

विकास योजना - पुणे

महाराष्ट्र प्रादेशिक व नगर रचना  
अधि, १९६६ चे कलम ३७ (२) अन्वये  
फेरबदल प्रस्ताव मंजूर करणेबाबत.  
झोपठपट्टी पुनर्वसनाचे नियम  
(अपेंडीक्स-टी)

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक:विपीएस-१८९३/१७३/प्र.क्र.४९/९३३/नवि-१३

मंत्रालय, मुंबई-४०००३२

दिनांक:-२६ फेब्रुवारी, २००४

शासन निर्णय:- सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

( सुधाकर आंगनुरे )

महाराष्ट्र शासनाचे उप सचिव

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

आयुक्त, पुणे महानगरपालिका, पुणे.

उपसंचालक नगर रचना, पुणे विभाग, पुणे.

सहायक संचालक नगर रचना, पुणे शाखा, पुणे.

व्यवस्थापक येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना दिगंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१ पुणे विभाग, पुणे पुरवणीमध्ये प्रसिध्द करून त्यांच्या प्रत्येकी ५ प्रती या विभागास संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, आयुक्त, पुणे महानगरपालिका, पुणे, उपसंचालक, नगर रचना, पुणे विभाग, पुणे व सहायक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

निव्वनरसि-(नवि-१३)

**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department**  
**Mantralaya, Mumbai 400 032.**

Dated ~~26~~<sup>26</sup> February, 2004.

**NOTIFICATION**

**Maharashtra**  
**Regional &**  
**Town Planning**  
**Act 1966.**

**No. TPS-1893/973/CR-49/93A/UD-13:**

Whereas the Development Plan of Pune alongwith the Development Control Regulations have been sanctioned by Government in Urban Development Department, vide Notification No. TPS 1884/1377/CR-220/85 (iii)/UD-7 dated 5<sup>th</sup> January, 1987 (hereinafter referred to as the "said Notification" so as to come into force with effect from 5<sup>th</sup> February, 1987;

And whereas, Government have separately sanctioned the Development Control Regulations for Slum Rehabilitation Schemes in Pune marked as Appendix-T under Government Notification No. TPS 1893/973/CR-49/93/UD-13, dated 1<sup>st</sup> July, 1994 (hereinafter referred to as "the said Regulations");

And whereas, the Commissioner, Pune Municipal Corporation vide his letter dated 19/10/96 (hereinafter referred to as "the said Commissioner") has submitted a proposal to revise the said regulations, to Government with a request to issue a directive under section 154 of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") so as to bring into effect the said revised regulations with immediate effect;

And whereas, the Government has issued a memorandum under No. TPS-1893/973/CR-49/93/UD-13, dated 5<sup>th</sup> June, 1997 (hereinafter referred to as "the said Memorandum") thereby giving directives under section 154 to implement the Revised Appendix-T forthwith, and has directed the Pune Municipal Corporation (hereinafter referred to as "the said Corporation") to initiate the modification proposal to revise Appendix-T after following the legal procedure laid down under section 37(1) of the said Act;

And whereas, said Commissioner has submitted a fresh proposal suggesting some additional changes in the revised Appendix-T as approved by Government vide the said Memorandum and has also requested Government to issue directives under section 154 of the said act afresh vide letter dated 12/9/1997;

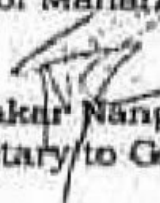
And whereas, after examining the proposal of the said Corporation and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government issued directions (hereinafter referred to as "the said directions") to the said Corporation to modify the Development Control Regulations for Slum Rehabilitation Scheme i.e. Appendix-T as enclosed with Government order of even number dated 20/5/2002 under the provisions of section 37(1) of the said Act;

And whereas, as per the said directions, the said Corporation after following all the legal procedure laid down under sub-section (1) of section 37 of the said Act has submitted a proposal of modification with some amendments to the Appendix-T on 22/7/2003 (hereinafter referred to as "the said proposal");

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries Government is of the opinion that the said proposal is necessary in the public interest and should be sanctioned with some changes;

Now therefore, in exercise of the power conferred under sub-section (2) of section 37 of the said Act, Government of Maharashtra, hereby sanctions the said proposal with some changes which have been incorporated in the Appendix-T appended to this Notification.

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

  
(Sudhakar Nangnure)  
Deputy Secretary to Government.

**REVISED APPENDIX-T****SPECIAL REGULATIONS FOR REDEVELOPMENT OF SLUMS WITHIN THE JURISDICTION OF PUNE MUNICIPAL CORPORATION****T-1 APPLICABILITY:**

Provisions of this Appendix shall be applicable to those slums which have been declared and notified as "SLUMS" by the Competent Authority under the provisions of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971, and the slum dwellers staying therein and whose names have appeared in the Legislative Assembly Voter's list of 1/1/1995 or a date prior thereto or photopass and other relevant proofs prior to 1995. The provisions of this Appendix shall prevail over the corresponding provisions of the Development Control Regulations. In respect of all matters not specifically mentioned in this Appendix, the Development Control Regulations, Pune shall be applicable along with the modifications.

T-1(1) The applicability of this appendix shall also be subject to the approval and written consent of the Committee appointed as per T-7.

T-1(1A) The provisions of this appendix shall not apply to slum areas existing on any lands characterized as Hill Tops, Hill Slope green belts, No Development Zone in the Development Plan and in Open Spaces of approved layouts wherein residential land use and development is otherwise not permissible. Such slums are to be evicted. However, such slums shall be allowed to be rehabilitated on other sites under the provisions of this Appendix-T.

T-1(2) The reconstructed tenement shall be of the ownership of the hutment dweller and spouse jointly, and shall be so entered and be deemed to be so entered in the records of the co-operative housing society, including the share certificate and all relevant documents. Such tenement shall not be sold or leased by the hutment dweller without permission of Pune Municipal Corporation. Such provision shall be included in the Agreement between the slum dweller and the developer. Before granting No Objection Certificate, the Pune Municipal Corporation shall verify that the slum dweller is really shifting outside Pune.

T-1(3) The owner of the land shall be allowed to redevelop the slum area subject to the provisions laid down in this Appendix-T.

T-1(4) Hutment dwellers in slums that are on lands required for vital public utility purpose or on hazardous locations shall not be rehabilitated in situ but in other available plots and in accordance with these Regulations. The Municipal Commissioner shall take a decision in this regard in consultation with the Committee appointed as per T-7.

T-1(5) A certified extract of the relevant electoral roll shall be considered adequate evidence to establish the eligibility of a person provided he is found residing in the structure. This is to avoid the possibility of persons who have left the structure coming back to claim free tenement under the scheme even though they have in the normal course left the slum and gone away into any non-slum area out of Pune. If hutment dwellers are found residing in the structure, but the names are on the electoral roll on or prior to 1<sup>st</sup> January, 1995 at another slum/pavement site in Pune, they shall be considered eligible but only at the place of present residence. In case of

doubt or dispute, the Competent Authority, Slum Control, Pune Municipal Corporation shall get an inquiry made as may be considered necessary, and give a decision thereon, and it shall be final and binding on all parties concerned.

T-1(6) An individual agreement shall be entered into by the owner/developer/Co-operative Housing Society with the hutment dweller of each structure in the slum. However, for the approval of the scheme, consent of 70% of eligible slum dwellers shall be considered adequate. In individual agreement entered into between the hutment dweller and the owner / developer/ co-operative housing society shall be in the joint name of pramukh hutment dweller and spouse for every structure.

T-1(7) Deleted.

T-1(8) After occupation of rehabilitation tenement if the slum dweller reconstructs or occupies any new hutment or structure such unauthorized structure shall be immediately evicted and demolished.

T-1(9) Slum Redevelopment Projects can be taken up on Town Planning Scheme plots as well, Contravening structures in the adjoining final plots, if declared slum redevelopment area by the Competent Authority may be included in the Slum Redevelopment Scheme in the relevant Final Plot of the Town Planning Scheme.

T-1(10)(1) The Commissioner, Pune Municipal Corporation may consider reduction in the Service Development Charges.

T-1(10)(2) Deleted.

T-1(10)(3) A bank guarantee of 25% amount of cost of construction of rehabilitation of slums shall be produced by the developer.

T-1(11) Deleted.

**T-2 F.S.I./F.A.R. (Floor Area Ratio):**

The permissible floor area ratios for Redevelopment Schemes of slum areas shall be as follows:-

T-2(1) Permissible PAR in congested and non-congested area may exceed 2.50, out of which maximum PAR upto 0.50 may be utilised only for Convenience Shopping. Such convenience shopping shall be permitted only on the lower and upper ground floor irrespective of whether the site is located in R-1 or R-2 zone.

T-2(2) Even though the sanctioned FSI can be utilised on any slum site for the project shall not exceed 2.50 and the difference between the sanctioned higher FSI and 2.50, if any, will be made available in the form of Transferable Development Rights (TDR) in accordance with the regulations in the Development Control Regulations made applicable for the lands under reservations in Pune City.

T-2(3) Notwithstanding the provisions in T-2(2) above, on account of constraints, such as height restrictions, if the full 2.50 FSI cannot be used on the same site, TDR may be allowed as may be necessary even without consuming FSI upto 2.50 on the same site.

T-2(4) The TDR to be sanctioned in accordance with these regulations and generated from the slum redevelopment schemes shall be allowed in the TDR zones as per Rule No. N-2.4.9 of the sanctioned Development Control Rules of Pune.

T-2(4A) The Pune Municipal corporation may grant the TDR in stages considering the progress of Slum Redevelopment Scheme. These stages shall be as under -

|   |     |             |
|---|-----|-------------|
| 1) After issue of Plinth Completion Certificate | ... | 25%         |
| 2) After completion of RCC work and brick work  | ... | 35%         |
| 3) After issue of completion certificate        | ... | 40%         |
| <b>Total</b>                                    | ... | <b>100%</b> |

T-2(5) Rehabilitation and free sale components - FSI for rehabilitation of eligible slum/pavement dwellers including the FSI for the rehabilitation component and for the free sale component. Ratio between the two components shall be as down hereinbelow:

**Zone-A: 1:2** In zone-A, if the rehabilitation component is 10 sq.mt. of construction, then an additional 20 sq.mt. area will be permitted so that 20 sq.mt. can be sold in open market and the rehabilitation component subsidised.

**Zone-B: 1:2:5** In Zone-B, if the rehabilitation component is 10 sq.mt. of construction, the additional 25 sq.mt. area will be permitted so that 25 sq.mt. can be sold in open market and the rehabilitation component subsidised.

**Zone-C: 1:3** If rehab component is 10 sq.mt. then additional 30 sq.mt. will be permitted so that 30 sq.mt. can be sold in open market and the rehab component subsidised.

T-2(6) If the rehabilitation project of a slum located on land belonging to a public authority and needed for a vital public purpose, is taken on an unencumbered plot, in addition to the rehabilitation and free sale component as laid down hereinabove, TDR for the area of the land spared for this purpose shall also be sanctioned for the owner of the said unencumbered plot.

T-2(7) **Area/Tenements to be given to the Pune Municipal Corporation Free of cost:** On considering the FSI of 2.50 on the net plot area and on distributing the same in proportion to the provision in T-2(5), the 10 sq.mt. component to be mainly used for rehabilitation of the existing slum dwellers and the balance area from this 10 sq.mt. component shall be handed over to the Pune Municipal Corporation free of cost, in the form of tenements. If exactly 10 sq.mt. component is required for rehabilitation of existing slums, Pune Municipal corporation will not be entitled for any area. If requirement of area for rehabilitation of existing slum exceeds 10 sq.mt. component, the owner/developer/co-operative housing society shall be entitled for TDR as per provisions of T-2(2) and T-2(4) and in this case Pune Municipal Corporation will not get any area.

T-2(8) The Pune Municipal Corporation shall use the tenements received by them free of cost as per the provisions in T-2(7) for the purpose of transit or project affected persons or slum dwellers from other slums.

### T-3 TENEMENT DENSITY:

#### T-3(1) MINIMUM DENSITY OF PLOT INCLUDING NON-RESIDENTIAL UNITS:

T-3(1) The minimum tenement density shall be 360 tenements per hectare on the basis of FSI 1.00. The number of tenements per hectare shall be increased or decreased in proportion to the permitted FSI.

T-3(1A) All non-residential builtup area shall be included in the computation of density but on scale of 20.90 sq.mt. of carpet area being one tenement.

T-3(1B) For computation of the tenements the net plot area shall be considered after deducting development plan reservations and recreation/ amenity open space.

T-3(2) Deleted.

T-3(3) The terms and conditions for resettlement of such existing tenements shall be as governed by the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971.

### T-4 DEVELOPMENT CONTROL REGULATIONS:

The regulations for redevelopment of slum areas shall be as follows:

T-4(1) Every slum site shall be developed with layout of buildings. For the computation of FAR and Tenement Density in sites measuring 4,000 sq.mt. or more, the net plot area shall be 90% of the gross plot area.

T-4(2) Open spaces shall be maintained as per Development Control Regulations and structures permissible in Open spaces as per development control rules will be permissible in open spaces of SRD schemes.

T-4(3) Roads in the layouts of slum area redevelopment sites shall be of widths prescribed in the Development Control Regulations for their corresponding lengths. The area of such internal layout roads shall not be deducted in the computation of the Net Plot Area for the permissible FAR and tenement density.

T-4(4) The permissible ground coverage shall be total plot area after deducting required marginal open space/setback areas from the plot boundaries.

T-4(5) The marginal distances from the front, side and rear boundaries of the land shall be maintained as follows:

(a) If the slum redevelopment site fronts upon one or more roads, every side abutting on such road shall be treated as the front side, and the marginal distances prescribed below for such front road side shall apply. The front road side marginal distance shall be measured from the proposed road widening line in the plot, if any.

(b) In congested areas, the front road side marginal distance shall be minimum 2.25 mt. for purely residential buildings and 4.50 mt. for buildings with convenience shopping.

(c) In non-congested areas, the front road side marginal distance shall be minimum 4.50 mt. for purely residential buildings and 6.00 mt. for mixed use buildings.

d) Side and rear marginal distances from the side and rear boundaries of the plot shall be minimum 4.5 mt. upto 24 mt. of height of building. It shall be increased proportionately upon increase in height above 24 mt.

T-4(6) In the event of any proposed road widening, the computation of permissible FAR shall be made on gross plot area without deducting the area under such proposed road widening and the height of a building shall be relaxed by the Municipal Commissioner, Pune Municipal Corporation on the merits of each case for such road area going under road widening as per Development Control Regulation N.2.3. However, the maximum height shall be 36 mt. subject to other requirements.

#### **T-5 BUILDING CONTROL REGULATIONS:**

Building Control Regulations in any slum re-development proposal shall be as follows:-

T-5(1) The scheme shall provide that each slum dweller shall be given free of cost a residential tenement having a carpet area of 20.90 sq.mt. (225 sq.ft.) including balcony, bath and water closet but excluding common areas in exchange of his/her structure.

T-5(2) In any scheme of redevelopment, shop area for the project affected/slum dwellers shall not exceed the areas which existed prior to the redevelopment of the property or 20.90 sq mt. (225 sq.ft.) of carpet area which ever is less.

T-5(3) The construction of the building for the rehabilitation of slum dwellers and the tenements to be made available to the appropriate authority / Pune Municipal Corporation shall be as per the designs and specifications approved by the Committee specified in T-7.

#### **T-5(3A)**

- 1) The temporary transit camp for rehabilitation of slum dwellers may be allowed on site itself or on sites other than the declared slum area within 2.00 km. or Pune Municipal Corporation limit and minimum 50% transit camp should be erected for sanctioned eligible slum dwellers.
- 2) The area of temporary transit camp shall be excluded from the computation of FSI but the safety of the structure shall be ensured with adequate circulation passage etc.
- 3) Such building permission shall be given within 15 days from the date of application with all necessary papers and after approval to the project by the slum rehabilitation authority failing which it shall be deemed to be given.
- 4) On any nearby vacant site without any reservation in the development plan construction of transit camp with the consent of land owners made of light material shall be allowed. Temporary shall mean made of detachable material such as tubular prefabricated light structures.
- 5) In all such cases where the temporary transit camp is erected the condition shall be that the structures shall be demolished by the Developers/Society/NGO within 30 days of granting part occupation certificate except that final occupation to the rehabilitated building and the site should be brought back to the original state by demolition of remaining Transit camp structure before final occupation.



T-5(4) A multi purpose room shall be allowed with size upto 13.5 sq.mt. with a minimum width of 2.4 mt.

T-5(5) Provision of a separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.mt. with minimum width of 1.2 mt.

T-5(6) The front open space on roads having width 9.14 mt. and below shall be of a minimum of 1.5 mt. for buildings with heights upto 10 mt.

T-5(7) The width of pathways shall be as follows:

- (i) 1.5 mt. width for pathways upto 20 mt. length.
- (ii) 2.0 mt. width for pathways upto 30 mt. length.
- (iii) 2.5 mt. width for pathways upto 40 mt. length.
- (iv) 3.0 mt. width for pathways upto 50 mt. length.

T-5(8) In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted.

T-5(9) The water closet seat shall be of minimum of 0.46 mt. (18 inches) in length.

T-5(10) A septic tank shall be provided with capacity of 141.6 liters (five cubic feet) per capita where the municipal services are likely to be available within four or five years or so. Pour flush water seal latrines (NEERI TYPE) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

T-5(11) In the case of multi storeyed structures constructed for rehabilitation of the slum dwellers and for the tenements to be made available to the appropriate authorities as mentioned in this Appendix, the provision of Regulation T-5(8) & T-5(9) in this appendix shall not apply to that portion of the construction not intended for rehabilitation and such constructions shall be governed according to the normal provisions of these Development Control Regulations.

T-5(12) The above special regulations shall also be eligible for further relaxation by written permission of the Municipal Commissioner as per Development Control Regulation 6.6.2.2 in specific cases where genuine hardship is clearly demonstrated. The Municipal Commissioner shall give such concessions.

**T-6 Slum and D.P. Reservations:** Slums situated in lands falling under various reservations in the Development Plan shall be developed on the following principle.

T-6(1) Out of the total area under reservation, 50% of the area shall be earmarked for reservation and rest shall be put to slum rehabilitation. In cases where the existing density of slums is much high, the committee constituted under Regulation No.T-7 of this Appendix shall decide to bring down the percentage of area for reservation but in no case be less than 33 percent. The users as otherwise allowed in the zones in the vicinity of the reservation can be permitted by Commissioner.

T-6(1A) Slums situated in lands under industrial and public/ semi public zone shall be allowed without charging any premium for conversion and for allowing redevelopment.

T-6(2) Where a D.P. Road passes through slum, entire 100 percent FAR of the road may be given in the same site in the remainder of the plot.

T-6(3) Deleted.

**T-7 : Appendix-T High Power Committee:**

Approval to the scheme as per this Appendix shall be given by the Committee comprising the Municipal Commissioner, Hon. Mayor Pune Municipal Corporation, Vice President and Chief Executive Officer, PHADB, Collector Pune, Deputy Director of Town Planning, Pune Division, Pune of which the Municipal commissioner shall be the Chairman.



(Sudhakar Nangpure)  
Deputy Secretary to Government.