainment shall be prohibited.
 - Water sports, golf, balloon rides, paragliding, ropeway etc. shall not be allowed.
 - Use of area for entertainment, sports, film shooting shall be prohibited.
 - Forest guest house and** Interpretation centre by Forest Dept. blending with nature shall be allowed with ground floor only.
 - No parking of any sort by the tourist shall be allowed in the core zone as well as peripheral distance of 1.5 km. from the boundary of core zone. However, there shall be no restriction on the provision of required parking as per prevailing regulations, in the individual premises.
 - Restoration and expansion of existing Temples and sacred groves shall be governed by the Heritage regulations applicable for the Satara Regional Plan.

B. Buffer Zone of Conservation Zone:-

The following uses shall be permissible in the Buffer zone of the Conservation Zone:-

- All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- Garden, forestry, nursery, public parks, play fields, summer camps for recreation of all types.
- Storage and drying of only organic manure.
- L.P.G. Godown subject to the following conditions:-

Minimum plot size and area of the plot shall be as given below

Sr. No.	Qty. of LPG in Kgs	Total area requirement for storage shed (Sq. M.)	Safety Clearance required all around in Meters	Preferable size of land with parking area of 6 m. wide on front side
1	5000	55	6	21 m. x 26 m.
2	8000	88	7	25 m. x 30 m.
3	10000	110	8	28 m. x 33 m.
4	12000	132	9	31 m. x 36 m.

Conditions:-

- Land should be free from live overhead power transmission or telephone lines.



- ii) The length of the storage shed should not be more than 1.5 times of width of storage shed.
 - iii) The land should not be situated in low lying area.
 - iv) The land should not be situated in congested area or gaathan.
- e. Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works along with residential quarters for essential staff for such works.
- f. **Farm house:** - subject to following conditions:-
- i. Minimum plot area under above use shall be 0.4 Ha.
 - ii. The land in which it is to be constructed is actually put under agricultural, Plantation, horticulture, floriculture, nursery etc. use.
 - iii. Farm house shall be permitted by the Authority/Collector only after the requisite permission for farm house is obtained by the owner from the Authority/Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - iv. The FSI shall not exceed 0.0375 subject to a maximum built up area of 160 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible with sloping roof.
- g. Swimming pools/sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- h. Mobile Phone Towers with ancillary equipment.
- i. Raisin/Processing units for Local Agriculture Produce.
- j. No extension for Mining and quarrying operations shall be permitted beyond expiry of valid period.
- k. **Ancillary service industries** for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals/organizations, with construction up to a maximum of 20 % (FSI=0.20)of the net plot area.
- l. **Petrol Pump/LPG Pump/CNG Pump:-** Petrol Pump, LPG Pump, CNG Pump shall be permissible subject to following conditions:-
- i. The minimum size of plot shall be,
 - (c) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - (d) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
 - ii. Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with minimum width of 12 m. or more.



- iii. Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- iv. NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line/control line, the Government Resolution, Public Works Department, No. RBD-1081/871/Raste-7, dated 09 March, 2001 and the circulars issued in this regard from time to time shall be observed.

As also instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.

- v. The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- vi. Petrol/LPG/CNG station shall not be permitted within a distance of 90 m. from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.
- vii. In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- m. Solid waste management, bio-gas plants, power generation from waste and non-conventional sources of energy.
- n. Wayside amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, along with public conveniences like toilets, food stall / stalls upto 15 sq.m. carpet area each, within basic permissible FSI of 0.10. Maximum FSI upto 0.50 on gross plot area shall be permissible for all above wayside amenities. Provided that, FSI above the basic permissible 0.10 FSI upto 0.50 may be granted by the Authority / Collector on payment of premium at the rate of 30% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate; having maximum 9 m. height and G + 1 or Stilt + 2 structure in independent authorized plot abutting existing classified roads including ODR, MDR or on any road not less than 18.0 m. width shall be Permissible. It shall be mandatory for all Wayside Amenities to provide hygienic toilet facilities and decentralized MSW treatment and disposal facilities.
- o. Development of buildings of health resort, educational and medical activities, with G + 1 or Stilt + 2 structure, subject to plantation of indigenous trees at the rate of 5 trees per 'are' on the plot within basic permissible FSI of 0.10. Maximum FSI upto 0.20 on gross plot area shall be permissible for all above development.

Provide that, minimum plot area required for Health Resort shall be 0.40 Ha., whereas it shall be 1.0 Ha. for Educational and Medical activities.



Provided further that, FSI above the basic permissible 0.10 FSI up to 0.20 may be granted by the Authority / Collector on payment of premium at the rate of 20% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate.

- p. The layout / development permission already granted under erstwhile regulations before 28th March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be valid and continue to be so valid, unless otherwise specified in these regulations.

q. Residential and Compatible development within & adjacent to Gaothan in Rural area:

i. Residential and Compatible development within Gaothan in Rural area:

The development control and Promotion regulations as otherwise applicable to Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans / extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.

ii. Residential and Compatible development adjacent to Gaothan in Rural area:

Residential and/or Compatible development shall be allowed within 200 m. from Periphery of the Gaothan Boundary with following conditions-

Such development may be permitted as per the prevailing regulations applicable to other such peripheral areas in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rate of the year granting such developments. Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same in to the Government Treasury.

Provided that, where more than 50 % of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, such payment of premium shall not be applicable in cases where development permissions already granted or layout is already approved before 28th March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be entitled for development /FSI of respective use /zone by the authority/ Collector.

Such premium shall also be not applicable for revision of such already approved permissions.



r. Development in Gairan Lands / Government Lands:-

Development /Construction in Gairan Lands / Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone.

Note 1 :- The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

Note 2 :- The development in command area shall be permissible subject to payment of restoration charges, if any to Irrigation Department.

s. Regulation for development of tourism and hospitality services under Community Nature Conservation around wild life sanctuaries and National parks:-

Applicability:- These regulations shall apply to the privately owned (not applicable to forest land) lands situated within 5 km or the distance as shown in the STR Conservation Plan, whichever is more, from the boundaries of wild life sanctuaries and national parks. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are marked for urbanisable zones in such plans.

Regulation:- For the lands situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for Development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hector in contiguous manner.

Permissible uses and built up area:-

The uses permissible shall be as follows:-

- i. Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- ii. Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support are as for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape element sand only one observation tower per tourist resort up to the height of 15 m. with platform area up to 10 sq. m. in permanent/ semi-permanent structural components.

The norms for buildings will be as follows-

- (a) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 or Stilt + 2 structure having height not more than 9m. and it should blend with surroundings.
- (b) The Fencing/fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- (c) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air



pollution, minimum outdoor lighting and merging with the surrounding landscape. The owner shall establish the system for captive energy generation using non- conventional energy sources like solar, wind biogas etc. so as to make the development self-sufficient.

- (d) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No amount of sewage shall go into the natural stream; failing which the resort shall be closed down within 48 hours.
 - (e) The owner shall establish effective systems for collection, segregation composting and/or reuse of different types of solid waste collected during the construction and operational phase of the development.
 - (f) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
 - (g) Natural stream/slopes terrain shall be kept as it is, except for the built-up area.
 - (h) On the area other than 10% area, only indigenous trees shall be planted and only natural vegetation shall be allowed.
 - (i) For the developments existing prior to the publishing of the Regional Plan, condition no.(ii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.
 - (j) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No. 15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt. III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.
- t. Film studios at appropriate location having ground floor structure only with the built up area not exceeding 4% (0.04) of the net plot area with the condition that proper landscaping is done & trees are planted at the rate of 500 indigenous trees per hectore.
- u. Open Parking lots /Open Parking lay outs shall be allowed at a distance beyond 2.5 Km. from the boundary of core zone with previous approval of Authority/ Collector.
- v. Plantations/ Afforestation: - Plantations shall be undertaken as per illustrative List of Plantations attached at Annexure - "A"

Any other compatible use not specified above may be permitted by the Authority / Collector with prior approval of Director of Town Planning, Maharashtra State, Pune.

Notes:

- i. The permissible FSI for uses in Buffer zone of Conservation zone shall be 0.1 of the gross plot area, if not specified.
- ii. Every structure shall be with sloping roof.



- iii. All development proposals shall show the existing contour lines of the land at 3 m. intervals, certified by a qualified technical person. NO Development shall be permissible where slope of land is more than 20°.
- iv. The owner/Architect shall mark individual trees, dense tree cover area / forest alike area However where the tree cluster is too dense for individual trees to be marked then the area covered by the tree cluster is to be clearly demarcated on the plans.
- v. The District Conservator of Forest (DCF), Satara Division shall inspect all sites having dense tree cover and Steep Slopes prior to the sanction for the development permission in order to ascertain and verify the information provided about tree cover shown in the plans. On such inspection, the DCF, Satara shall certify whether the area under proposal has dense forest / tree cover or not and if yes he is required to mention the area covered by such dense forest/ tree cover / forest alike area.
- vi. In furtherance of above the D.C.F. shall give his detailed remarks regarding tree/s proposed to be cut and/or transplanted if any. However, the number of trees proposed to be cut or transplant shall not exceed 10 % of the number of trees existing thereupon.
- vii. With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Authority/Collector may include other items of public interest in the list which are not covered in the above list.
- viii. Dumping of construction material outside the property in forest or in natural water course is strictly prohibited.



Kishore
(किशोर वि. गोखले)
अवर सचिव, महाराष्ट्र शासन

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शासन अधिसूचना क्र.टिपीएस-१९१९/४३६/प्र.क्र.८३/१९/कलम २०(४)/नवि-१३,
दिनांक : २३/१२/२०२१ सोबतचे सहपत्र

APPENDIX – O

**REGULATIONS FOR AREAS SITUATED ABOVE 1000 m. OF
MEAN SEA LEVEL IN SATARA REGION.**

PART-I

ADMINISTRATION

1.0 SHORT TITLE,EXTENT AND COMMENCEMENT

- A. Title :-** These Regulations shall be called as Regulations for areas situated above 1000 m. of Mean Sea Level in Satara Region.
- B. Extent :-** These Regulations shall apply to the area earmarked as **areas situated above 1000 m. of Mean Sea Level and**, more specifically shown in Red Contours on the maps appended herewith as Appendix - “P” and illustratively listed in the Appendix -“Q”.
- C. Commencement -** These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

PART - II

1.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

- A. All Regulation of Buffer Zone of Conservation Zone shall be applicable while allowing Development in such areas and more specifically shown on the plan appended herewith as Appendix - “P”**



P. Gokhale
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अवर सचिव, महाराष्ट्र शासन

NOTIFICATION
GOVERNMENT OF MAHARASHTRA
Urban Development Department
Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai - 400032
Date: 23.12.2021

The Maharashtra Regional and Town Planning Act, 1966

No.TPS-1919/436/C.R.83/19/Sec.20(4)/UD-13 :- Whereas the Government in Urban Department Department has sanctioned the Regional Plan for the Satara Region (hereinafter referred to as "the said Regional Plan") under section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1917/1585/C.R.150/17/UD-13, dated 08th January, 2018 (hereinafter referred to as "the said Notification") which has come into force with effect from 8th April, 2018;

And whereas, Modification No.M-2 in part-II of Schedule-B of the said Notification is for Conservation Zone in Satara Region (hereinafter referred to as "the said Zone") and as per this modification, regulations for allowing the development in the said Zone submitted by the Regional Planning Board are refused and the Director of Town Planning, Maharashtra State, Pune has been directed to prepare regulations for the said Zone considering the environmental norms and make them applicable after following the provisions of the said Act;

And whereas, Modification No.M-11 in Part-II of Schedule-B of the said Notification is for development in area above 1000 m. of Mean Sea Level (hereinafter referred to as "the said Area") and the Director of Town Planning, Maharashtra State, Pune has been directed to prepare regulations for the said Area considering the environmental norms and make them applicable after following the provisions of the said Act;

And whereas, as per the said directives, the Director of Town Planning, Maharashtra State, Pune has prepared draft Regulations (hereinafter referred to as "the said Regulations") for allowing the development in the said Zone and in the said Area and submitted to the Government;

And whereas, the Government is of opinion that, in the public interest, it is necessary to incorporate the said Regulations, with some changes, as per Appendix-L (hereinafter referred to as "the said Rules") for allowing development on lands as specified in Appendix-M and as listed in Appendix-N, in the said Zone and to incorporate the said Regulations as per Appendix-O (hereinafter referred to as "the said Rules") for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q, in the said Area and accordingly, to modify the sanctioned Development Control and Promotion Regulations of Satara Regional Plan, as per the provisions under section 20(2) of the said Act (hereinafter referred to as "the said Proposed Modification");

And whereas, as per provisions laid down in Section 20(3) of the said Act, the Government in Urban Development Department has declared its intention to carry out the said Proposed Modification and for that purpose issued the notice bearing No.TPS-1919/436/C.R.83/19/UD-13, dated 02.08.2019 for inviting suggestions / objections from general



public in respect of the said Proposed Modification, which is published in the Maharashtra Government Gazette dated 22 - 28 August, 2019 on page no.5 to 15. and the Joint Director of Town Planning, Pune Division, Pune was appointed as an "Officer" (hereinafter referred to as "the said Officer") to hear the suggestions / objections which are received and submit his report to the Government;

And whereas, the said Officer after completing the legal procedure as completed under section 20(3) of the said Act has submitted his report to the Government;

And whereas, after considering the report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, the said Proposed Modification needs to be sanctioned, with some changes;

Now therefore, in exercise of the powers conferred under section 20(4) of the said Act, the Government hereby :-

- 1) Sanctions the Regulations, as per Appendix-L for allowing development on lands as specified in Appendix-M and as listed in Appendix-N in the said Zone and Regulations as per Appendix-O for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q in the said Area, with changes in some provisions and to incorporate in the said Regulations for Satara Region.
- 2) Directs to make an entry, after the last entry in the schedule of modification appended to the said Notification dated 08.01.2018 of sanctioning the said Regional Plan. Also directs that, for the sake of provision in regulation no.5.5.2, the Regulations as per Appendix-L for allowing development on lands as specified in Appendix-M and as listed in Appendix-N in the said Zone shall be applicable and for the sake of provision in regulation no.5.5.3, the Regulations as per Appendix-O for allowing development on lands as specified in Appendix-P and as listed in Appendix-Q in the said Area shall be applicable.
- 3) Fixes the date of publication of this Notification in the Official Gazette as the date of coming into force of this sanctioned modification.

This Notification, Appendix-L along with Appendix-M (Plan No.TPS-1919/436/C.R.83/19/Sec.20(4)/Ud-13) and Appendix-N and Appendix-O along with Appendix-P (Plan No.TPS-1919/436/C.R.83/19/Sec.20(4)/Ud-13) and Appendix-Q shall be made available for inspection to the general public during office hours on all working days at the following offices :-

- 1) The Director of Town Planning, Maharashtra State, Pune.
- 2) The Joint Director of Town Planning, Pune Division, Pune.
- 3) The Collector, Satara.
- 4) The Assistant Director of Town Planning, Satara Branch, Satara.

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

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



Kishor V. Gokhale
(Kishor V. Gokhale)
Under Secretary to Government

APPENDIX -L

REGULATIONS FOR CONSERVATION ZONE IN SATARA REGION

PART-I

ADMINISTRATION

1.0 SHORT TITLE,EXTENT AND COMMENCEMENT

- i. **Title:** -These Regulations shall be called as Regulations for Conservation Zone in Satara Region.
- ii. **Extent:-**These Regulations shall apply to the area earmarked as Conservation Zone, more specifically shown in green verge on the maps appended herewith as Appendix - "M" and illustratively listed in the Appendix - "N".
- iii. **Commencement** - These Regulations will come into force after it is sanctioned by Government.

If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

2.0 Definition:-

Conservation Zone - Areas of ecological importance such as, fragile and ecologically sensitive habitats, sites with large number of rare, threatened, endemic flora and fauna, breeding sites, colonies of endemic and threatened species, rare geological formations etc., and environmental importance such as, sensitive water catchments, hydrological systems, nutrient catchments, those providing water nutrients, pollinator support, fodder and natural resource necessary for rural livelihood activities, other than Forest Department owned or forested lands necessarily required to be protected and conserved .

At present the ecological habitat of the following plateau cluster have been identified and are proposed to be conserved and protected as a Conservation Zone;

- a. Kas Pathar; an UNESCO Natural World Heritage Site
- b. Chalkewadi Pathar; and
- c. Sadavaghapur Pathar

Each cluster in the Conservation Zone comprises of

- A. **Core Zone:-** The top of Plateau commonly known as tableland, and more specifically shown in **Blue** colour on the plan appended **herewith as Appendix - "M"; and**
- B. **Buffer Zone:-**The area consisting mainly the slopes around the **Core Zone** having ecological importance due to its water shed and more specifically shown in **Green** colour on the plan appended herewith as **Appendix - "M"**

The activities in these Zones shall be regulated keeping with the goals of protecting Regional Biodiversity, Supporting & Enhancing the Ecological Conservation values and maintaining the healthy functioning of ecosystem services of the area. The regulation for conservation zone shall be as mention in part II below.



AB

PART-II

1.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

A. Core Zone of Conservation Zone:

In respect of lands owned by the Forest Department, the Conservation and Restoration activities according to Conservation Management Plan prepared by Forest Department and / or State Biodiversity Authority shall prevail. While following regulations shall apply to allow development permissions and/or activities in the remaining area falling in this zone.

- a. i. The Unified Development Control and Promotion Regulations as otherwise applicable to the land situated within Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans/extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.
- ii. Development permissions and/or activities except conservation activities shall not be permitted outside the Gaothan area.
- iii. Activities of restoration of local biodiversity in the Conservation Zone shall be permissible with the prior permission of the Maharashtra State Biodiversity Board.

- b. i. **Windmills:** - New windmills shall not be permissible. However, repowering of existing windmills may be allowed with prior approval of MEDA. Existing foot print of allied buildings for windmills shall be maintained as far as possible and used to its potential.

Provided that, in case of repowering of existing windmills, appropriate measures to safeguard the biodiversity of the plateau be undertaken by the proponent in consultation with the State Biodiversity Authority. No further expansion of existing windmills for land shall be permitted.

- ii. **Solar Farms:** - Solar Farms shall not be permissible.
- c. Mining and quarrying activities for rocks, laterite, mud, soil etc. or digging for any purpose shall not be permitted.
- d. **Roads :-**
 - i. All existing tarred roads on the plateau shall be maintained at same width as all-weather roads.
 - ii. Non-tarred roads to be identified and demarcated and shall be maintained as un-tarred with the existing width and length. However, this shall not be applicable to the existing roads connecting to the existing Villages / Wadis / Talukas and District Head Quarters.
 - iii. No new roads shall be permitted.
 - iv. No widening of existing internal road/s shall be permissible.
 - v. a) Roads and Bridges, Railway, Ropeway, Underground Pipelines, Cables and like purpose in any zone. If any Road / Ring road / Express way declared by the State or Central Highway Authority, the alignment of such declared road



shall deemed to be the part of the Regional Plan and for this, procedure under section 20 of the M.R. & T.P Act, 1966 shall not be necessary.

- b) All projects of public interest undertaken by Central and State Government bodies or Public Authorities controlled by the Government.
- e. Plantations/Afforestation shall not be permitted.
- f. Any activity restricting /obstructing Natural water flows shall not be permitted.
- g. New man made water bodies as well as expansion of existing water bodies shall not be permitted.
- h. Tourism and related infrastructure :-**
- i. Riding of animals or manual/automated vehicles or any animal drawn carts for the purposes of entertainment shall be prohibited.
- ii. Water sports, golf, balloon rides, paragliding, ropeway etc. shall not be allowed.
- iii. Use of area for entertainment, sports, film shooting shall be prohibited.
- iv. **Forest guest house and** Interpretation centre by Forest Dept. blending with nature shall be allowed with ground floor only.
- v. No parking of any sort by the tourist shall be allowed in the core zone as well as peripheral distance of 1.5 km. from the boundary of core zone. However, there shall be no restriction on the provision of required parking as per prevailing regulations, in the individual premises.
- vi. Restoration and expansion of existing Temples and sacred groves shall be governed by the Heritage regulations applicable for the Satara Regional Plan.

B. Buffer Zone of Conservation Zone:-

The following uses shall be permissible in the Buffer zone of the Conservation Zone:-

- a. All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents.
- b. Garden, forestry, nursery, public parks, play fields, summer camps for recreation of all types.
- c. Storage and drying of only organic manure.
- d. L.P.G. Godown subject to the following conditions:-

Minimum plot size and area of the plot shall be as given below

Sr. No.	Qty. of LPG in Kgs	Total area requirement for storage shed (Sq. M.)	Safety Clearance required all around in Meters	Preferable size of land with parking area of 6 m. wide on front side
1	5000	55	6	21 m. x 26 m.
2	8000	88	7	25 m. x 30 m.
3	10000	110	8	28 m. x 33 m.
4	12000	132	9	31 m. x 36 m.

Conditions:-

- i) Land should be free from live overhead power transmission or telephone lines.



- ii) The length of the storage shed should not be more than 1.5 times of width of storage shed.
 - iii) The land should not be situated in low lying area.
 - iv) The land should not be situated in congested area or gaathan.
- e. Public utility establishments such as electric sub-stations, receiving stations, sewage disposal water works along with residential quarters for essential staff for such works.
- f. **Farm house:** - subject to following conditions:-
- i. Minimum plot area under above use shall be 0.4 Ha.
 - ii. The land in which it is to be constructed is actually put under agricultural, Plantation, horticulture, floriculture, nursery etc. use.
 - iii. Farm house shall be permitted by the Authority/Collector only after the requisite permission for farm house is obtained by the owner from the Authority/Collector under the provisions of Maharashtra Land Revenue Code, 1966 and attested certified copy of such permission is attached with the application under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - iv. The FSI shall not exceed 0.0375 subject to a maximum built up area of 160 sq.m. in any case. Only ground floor structure with or without stilt shall be permissible with sloping roof.
- g. Swimming pools/sports and games, health clubs, cafeteria, canteen, tennis courts, etc.
- h. Mobile Phone Towers with ancillary equipment.
- i. Raisin/Processing units for Local Agriculture Produce.
- j. No extension for Mining and quarrying operations shall be permitted beyond expiry of valid period.
- k. **Ancillary service industries** for agriculture produce marketing and management, Ancillary service uses for agro related products like flowers, fruits, vegetables, poultry products, marine products related collection centres, auction hall, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) as service industries for agriculture produce marketing on the land owned by individuals/organizations, with construction up to a maximum of 20 % (FSI=0.20)of the net plot area.
- l. **Petrol Pump/LPG Pump/CNG Pump:-** Petrol Pump, LPG Pump, CNG Pump shall be permissible subject to following conditions:-
- i. The minimum size of plot shall be,
 - (a) 30.50 m x 16.75 m. in the case of Petrol/LPG/CNG Filling Station with kiosk without service bay;
 - (b) 36.50 m x 30.50 m. in the case of Petrol/LPG/CNG Filling Station with service bay.
 - ii. Plot shall be located /fronting on National Highway, State Highway, Major District Road, Other District Road or Village Road or other road with minimum width of 12 m. or more.



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- iii. Permission from Government of India, Petroleum Ministry and Chief Controller of Explosives shall be necessary.
- iv. NOC from Public Works Department and other related departments shall be obtained as per the prevailing rules. As regards service road / building line/control line, the Government Resolution, Public Works Department, No. RBD-1081/871/Raste-7, dated 09 March, 2001 and the circulars issued in this regard from time to time shall be observed.

As also instructions contained in Government of India, Ministry of Road Transport and Highways letter dated 25/09/2003 and 17/10/2003 and its enclosures as amended from time to time shall be observed.

- v. The plot on which a petrol filling station with or without service bays is proposed shall be an independent plot on which no other structure shall be constructed.
- vi. Petrol/LPG/CNG station shall not be permitted within a distance of 90 m. from junction of roads having minimum width of 12 m. each. Also Petrol station shall not be sited within a distance of 90 m. from the nearest premises of school, hospital and theatre, place of assembly or stadium.
- vii. In the case of kiosks and other buildings for sales office, snack bars etc. within the plot for Petrol/LPG/CNG filling stations, the setbacks from the boundaries shall be 4.50 m. Further the other clearances for the installations shall be as per the Petroleum Rules of 1937.
- m. Solid waste management, bio-gas plants, power generation from waste and non-conventional sources of energy.
- n. Wayside amenities such as motels, way-side restaurants, service stations, service godowns, factory outlets, along with public conveniences like toilets, food stall / stalls upto 15 sq.m. carpet area each, within basic permissible FSI of 0.10. Maximum FSI upto 0.50 on gross plot area shall be permissible for all above wayside amenities. Provided that, FSI above the basic permissible 0.10 FSI upto 0.50 may be granted by the Authority / Collector on payment of premium at the rate of 30% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate; having maximum 9 m. height and G + 1 or Stilt + 2 structure in independent authorized plot abutting existing classified roads including ODR, MDR or on any road not less than 18.0 m. width shall be Permissible. It shall be mandatory for all Wayside Amenities to provide hygienic toilet facilities and decentralized MSW treatment and disposal facilities.
- o. Development of buildings of health resort, educational and medical activities, with G + 1 or Stilt + 2 structure, subject to plantation of indigenous trees at the rate of 5 trees per 'are' on the plot within basic permissible FSI of 0.10. Maximum FSI upto 0.20 on gross plot area shall be permissible for all above development.

Provide that, minimum plot area required for Health Resort shall be 0.40 Ha., whereas it shall be 1.0 Ha. for Educational and Medical activities.



Provided further that, FSI above the basic permissible 0.10 FSI up to 0.20 may be granted by the Authority / Collector on payment of premium at the rate of 20% of the land rate of the said land mentioned in the Annual Statement of Rates (ASR) for the year in which such additional FSI is granted. Such premium shall be deposited in the office of the Authority / District Branch of the Town Planning Directorate.

p. The layout / development permission already granted under erstwhile regulations before 28th March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be valid and continue to be so valid, unless otherwise specified in these regulations.

q. **Residential and Compatible development within & adjacent to Gaothan in Rural area:**

i. **Residential and Compatible development within Gaothan in Rural area:**

The development control and Promotion regulations as otherwise applicable to Gaothans in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time shall be applicable to the Gaothans shown as existing on Village Maps & Gaothans / extension of Gaothans subsequently declared by Revenue Department under the provisions of Maharashtra Land Revenue Code, 1966.

ii. **Residential and Compatible development adjacent to Gaothan in Rural area:**

Residential and/or Compatible development shall be allowed within 200 m. from Periphery of the Gaothan Boundary with following conditions-

Such development may be permitted as per the prevailing regulations applicable to other such peripheral areas in Sanctioned Regional Plan, Satara along with the modifications made in it from time to time on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rate of the year granting such developments. Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same in to the Government Treasury.

Provided that, where more than 50 % of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, such payment of premium shall not be applicable in cases where development permissions already granted or layout is already approved before 28th March, 2017 (i.e. the date of resolution of the RP Board to publish Draft R.P.) shall be entitled for development /FSI of respective use /zone by the authority/ Collector.

Such premium shall also be not applicable for revision of such already approved permissions.



r. Development in Gairan Lands / Government Lands:-

Development /Construction in Gairan Lands / Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone.

Note 1 :- The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

Note 2 :- The development in command area shall be permissible subject to payment of restoration charges, if any to Irrigation Department.

s. Regulation for development of tourism and hospitality services under Community Nature Conservation around wild life sanctuaries and National parks:-

Applicability:- These regulations shall apply to the privately owned (not applicable to forest land) lands situated within 5 km or the distance as shown in the STR Conservation Plan, whichever is more, from the boundaries of wild life sanctuaries and national parks. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are marked for urbanisable zones in such plans.

Regulation:- For the lands situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for Development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hector in contiguous manner.

Permissible uses and built up area:-

The uses permissible shall be as follows:-

- i. Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- ii. Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support are as for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape element sand only one observation tower per tourist resort up to the height of 15 m. with platform area up to 10 sq. m. in permanent/ semi-permanent structural components.

The norms for buildings will be as follows-

- (a) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 or Stilt + 2 structure having height not more than 9m. and it should blend with surroundings.
- (b) The Fencing/fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- (c) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air



pollution, minimum outdoor lighting and merging with the surrounding landscape. The owner shall establish the system for captive energy generation using non- conventional energy sources like solar, wind biogas etc. so as to make the development self-sufficient.

- (d) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No amount of sewage shall go into the natural stream; failing which the resort shall be closed down within 48 hours.
 - (e) The owner shall establish effective systems for collection, segregation composting and/or reuse of different types of solid waste collected during the construction and operational phase of the development.
 - (f) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
 - (g) Natural stream/slopes terrain shall be kept as it is, except for the built-up area.
 - (h) On the area other than 10% area, only indigenous trees shall be planted and only natural vegetation shall be allowed.
 - (i) For the developments existing prior to the publishing of the Regional Plan, condition no.(ii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.
 - (j) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No. 15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt. III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.
- t. Film studios at appropriate location having ground floor structure only with the built up area not exceeding 4% (0.04) of the net plot area with the condition that proper landscaping is done & trees are planted at the rate of 500 indigenous trees per hector.
 - u. Open Parking lots /Open Parking lay outs shall be allowed at a distance beyond 2.5 Km. from the boundary of core zone with previous approval of Authority/ Collector.
 - v. Plantations/ Afforestation: - Plantations shall be undertaken as per illustrative List of Plantations attached at Annexure - "A"

Any other compatible use not specified above may be permitted by the Authority / Collector with prior approval of Director of Town Planning, Maharashtra State, Pune.

Notes:

- i. The permissible FSI for uses in Buffer zone of Conservation zone shall be 0.1 of the gross plot area, if not specified.
- ii. Every structure shall be with sloping roof.



- iii. All development proposals shall show the existing contour lines of the land at 3 m. intervals, certified by a qualified technical person. NO Development shall be permissible where slope of land is more than 20°.
- iv. The owner/Architect shall mark individual trees, dense tree cover area / forest alike area However where the tree cluster is too dense for individual trees to be marked then the area covered by the tree cluster is to be clearly demarcated on the plans.
- v. The District Conservator of Forest (DCF), Satara Division shall inspect all sites having dense tree cover and Steep Slopes prior to the sanction for the development permission in order to ascertain and verify the information provided about tree cover shown in the plans. On such inspection, the DCF, Satara shall certify whether the area under proposal has dense forest / tree cover or not and if yes he is required to mention the area covered by such dense forest/ tree cover / forest alike area.
- vi. In furtherance of above the D.C.F. shall give his detailed remarks regarding tree/s proposed to be cut and/or transplanted if any. However, the number of trees proposed to be cut or transplant shall not exceed 10 % of the number of trees existing thereupon.
- vii. With prior approval of the Director of Town Planning, Maharashtra State, Pune; the Authority/Collector may include other items of public interest in the list which are not covered in the above list.
- viii. Dumping of construction material outside the property in forest or in natural water course is strictly prohibited.



Bokhale
(Kishor V. Gokhale)
Under Secretary to Government

APPENDIX – O

**REGULATIONS FOR AREAS SITUATED ABOVE 1000 m. OF
MEAN SEA LEVEL IN SATARA REGION.**

PART-I

ADMINISTRATION

1.0 SHORT TITLE,EXTENT AND COMMENCEMENT

- A. Title :-** These Regulations shall be called as Regulations for areas situated above 1000 m. of Mean Sea Level in Satara Region.
- B. Extent :-** These Regulations shall apply to the area earmarked as **areas situated above 1000 m. of Mean Sea Level and**, more specifically shown in Red Contours on the maps appended herewith as Appendix - “P” and illustratively listed in the Appendix - “Q”.
- C. Commencement -** These Regulations will come into force after it is sanctioned by Government.


If there is any conflict between any Regulations sanctioned for Regional Plan Area for Satara Region and these Regulations, these Regulations shall prevail.

PART - II

1.0 LAND USE CLASSIFICATION AND PERMISSIBLE USES

- A. All Regulation of Buffer Zone of Conservation Zone shall be applicable while allowing Development in such areas and more specifically shown on the plan appended herewith as Appendix - “P”**




(Kishor V. Gokhale)
Under Secretary to Government