

ANNEXURE D			
Draft Supplementary Development Control Regulations For The Area Newly Merged In Pune Municipal Corporation			
Note : Wherever there is no change in the definition of the rule (published u/s 26 of MR&TP Act 1966),it is mentioned as "Continued"			
Modifica tion No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
	1	Short title, extent and commencement	Short title, extent and commencement
M-1	1.1 (M)	These supplementary Development Control Regulation shall be called the Development Control Regulations for the area newly merged in the PMC limits for which the Draft Development Plan for the newly merged area has been published on 31.12.2002.	These supplementary Development Control Regulation shall be called the Development Control Regulations for the area newly merged in the PMC limits for which the Draft Development Plan for the newly merged area has been republished on 30.3.2005
	1.2 (M)	These supplementary Development Control Regulations along with sanctioned parent rules and regulations for old P.M.C limits duly modified or added time to time shall apply to building activities and development work in the newly merged area for which Draft Development Plan has been published.	Continued
	2	Definitions	Definitions
	2.0.1 (M)	In these rules, unless the context otherwise requires, the definitions given under 2.1 to 2.95 except 2.20(a) shall have the same meaning indicated against each of them.	Continued
	2.0.1.1 (A)	In addition to above, definitions given below shall be used and shall have the meaning indicated against each of them.	Continued
	2.96 (A)	“Amenity” will have the same meaning as mentioned in Section 2(2) of M.R and T.P Act 1966.	Continued
	2.97 (A)	“Congested area” means area shown in dark yellow colour and bounded on Plan with dark brown verge.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
	2.98 (A)	“New area” means area under the jurisdiction from 17.11.2001 as per the Government Notification U.D.D No. PMC3020/1676/CR258/2000/Navi-22, dated 17.11.2001, excluding the old area.	Continued
	2.99 (A)	“Old area” means area under the jurisdiction of Pune Municipal Corporation prior to 11-9-1997.	Continued
	2.100 (A)	“Parent rules/regulations” means rules and regulations sanctioned by Government on 5-1-1987 and subsequent modifications in rules and regulations sanctioned by Government from time to time.	Continued
	2.101 (A)	“Supplementary Development Control Regulations” means additions, deletions and modifications made in certain parent rules and regulations, which are in force in old area of Pune Municipal Corporation. The additions, modifications and deletions are denoted as (A), (M) and (D) respectively under clauses in supplementary D.C Regulations. These are applicable in new area only.	Continued
M-2	11.1 (n) (A)	If the site is out of water supply zone and proper adequate water supply arrangements to the satisfaction of the water supply department are not made by the owner of the site.	If the site is out of water supply zone and /or Municipal water supply is not available, proper and adequate arrangements for water supply i.e. 130 litres per capita per day are not made by the owner of the site.
M-3	11.1(o) (A)	Not Mentioned	If the site in any developmental zone is located such that the slope of the existing ground is exceeding 1:5.
	13.5(a) (D)	to be deleted	Continued
	13.5(b) (M)	Beyond the holding of the owner in which such reservation is located unless concurrence of the owner/owners on whose land reservation is to be shifted is submitted to P.M.C in writing.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
	13.8 (M)	Amenity space	Amenity space
M-4		(a) In a Lay out or Sub-division of plots having area 0.4 ha or more in residential zone, Amenity space admeasuring 15 % of the net plot area (gross plot area excluding area under D.P roads and area of zones other than residential, commercial, industrial and public semi-public and including area of reservation/s if any) shall have to be provided in that Layout or Sub-division. These Amenity spaces shall preferably be located at one place only and their breadth to length ratio shall not be more than 1:2.5.	(a) In a Lay out or Sub-division of plots having area 0.4 ha or more in residential zone, Amenity space admeasuring 15 % of the net plot area (gross plot area excluding (i) area under D.P roads (ii) area under zones other than residential, commercial, industrial and public semi-public, but including the area of reservation/s if any) shall have to be provided in that Layout or Sub-division. These Amenity spaces shall preferably be located at one place only and their breadth to length ratio shall not be more than 1:2.5.
			The owner / Developer shall hand over the said amenity space/s to the PMC, free of cost and avail the FSI equivalent to the area handed over to the PMC, in the same layout. However, in case of plotted layouts, the owner / developer, can avail the provision of TDR after handing over the amenity space to the PMC.

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M-5		(b) In the new area, the size, shape and location of the Amenity Reservations, shown in the Draft Development Plan, shall be flexible. In the proposed layouts, if the land is affected by D.P reservation, the reservation can be allowed to be relocated to the proposed Amenity Space of that layout, provided that the area is level, uniform, buildable and the area of the Amenity Space is equal to or within plus/minus 5 % of the area of the designated reservation and is made accessible by a road having a width of not less than 9.0 m. However, for reservations such as Mandai and Shopping Center and Cultural Center, the minimum road width shall be 12.0 m. The relocation of designated reservations on the Amenity Spaces of the Layouts shall be subject to the approval from the Municipal Commissioner.	(b) In the new area, the size, shape and location of the Reservations, shown in the Draft Development Plan, shall be flexible. In the proposed layouts, if the land is affected by reservation, the reservation can be allowed to be relocated to the proposed Amenity Space of that layout, provided that the land is level, uniform, buildable and conforming to the requirements under clause 11.1 (M) and the area of the Amenity Space is equal to or within plus/minus 5 % of the area of the designated reservation and is made accessible by a road having a width of not less than 9.0 m.
		This flexibility of relocation of reservations shall not apply to reservations where the reservations are of strategic importance like P.M.T, S.T, Fire brigade, Truck Terminus, Water Works and Sewage Works. In no case, any reservation shall be allowed to be relocated in parts.	However, for reservations such as Mandai and Shopping Center and Cultural Center, the minimum road width shall be 12.0 m.
			The relocation of designated reservations on the Amenity Spaces of the Layouts shall be subject to the approval from the Municipal Commissioner. This flexibility of relocation of reservation shall not apply to the reservations which are of strategic importance like PMT, ST, Fire brigade, Octroi naka, Truck terminus, Water works and Sewage works. In no case, any reservation shall be allowed to be relocated in parts.

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
			In case, if the area of the reservation is more than the area of the 15 % compulsory amenity space, the owner / developer shall designate the entire area of the reservation in the layout and after handing over this area to PMC, free of cost may utilise the FSI of the land handed over in the same layout up to 40 % of the net plot area. The balance FSI if any, may be converted in to TDR.
M-6		(c) To remove the inadequacy of amenity reservations, the Amenity spaces from the Layouts that would be sanctioned in future, after the publication of Draft D.P shall be interalia utilised for designated purposes as follows:	(c) To remove the inadequacy of amenity reservations, the Amenity spaces from the Layouts that would be sanctioned in future, after the republication of Draft D.P shall be interalia utilised for designated purposes as follows:

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
		(I) For relocating reservations from cluster of reservations i.e. where more than two reservations are shown together at one place. This relocation shall be as follows:	Continued
		(1) Reservation having the largest area in the cluster shall be retained as it is.	Continued
		(2) Other smaller reservations in the cluster shall be relocated on the Amenity space of the Layout, within the village boundary of the same planning unit, with the prior approval of the Municipal Commissioner.	Continued
		(3) The designated use of relocated reservation shall remain the same as shown in D.P.	Continued
		(4) The priority for relocation of reservation shall be in the following order:	Continued
		(p) Reservations pertaining to health	Continued
		(q) Reservations pertaining to education	Continued
		(r) Parking, Garden and Play ground.	Continued
		(s) Other uses	Continued
		(5) In no case, any Reservation shall be allowed to be shifted in parts.	Continued
		(II) In case, the above alternative is not feasible, then the Municipal Commissioner shall constitute a committee under his chairmanship and the committee shall study the inadequacy of amenities in that locality/village and designate the amenity space available for appropriate public purpose, on the following priorities:	Continued
		(1) Primary School or Secondary School	Continued
		(2) Dispensary, Maternity home or Hospital	Continued
		(3) Public Garden or Playground.	Continued

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		(d) If any owner/developer has number of land holdings in a particular village, and any of the land holding is affected by a reservation, entirely or partially, then the owner/developer shall submit the proposals of all the lands indicating amenity spaces available on these land holdings. The owner/ developer shall be allowed to club all these amenity spaces at the position of the designated reservation to the extent of reserved area and sanction the entire proposal with the prior approval of the committee mentioned in clause "C" above on the condition that he will hand over the reserved site to PMC free of cost, and avail the FSI of reserved site and utilise proportionately in the layouts of respective land holdings.	Continued
	14.4.2 (M)	Uses to be in conformity with the zone – Where the use of buildings or premises is not specifically designated on the Development Plan, it shall be in conformity with the zone in which they fall. Provided that any lawful use of premises existing prior to the date of enforcement of these rules shall continue.	Continued
	16.3 (M)	Off street parking space shall be provided as per the provisions in clause no. 16.1, Table 6 of parent rules and adequate vehicular access to the street and the area of drives aisles and such other provision required for adequate maneuvering of vehicles shall be exclusive of parking space stipulated in these rules and plan showing vehicle parking and adequate space for maneuvering of vehicles, access to street etc shall be submitted along with development proposal.	Continued
M-7	21.6 (M)	Deleted sub clauses 4 and 5.	Retained sub clauses 1 and 2 as it is, in clause 3, height of the building is restricted to 30 m instead of 30.6 m. Deleted sub clauses 4 and 5.

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	28 (A)	Special Requirements	Special Requirements
	28.1	Rain water harvesting –	Rain water harvesting –
		The harvesting of rain water shall be compulsory for all the constructions whether residential or otherwise and the owner shall be bound by the rules and the regulations framed by the Authorities in this regard.	Continued
M-8	28.2	Any Layout or Housing Complex designed to accommodate 150 tenements or more shall compulsorily have a sewage treatment plant to treat the effluents to the desired levels of purity and shall thereby provide for recycling of water consumed by the said complex. However, this rule shall not apply to development in H.D.H. zone.	Any Layout or Housing Complex designed to accommodate 150 tenements or more shall compulsorily have a sewage treatment plant to treat the effluents to the desired levels of purity and shall thereby provide for recycling of water consumed by the said complex. While developing the HDH reservation, if the number of tenements as per the basic 1.0 FSI exceeds 150, the Owner / Developer shall provide the sewage treatment plant.
M-9	28.3 (A)		Use of solar energy
		Not mentioned	In all residential as well as commercial complexes and bungalow constructions, the use of solar energy in the form of solar water heaters of adequate capacity shall compulsorily be provided on terraces / roof tops and the necessary plumbing arrangements shall be provided for every tenement

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		APPENDIX –M	
	Rule No. 14.2	<u>LAND USE CLASSIFICATION AND USES PERMITTED</u>	
	M-1 (M)	Purely Residential Zone	Purely Residential Zone
		R0 – Residential plots on roads of width of 6 m or less than 6 m.	Continued
		R1 – Residential plots on roads of widths more than 6 m and less than 12 m	Continued
	M1.1 (M)	The following uses shall be permitted in buildings or premises in purely Residential zone:	Continued
		R0 – (I) Any residence (ii) Customary home occupations such as stitching, embroidery, button making, beauty parlour, tuitions, etc without motive power and without hired labour.	Continued
M-10		R1 - Uses permitted in parent rules no. M.1.1 with due modifications made, provided that such uses other than (i) and (ii) shall be isolated from purely residential use by providing separate staircase/Lift and separate floor.	R1 - Uses permitted in parent rules no. M.1.1 with due modifications made, provided that such uses other than (i) and (ii) shall be isolated from purely residential use by providing separate staircase/Lift and / or separate floor.
	M-2 (M)	Residential Zone-R2 (All properties fronting on roads having widths 12m and more).	Continued
	M2.2 (M)	Additional uses permissible in R- 2 zone	Additional uses permissible in R-2 zone
		A building or premises in R-2 zone may be used only for the purpose indicated in M-2.2.1 in parent rules except those listed in sub-clause (XI) of M-2.3.	Continued
		(a) The additional uses permissible here under shall in no case consume an FSI of more than 0.33 in non-congested area and 0.50 in congested area.	Continued

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		(b) Where the building or premises abut on two or more streets, no direct opening for additional uses other than residential shall be permissible on the streets, which are less than 12 m width.	Continued
		(c) All goods offered for sale shall be displayed within the building and shall not be kept in the passage.	Continued
		(d) Wherever motive power is not specifically indicated, the same shall not exceed 5 HP in all (individuals not exceeding 2 HP).	Continued
		(e) The additional uses shall be isolated from purely residential uses by providing separate wing /separate staircase / separate floor.	Continued
	M-3	Commercial zone	Commercial zone
	M3.1		
		In this zone, the following uses shall be permitted:	Continued
		(a) 10 % of the permissible F.S.I for residential units.	Continued
		(b) In the remaining 90 % permissible F.S.I, all commercial activities permissible in R-2 zone, as per M-2.2.1 and M-2.3 in the parent D.C rules.	Continued
	M-5 (D)	Deleted	Continued
	M5.1 (M)	Deleted except table 25	Continued
	M5.2 (D)	Deleted	Continued
	M-6 (M)	Industrial zone	Industrial zone
		Service industries given in table 25 in parent rules may be permitted. Non-Hazardous and Non-polluting industries may also be permitted which are not included in table 25 after getting prior approval from the Municipal Commissioner.	Continued
	M-6.1 (D)	Deleted	Continued
	M-6.3 (D)	Deleted	Continued

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	M-6.4 (D)	Deleted	Continued
	M-7 (D)	Deleted	Continued
	M7.1 (D)	Deleted	Continued
	M-8 (M)	Hill Tops and Hill Slopes Zone	Deleted
M-11		The following uses shall be permissible in this zone.	Deleted
M-12		1) Agricultural Uses (Orchards Only)	Deleted
M-13		2) Nursery	Deleted
M-14		3) Public parks, Private Parks, Play Fields, for recreation of all types.	Deleted
M-15		4) Public Utility establishments such as electric sub-stations, receiving stations, sewage disposal, water works etc.	Deleted
M-16		5) Swimming Pools/Sports and Games, Health Clubs, Cafeteria, Canteen, Amusement Park etc.	Deleted
M-17		6) Afforestation	Deleted
M-18		The lands designated as Hill Tops and Hill Slopes in the Draft Development Plan shall be allowed to be developed by the Owners. Maximum Floor Space shall be allowed to the extent of 8 % of the plot area for residential purpose and 4 % for all other uses. In case any Institution wants to make construction for educational purpose, the FSI shall be allowed to the extent of 8% of the plot area, The educational institutes shall necessarily be registered charitable trusts. These uses shall be allowed on the following conditions:	Deleted
M-19		i) For residential use the structures permitted shall be ground floor or stilt + 1 only. And for all other uses the structures shall be only of ground floor without stilts. In case of Institutional use, the development shall be scattered in the layout to the satisfaction of City Engineer.	Deleted

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M-20		ii) Except for public utilities mentioned in 4 above, the minimum plot size for residential use in this zone shall be 2000 sq.m. For all other uses except institutional use, the plot size shall be minimum of 2 hectares. For farmhouse the minimum plot size shall be as per M.L.R.C. Code, and for institutional use, the minimum plot size shall be of 4 hectares.	Deleted
M-21		iii) P.M.C shall not be responsible for providing infrastructural facilities in the form of roads, water supply, drainage, etc. in this zone.	Deleted
M-22		iv) For residential and farm houses proposals the land development charges in this zone shall be 15 % and for all other uses (as mentioned in above subclause 5) shall be of 30% of the charges in the residential zone and the building development charges shall be equal to the charges in the residential zone.	Deleted
M-23		v) For all the permissible uses, before seeking any building permission, the owner shall plant at least 400 trees per hectare and raise them to minimum height of two meters and girth diameter of ten centimeters. The species for this plantation and their growth shall be to the satisfaction of the Garden Superintendent, PMC.	Deleted
M-24		vi) Permissions already sanctioned by the Competent Authority and which have become commitments shall be regularised by payment of charges equal to the permissible development charges applicable in the residential zone provided that the construction of such commitment is as per D.C Rules applicable to the residential area.	Deleted

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	M-10 (A)	Public and semi public zone	Public and semi public zone
M-25		On lands owned by Government and Institutions, uses given in section 22(b) of M.R and T.P Act 1966 shall be permitted in the P.S.P zone and in such cases, only 10 % open space shall have to provided and 15 % amenity space need not be provided in the layout. However in case P.S.P zone is shown on privately owned land on the date of commencement of these rules, the owner can develop the land for residential use by providing 10 % open space and 15 % amenity space, in the layout.	On lands owned by Government and Institutions, uses given in section 22(b) of M.R and T.P Act 1966 shall be permitted in the P.S.P zone and in such cases, only 10 % open space shall have to provided and 15 % amenity space need not be provided in the layout. However in case P.S.P zone is shown on privately owned land on the date of commencement of these rules, the owner can develop the land for residential use by providing 10 % open space and 15 % amenity space, in the layout. The heritage structures are also shown as PSP zone, where any development to be carried out shall be after obtaining the requisite permission from the heritage committee.
	M-11 (A)	Agriculture Zone	Deleted
M-26		All uses mentioned under clause M-7.1 in parent D.C rules shall apply except use at sr. no. (10).	Deleted
	M-12 (A)	Green Belt	Deleted
M-27		(a) Forestry and Nursery (b) Public Park	Deleted
M-28		Note: For Watchman, store and toilet, total area not exceeding 40 sq.m shall be allowed to be constructed irrespective of plot area.	Deleted.

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	M-13 (A)	Low Density (Water Scarcity) Zone	Low Water Availability Zone
M-29		Taking in to consideration the Master Plan of Water supply showing the locations and altitudes of the water supply reservoirs, it will not be feasible from the energy conservation angle to supply water in certain residential zones above a certain altitude. These areas, above this altitude are marked on the Draft D.P as "Area outside the Water Supply Zone". The FSI permissible in this zone shall be 1.0. However, the owner shall not be allowed to utilise any T.D.R in this zone. The owner shall have to make his/her own supplementary water supply arrangements at his/her own cost to the satisfaction of the Municipal Authorities in the said zone.	Taking in to consideration the Master Plan of Water supply showing the locations and altitudes of the water supply reservoirs, it will not be feasible from the energy conservation angle to supply water in certain residential zones above a certain altitude. The areas, above this altitude are marked on the Draft D.P as "Low Water Availability Zone". The maximum FSI permissible in this zone shall be 0.33 However, the owner shall not be allowed to utilise any T.D.R in this zone. The owner shall have to make his/her own supplementary water supply arrangements at his/her own cost to the satisfaction of the Municipal Authorities in the said zone.
M-30	N-2.2 (M)	Open spaces, area and height limitations for plots held on other than congested area. The provisions as given in Table 27 in parent rules shall apply to residential buildings, residential cum office or shop buildings, permissible on plots held on other than congested area and residential buildings permissible in industrial areas except note no. 6 and as per modifications/additions made in notes under Table 27, which are as follows:	Open spaces, area and height limitations for plots held in areas other than the congested area, regulations in parent D.C. rules shall apply with following modifications.
M-31	Note 5 (M)	providing all tenements of 15 sq. m to 30 sq. m size, a tenement density up to 360 tenements per hectare will be allowed.	In case of economically weaker and lower income housing scheme providing all tenements of 25 sq. m to 30 sq. m size, with a minimum tenement density up to 360 tenements per hectare will be allowed.

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	Note 8 (M)	Shops and other commercial uses will be permitted, provided that the Off - street parking provision is made as per the rules with a provision of additional visitor's parking in front margin of the building. The parking space must be levelled, metalled and paved as per the directions of the Municipal Corporation.	Continued
	Note 10 (M)	Note 10 - Only residential users shall be permitted on plots fronting on roads of width 6 m and less than 6 m.	Continued
	Note 12(iv) (A)	Shopping Lushes and departmental stores shall be isolated from Residential users by providing separate staircase and Lift / separate floor / separate wing.	Continued
	Note 13 (A)	Roads on which development in any form is not permitted up to 40 m from the centre line of the road, on both sides as per the restrictions of the Defence Authorities:	Continued
		(1) NDA road from Chandani chowk to PMC limit at Warje Minimum setback as per the D.C rules has to be maintained after this 40-m setback.	Continued
	Note 14 (A)	Commercial activities shall be allowed on the roads having width 24 m and above only if a minimum setback of 7.5m is maintained for adequate off-street visitors parking.	Continued
	N-2.3 (B) (M)	Reconstruction in whole or in part of any user which existed on or after the date of declaration of intention to prepare the Development Plan for the newly merged area in the PMC limits which has ceased to exist in consequence of accidental fire / natural collapse or demolition for the reasons of the same, having been declared unsafe by or under a lawful order of Pune Municipal Corporation, shall be allowed with an FSI in the new building not exceeding that of original building or the FSI permissible under these regulations, whichever is more.	y

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<u>Transferable Development Rights (TDR)</u>			
M-32	N-2.4.9 (M)	The new area shall be designated as zone 'C'. The T.D.R generated in this newly merged area shall be allowed to be utilised anywhere in the 'C' zone, including the 'C' zone area in the old limits of PMC.	The new area shall be designated as zones D1, D2, D3 and D4 as mentioned below. D1 = Planning Unit No. 1 & 2 , D2 = Planning Unit No. 3 & 4, D3 = Planning Unit No. 5 to 8, D4 = Planning Unit No. 9 & 10. The T.D.R. shall be allowed to be utilised in the same zone from where it is generated.
		(b) TDR shall not be utilised on plots fronting on roads having widths 9 m and below.	Continued
		(c) TDR shall not be utilised on plots having net area less than 500 Sq.m.	Continued
M-33		(d) The total F.S.I on receiving plot shall be allowed to be exceeded not more than 0.4, including T.D.R (road or reservations), F.S.I. in lieu of handing over Amenity Spaces in the Layouts, special extra F.S.I granted for servant's quarters, for layouts above 1.0 Ha and for developing reservation sites under Appendix R-7 i.e. Accommodation reservation. However this shall exclude F.A.R. granted under clause N2.3 of the parent D.C. rules.	(d) The total F.S.I on receiving plot shall be allowed to be exceeded not more than 0.4, including T.D.R (road or reservations), F.S.I. in lieu of handing over Amenity Spaces in the Layouts, special extra F.S.I granted for servant's quarters, for layouts above 1.0 Ha and for developing reservation sites under Appendix R-7 i.e. Accommodation reservation. However this shall exclude F.A.R. granted under clause N-2.3 of the parent D.C. rules i.e. for new roads or for road widening.
	N-2.4.17 (D)	Deleted	Continued

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Appendix R-7 (M) Modified				
The Development Plan for the newly merged area in PMC limits				
(1) Part I: Policy of development of various sites reserved/designated/zoned/allotted				
	Sr. No.	Sites reserved / designated / zoned / allotted	Policy of development	Policy of development
M-34	1	Primary School (P.S.)/ (P.S) (SP)	1.Sites designated for Primary School are to be acquired and developed by PMC. However, the Owner of the land / educational institutes / interested parties may be allowed to develop these sites for Primary Schools and proportion of Floor space area of building and play ground area shall be 5:3.	Sites designated for Primary School shall be acquired and developed by PMC. The proportion of built up area of building and play ground area shall be in the proportion 5:3 . For Primary Schools minimum 15m front set back from main road shall be provided exclusively for parking of school buses, rikshaws, parents vehicals. Primary schools shall not be allowed to be developed by owners or other persons.
			2. The use of High-School shall also be permitted in this reservation, in shifts or otherwise, after fulfilling the needs of Primary School.	Continued

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M-35		2	High School (H.S.) Sites designated for High School may be allowed to be developed by owner of land / educational institutes / interested parties and proportion of Floor space area of School building and Playground area shall be 4:11.	(a) PMC may acquire the sites designated as High schools and develop the same. (b) Sites designated for High School may be allowed to be developed by owner of land / educational institutes / interested parties and proportion of Floor space area of School building and Playground area shall be in 4:11 proportion. For High Schools, minimum 15m front set back from main road shall be provided exclusively for parking of school buses, rikshaws, parents vehicles.
			The use of junior college/ college shall also be permitted in this reservation, in shifts or otherwise, after fulfilling the needs of High School.	Continued

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		3	Student Rest House (S.R.H)	The sites designated for Students Rest House shall be developed by the Corporation.	(a) PMC may acquire the sites designated as SRH and develop the same. (b) Sites designated for SRH may be allowed to be developed by owners or other persons.
M-36		4	Dispensary (D)	Same as in parent Rules	Sites designated for Dispensary shall be acquired and developed by PMC.
M-37		5	Maternity Homes (MH)	Same as in parent Rules	Sites designated for Maternity Homes shall be acquired and developed by PMC.
M-38		6	Hospitals (H)	Same as in parent Rules	Sites designated for Hospitals shall be acquired and developed by PMC.
		7	Mandai and Shopping Centre (M and SC)	1. Sites designated for M and SC principally are to be acquired and developed by the PMC.	Continued
				2. The reserved sites may be developed by the owners as per the following conditions:	Continued
				(a) 30 % of the reserved plot area shall be handed over to the PMC free of cost for developing vegetable and fruit market or fish and mutton market as per the requirement. The owner shall be allowed to use F.S.I of this land surrendered, on the remaining plot to the extent of 40 % of the remaining plot and balance area will be compensated by way of T.D.R.	(a) 30 % of the reserved plot area shall be handed over to the PMC free of cost for developing vegetable and fruit market or fish and mutton market as per the requirement. The owners may be allowed to use F.S.I of this land surrendered, on the remaining plot to the extent of 40 % of the remaining plot and balance area may be compensated by way of T.D.R.

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
			(b) Owner shall be allowed to develop the remaining 70 % plot as shopping centre.	Continued
			(c) No open space and amenity space shall be required for this plot.	Continued
			(d) The uses permissible in the shopping centre shall be as follows	Continued
			(i) Shopping Mall, Departmental Stores	Continued
			(ii) Shops and Showrooms	Continued
			(iii) Banks, Corporate Offices, I.T business.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.	
		8	Open Market (O.M)	1. Sites designated for Open Market are to be acquired and developed by the PMC.	Continued
				2. The sites designated on the Amenity spaces of sanctioned Layouts shall be handed over to P.M.C free of cost and the F.S.I of the same shall be utilised in the same Layout.	Continued
				P.M.C shall use this land to accommodate stalls and hawkers as per the demand and after giving licenses to them on rental basis. A proper Layout of such areas shall be made prior to accommodating the stalls and hawkers. The uses permissible for stalls shall be selling of vegetables and fruits, dairy products, bakery products, florist, laundry, Xeroxing, P.C.O, Cobbler, vulcanisation, Newspaper stall.	Continued
		9	Parking (P)	1. Sites designated for Parking are to be acquired and developed by the PMC.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
			<p>If an owner wishes to develop the reservation, he may develop the same in the form of "Pay and Park". He shall not be permitted to develop the same as per the clause R-7 of the parent D.C rules.</p>	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.	
		10 Play ground / Garden (P.G) / Park (PK) / Exhibition Ground (EXG)	Continued	
M-39			1.Sites designated are to be acquired and developed by the PMC.	Deleted
			2.The development of these acquired sites may be entrusted to public institutions, N.G.O.s' or private entrepreneurs, who are interested in developing sites as per the conditions laid down by the PMC, by the approval of the General Body.	Deleted
M-40			3. The owner of the land can develop these reservations in the following manner :	Deleted
M-41			a) Owner can retain 20 % of the reserved area on which 15% F.S.I. of the total reserved land shall be allowed to be used for following purposes.	Deleted
M-42			i) Recreational uses	Deleted
M-43			ii) Club House, Pavilion, Gymnasia.	Deleted
M-44			iii) Cafeteria	Deleted
M-45			iv) Swimming Pool	Deleted
M-46			The structure shall be G+1 or stilt+2 consuming 10% F.S.I. on Ground Floor and 5% FSI on first floor. The height of the stilt below beam bottom shall not exceed 2.4 m in any case and shall be used for parking only.	Deleted

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
M-47			The owner shall hand over the remaining 80% of the reserved land to PMC free of cost and PMC shall develop the reservation for the designated purpose.	Deleted
M-48			The owner can develop the remaining 80% of the reserved land for the designated purpose at his own cost on the terms and conditions prescribed by Municipal Commissioner/ Garden Superintendent and allow the use of the reservation to public from 8 am to 8pm every day throughout the year. The owner will not be allowed to use this land for any other purpose than that of the designated use.	Deleted
M-49		11	High Density Housing Zone (H.D.H)	(a) Sites designated for H.D.H are to be principally acquired and developed by the PMC.
M-50				(a) Sites designated for H.D.H may be acquired and developed by the PMC. (b) These sites may be allowed to be developed by the owner on the following conditions:
				(b) PMC may take possession of the land for H.D.H from the owner against the T.D.R. This shall be allowed to be developed by the owner

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
			<p>(i) In this zone, the basic 1.0 F.S.I can be developed as normal residential zone. In addition to this, only for EWS / LIG housing, an additional F.S.I of 40 % of the permissible F.S.I shall be allowed to be developed in the form of 20 to 25 sq.m tenements, 20 % of these flats shall be handed over to PMC, free of cost for the rehabilitation of Project affected people.</p>	Continued
			<p>The allotment of these flats shall be made after the approval of the Commissioner and priority shall be given to the people affected by construction of new roads and road widening.</p>	
			<p>(ii) For the basic 1.0 F.S.I, the tenement density shall be 250 T/Ha and for the additional F.S.I, for EWS / LIG housing, the tenement density shall be 400 T/Ha. Thus the overall tenement density of the plot shall not exceed 410 T/Ha in this zone.</p>	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
			iii) In a Layout or Sub division having an area more than 0.4 Ha, 10 % Open Space shall be kept open and no Amenity Space shall be obligatory.	Continued
			iv) The owner / developer shall be allowed to construct this EWS/LIG housing component i.e. the extra 0.4 F.S.I. mentioned above, on a plot in the nearby vicinity in the same village in residential zone as per specified terms , conditions and norms.	Continued
			(v) The EWS/LIG housing shall be provided in a separate, independent building/wing. The height of such building / wing shall not exceed 16 m. This housing shall be in accordance with the D.C rules. However the provisions of Appendix 'T' shall not apply.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
			vi) The Owner/ Developer shall not be allowed to combine/amalgamate the EWS/LIG flats at any time. The Owner/Developer shall submit the sale deeds of these flats to the PMC for verification and no resale shall be allowed within 5 years. Families under EWS / LIG group as per the Government norms will be eligible to purchase such flats and no single family shall be eligible to purchase more than one tenement in this scheme.	Continued
			(vii) The construction specifications for EWS / LIG housing shall be as per the norms of MHADA.	Continued
MDCR			(viii) The Owner shall get T.D.R for any land surrendered free of cost to PMC, for the construction of new roads or road widening. In any case, the total F.S.I of the net plot (i.e. the plot under construction) shall not exceed 1.4.	(viii) Continued
			(ix) The completion certificate to the basic 1.0 F.S.I flats shall be granted in proportion to the EWS flats completed at that time.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
M-51				(x) Not mentioned (x) Over and above the sites designated for HDH, if any owner having a minimum plot area of 1 Ha in residential zone, desires to avail the above facility, he may be allowed to do so in the manner described above.
		12	Cultural Center (CC)	Same as in the parent rule. Continued
		13	C2 Zone	Same as in the parent rule. Continued
M-52		14	MHADA	Sites designated are to be acquired and developed by MHADA for EWS / LIG housing only. Deleted
		15	Burial Ground for animals and humans (BUA) and (BUH)	Sites designated shall be acquired and developed by the PMC. Continued
		16	Crematorium (CR)	Sites designated shall be acquired and developed by the PMC. Continued
M-53		17	Youth Guidance Centre (Y.G.C)	Site designated for Y.G.C shall be acquired and developed by Charitable Institution/s working in this field for the activities pertaining to the personality development of the youth. Sites designated for Youth Guidance Centre shall be acquired and developed by the PMC.
		18	Timber Market (TM)	Sites designated shall be acquired and developed by the associations of Timber Merchants. Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.	
		19	Food Grain Market (FGM)	Sites designated shall be acquired and developed by the associations of Poona Merchants Chambers.	Continued
		20	Police Station (PSTN) / Police Chowky (PC)	Sites designated shall be acquired and developed by the Home Department.	Continued
		21	Home Guard (HG)	Sites designated shall be acquired and developed by the Home Department.	Continued
		22	Post Office (PO)	1. Sites designated shall be acquired and developed by the Post and Telegraph Department.	Continued
M-54				2. This reservation may be developed by the owner on the following conditions:	If any owner so desires, he may be allowed to develop the reservation on the following conditions:
				(a) The owner shall hand over 100 sq.m of built up area on ground floor to P.M.C free of cost and he will be entitled for utilisation of full permissible F.S.I taking in to account the built up area handed over to P.M.C.	Continued
				(b) P.M.C shall hand over the possession of this built up area to the Postal department on mutually agreed terms and conditions.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.	
		23	Telephone (TE)	Sites designated shall be acquired and developed by the Telephone Department.	Continued
		24	Regional Transport Office (R.T.O)	Sites designated shall be acquired and developed by the Regional Transport Authority.	Continued
		25	State Transport (S.T)	Sites designated shall be acquired and developed by the Maharashtra State Regional Transport Corporation.	Continued
		26	Pune Municipal Transport (P.M.T) Terminus / Bus Depot (BD)	Sites designated shall be acquired and developed by the Pune Municipal Transport Authority.	Continued
		27	Slaughter House (SH)	Sites designated shall be acquired and developed by the PMC.	Continued
		28	Fire Brigade (FB)	Sites designated shall be acquired and developed by the PMC.	Continued
		29	Water Works (W.W)	Sites designated shall be acquired and developed by the PMC.	Continued
		30	Sewage Works (S.W)	Sites designated shall be acquired and developed by the PMC.	Continued
		31	Truck Terminus (TT)	Sites designated shall be acquired and developed by the PMC.	Continued
				The owner can develop the reservation by providing	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.	
			i) 70% land for truck parking with tarring.	Continued	
			ii) On the 30% remaining land, he can avail one F.S.I. for construction of petrol pump, godowns, canteen, sanitary blocks, rest house and repairing garage. The Owner can charge for these services and facilities.	Continued	
		32	Hot mix Plant (HM)	Sites designated shall be acquired and developed by the PMC.	Continued
		33	Municipal purpose (MP)	Sites designated shall be acquired and developed by the PMC for its own obligatory non - obligatory duties.	Continued
		34	Octroi Naka (ON)	Sites designated shall be acquired and developed by the PMC.	Continued
		35	Information Technology (I.T) Zone redesignated as Software Park (SP)	Sites designated shall be acquired and developed by the M.I.D.C.	Continued
M-55		36	Veterinary Hospital (V.H)	Sites designated as V.H shall be acquired and developed by the Department of Animal Husbandry or Blue Cross Society.	(a) Sites designated may be acquired and developed by the PMC. (b) Sites designated as V.H may be allowed to be acquired and developed by the Department of Animal Husbandry or Blue Cross Society.
		37	Garbage processing Plant (GPP)	Sites designated shall be acquired and developed by the PMC.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)		Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
M-56		38	Dhobi Ghat (DG)	Not mentioned Sites designated shall be acquired and developed by the PMC
M-57		39	City Library (CL)	Not mentioned Sites designated shall be acquired and developed by the PMC
M-58		40	River Protection Belt (RPB)	Not mentioned Sites designated shall be acquired and developed by the PMC. These sites shall be developed for plantation, vegetation jogging track, cycle track and for recreation of senior citizens. The use of Crematorium and Dhobi Ghats shall also be permitted in this reservation.
M-59		41	Nala Garden (NG)	Not mentioned Sites designated shall be acquired and developed by the PMC. The use of Crematorium and Dhobi Ghats shall also be permitted in this reservation.
M-60		42	Spastic and Handicapped Rehabilitation Centre (S & HRC)	Not mentioned (a) Sites designated may be acquired and developed by the PMC (b) Owner / Charitable institutes, educational institutes / NGO's working in this field may be allowed to develop the site for the same purpose, if they wish to develop the same.
M-61		43	Light Rail Transit (LRT)	Not mentioned (a) Sites designated shall be acquired and developed by PMC, by creating Special purpose vehicle.
M-62		44	Construction Material Yard (CMY)	Not mentioned (a) Sites designated shall be acquired and developed by the association of steel and building material dealers.

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M-63		45	Bio - Diversity Park (BDP)	Not mentioned	<p>Sites designated as BDP shall be acquired and developed by PMC. In cases where permissions for farm houses have been granted by the Competent Authority on plots admeasuring 1 acre or more and where actual constructions have taken place on sites, such farm houses shall be exempted from this reservation. The constructions carried out on the basis of permissions from respective Gram Panchayats before 31.12.2002 shall also be exempted. Similarly, where residential layouts have been previously sanctioned by PMC or Competent Authority before 31.12.2002 and where constructions have taken place and occupation has commenced, shall also be exempted from this reservation. The areas earmarked for water works (WW) are exempted from this reservation and any site required for this site in future shall be exempted from this reservation.</p>
					<p>Except for tree plantation and vegetation, no other use shall be carried out in this area. Every care should be taken that those activities which are detrimental to the environment shall be prohibited.</p>
					<p>The owners whose lands will be acquired for this reservations, shall be compensated only in monetary form and in no other form including form including FSI or TDR.</p>

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
<u>PART II</u> – GENERAL RELAXATIONS			
1		Additional F.S.I. for large size layouts -	Additional F.S.I. for large size layouts -
		For Layouts or Sub-divisions of plots having an area between 10,001 to 25,000 sq.m, an extra F.S.I of 2.5% will be given on the net plot area. Similarly for Layouts or Sub-divisions of plots having an area more than 25,001 sq.m, to 50,000 sq.m. an extra F.S.I of 5 % will be given on the net plot area and for plots having an area more than 50,0001 sq.m, an extra F.S.I of 7.5 % will be given on the net plot area.	Continued
2		Independent Tenement development (Plotted Layouts) –	Independent Tenement development (Plotted Layouts) –
		In such cases, the tenement density shall be restricted to 100 T/Ha. The Owner of land can develop the land by making plotted Layout and construct individual bungalow of maximum G+1 floors only. The permissible F.S.I shall be 0.75, including the F.S.I of the internal roads. In such layouts, only 7.5 % Amenity Space shall have to be provided. Amalgamation of plots shall not be allowed. If any Developer wants to develop bungalows as mentioned above, on part of his land, then he/she must first Sub- divide this part of land and provide 7.5 % Amenity Space accordingly.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
	3	Commercial Zone -	Commercial Zone -
		In the Layouts / Sub-division of lands having area 0.2 Ha and above, in this zone, 10 % Open Space shall be provided and no Amenity space shall be required to be provided. In addition to the Open Space, 10 % of the net plot area shall be left for parking, in addition to the normal requirement as per the parent D.C rules. F.S.I of this Parking area can be utilised on the remaining plot. On this parking area, the owner can develop multi-stage-parking unit.	Continued
		However, if any owner does not wish to avail this facility, he shall be allowed to develop the land as per the residential zone, according to the rules, by providing 10 % open space and 15 % amenity space in the layout.	Continued
	4	Industrial Zone -	Industrial Zone -
		If any owner wishes to develop his property for residential / commercial purposes as per the D.C rules, he may do so without paying any conversion charges. However, the land development and the building development charges shall be as per the industrial use only.	Continued

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M-64	5	<p>Town Planning Scheme Zone - Not mentioned</p>	<p>Town Planning Scheme Zone - Substantial portion of the zone designated as agricultural zone in the Regional Plan is now designated as T.P scheme zone. This is basically a residential zone. However, development permissions in this zone will be granted only after the T.P schemes in this zone are finalised. Those areas where constructions have already taken place and which are habitated before 31.12.2002 will be excluded from the scheme.</p>
M-65	6	Not mentioned	<p>Bio Technology and Agro - Business Zone (BT & ABZ) Some portion of the zone designated as agricultural zone in the Regional Plan, which is situated near the river bank and is fertile in nature, is now designated as BT & ABZ. Only Tissue culture, nursery, farming, Bio - technology, agricultural research activities, green houses and poly - houses shall be permitted in this zone.</p>

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
	7	Servant quarters –	Servant quarters –
		It will be obligatory for plots having areas more than 400-sq. m, to provide residential accommodation for Servant's category like Watchman, Household Servant, Maintenance staff of the society etc. The total area of this Servant's quarters shall be 2 sq. m per tenement proposed by the Owner/Developer. This Servant's quarters should necessarily have flats of 20 sq. m In case a separate building is provided for Servant's quarters, it will be obligatory for the Owner/Developer to complete this building in all respect take a completion certificate of the same, prior to obtaining any part or full completion of any other building. The ownership of these tenements shall vest with the Society / residents and they shall accommodate the families, which provide services to the Society.	Continued
	8	Mini Township Schemes -	Mini Township Schemes -
		If the Owner / Developer wishes to develop a mini township scheme on a area of more than 10 Ha, he may be allowed to develop the township as per the following norms with additional 7.5 % F.S.I. as mentioned in clause 1 of Part II above.	If the Owner / Developer wishes to develop a mini township scheme on a area of more than 10 Ha in the residential zone, he may be allowed to develop the township as per the following norms with additional 7.5 % F.S.I. as mentioned in clause 1 of Part II above.
M-66		(a) The owner / developer shall develop the following amenities on 15 % Amenity Space of the layout.	Continued:
M-67		(i) Shopping centre and vegetable market	(i) Shopping centre and vegetable market on 3% of the net plot area.
M-68		(ii) Primary school	(ii) Primary school on 4% of net plot area of the plot.
M-69		(iii) Dispensary and Maternity Home (Health centre)	(iii) Dispensary and Maternity Home (Health centre) on 2% of the net plot area.
M-70		(iv) Public Garden	(iv) Public Garden on 6% of the net plot area.

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
		(b) The owner / developer shall develop (i.e. tarring, footpaths, dividers and streetlights) the D.P roads of full width and hand over the land to PMC free of cost. The owner / developer shall be eligible for F.S.I of this area under the road.	Continued
		(c) The owner / developer shall provide sewage treatment plant and recycle the effluent for toilets and gardening.	Continued
		(d) The owner / developer shall plant trees, provide vermiculture and water harvesting facilities and ensure zero garbage in the township at his own cost.	Continued
		(e) The owner / developer shall be eligible to get an additional 0.2 F.S.I for providing 20 % mandatory EWS / LIG housing of necessarily 20 to 25 sq.m residential units.	Continued
		(f) For development of amenities to the satisfaction and as per the norms prescribed by the PMC, the owner / developer shall be eligible for 50 % concession in the land development and building development charges.	Continued
	9	F.S.I in case of unauthorised Sub-divisions -	F.S.I in case of unauthorised Sub-divisions -
		In case of unauthorised sub-divisions, the F.S.I shall be restricted to 0.75 in non congested area and 1.0 in congested area.	Continued

Modification No.	DCR No.	Definition as per publication u/s 26 of MR&TP Act 1966 (31.12.2002)	Definition as per changes suggested by Planning Authority (General Body) u/s 28(4) of MR&TP Act 1966.
	10	Relaxation for small plots –	Relaxation for small plots –
		In case of plots having areas between 100 sq.m to 250 sq.m, relaxation in the marginal spaces shall be given as follows:	Continued
		(i) Front setback shall be 2.5 m and remaining three sides shall have marginal spaces of 1.5 m.	Continued
		(ii) For corner plots or plots abutting on two roads, front margin shall be allowed to be maintained from one road only.	Continued
	11	Development of Information Technology (IT) / Bio Technology (BT) Parks :	Development of Information Technology (IT) / Bio Technology (BT) Parks :
		In a layout or subdivision of plots for IT/BT parks, which are approved by Software Technology Park of India (STPI) or any other government institution, amenity space to the extent of 15% need not be provided. IT/BT parks are allowed in residential (R2), commercial, industrial and PSP zones. Only 10% F.S.I. shall be allowed for the residential use staff quarters.	Continued