



Government of Maharashtra
Town Planning & Valuation, Department
Central Building, Pune- 411 001

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Notification

No.RPPune/Village-Mhalunge, Maan & Hinjewadi/ITP/TPV-1/6193

dt.22/11/2024

Maharashtra Regional & Town Planning Act, 1966

Whereas, the Government in Urban Development Department, vide its Notification No. TPS-1895/227/C.R.26/95/UD-13, dated 25th November, 1997 has sanctioned the Regional Plan for the Pune Region (hereinafter referred to as "**the said Regional Plan**") with Development Control Regulation under section 15 (1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the said Act**") which has come into force with effect from the 10th February, 1998;

And whereas, the Government of Maharashtra in Urban Development Department, vide Notification No. TPS/1804/Pune RP D.C.R./UD-13, dated 16th, November, 2005 and addendum No. TPS-1804/Pune RP D.C.R./UD-13/Addendum, dated 6th January, 2006, has incorporated the regulations for Development of Special Townships by amending the sanctioned Development Control Regulations for the said Regional Plan, under the provisions of sub section (4) of Section 20 of the said Act, and it has further amended from time to time;

And whereas, in exercise of the powers conferred by sub-section (1) of section 3 of the Maharashtra Metropolitan Development Authority Act, 2016 the Government vide Notification of Urban Development Department No. PRD-3316/CR-54/UD-7, dated 11th, July, 2016 has established Pune Metropolitan Region Development Authority (hereinafter referred to as "**the said Authority**") for the Metropolitan Area of Pune Regional Plan more specifically described in the Schedule appended thereto;

And whereas, the Government to Maharashtra vide its notification No.TPS-1817/CR-173/17/UD-13, dated 18.01.2018, appointed the said Development Authority as a "Special Planning Authority" under section 40(1) of the said, Act 1966; for the Metropolitan Area of Pune Regional Plan;



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And whereas, the Government of Maharashtra in the Urban Development Department vide Notification No.TPS-1816/CR.368/16/part-1/DP-ITP/UD-13, dated 08.03.2019 sanctioned Development Control Regulations for the Special Planning Authority under the provisions of sub-section (1AA) (c) of Section 37 of the said Act, in order to incorporate the regulations for Development of Integrated Townships Project (hereinafter referred to as **“the said Regulations”**)

And whereas, the Government in Urban Development Department vide Government Notification No.TPS-1808/370/CR-83/08/UD-13, dated 04.04.2008 has accorded Location Clearance for the Special Township Project proposed by Ashdan Township Venture Pvt. Ltd., Mhalunge Land Developers LLP, Mhalunge Township Developers LLP & Maan-Hinje Township Developers LLP and others (hereinafter referred to as **“the said Project Proponent”**) in Village Mhalunge, Maan & Hinjewadi, Taluka Mulshi, District - Pune on land admeasuring 43.0957 Ha., and thereafter Government in Urban Development Department vide Government Notification No. TPS-1814/484-12/R.No.130/14/UD-13, dated 29.06.2019 has accorded Locational Clearance for additional land admeasuring 43.50 Ha. and accordingly total Notified area is 86.5966 Ha. (hereinafter referred to as the **“said Notified Integrated Township Project”**);

And whereas, the said Project Proponent had submitted a proposal as per the provisions of Regulation No. 4.5 of the said Regulation to the Directorate for grant of revised Locational Clearance by incorporating additional lands admeasuring about 3.7370 Ha. from village Mahalunge, Maan & Hinjewadi and area deletion of 1.8225 Ha. from village Maan & Hinjewadi in the said Project on 23.08.2021;

And whereas, the Director of Town Planning, Maharashtra State, Pune vide its Notification No.RP Pune/Village Mahalunge, Maan, Hinjewadi/ITP/TPV-1/5424, dated 25.11.2021 under the Regulation No. 4.5 of the said Regulation granted permission to add the area 3.7370 Ha. and delete the area 1.8225 Ha., more specifically described in Schedule at Sr.No. “A” and “B” respectively appended with this Notification, from the area of said Project for which Locational permission has already been granted, subject to the certain terms and conditions;

And whereas, the Director of Town Planning, Maharashtra State, Pune vide its Notification No.RP Pune/Village Mahalunge, Maan, Hinjewadi/ITP/TPV-1/3109, Dated 16.06.2022 under the Regulation No. 4.5 of the said Regulation granted permission to add the area 13.07 Ha. more specifically described in Schedule “A” appended with this Notification, from the area of said Project for which Locational permission has already been granted, subject to the certain terms and conditions;

And whereas, said notified Integrated Township Project area came within Pune Metropolitan Region and the said Development Authority has sanctioned



twelfth revised master plan of the said notified Integrated Township Project on 28.03.2023 with certain conditions as per Regulation No.1 of the said Regulations (hereinafter referred to as **“the said Project”**);

And whereas, the Director of Town Planning, Maharashtra State, Pune vide its Notification No.RP Pune/Village Mahalunge, Maan, Hinjewadi/ITP/TPV-1/611, dated 23.12.2023 under the Regulation No. 4.5 of the said Regulation granted permission to add the area 3.397 Ha. more specifically described in Schedule “A” appended with this Notification, from the area of said Project for which Locational permission has already been granted, subject to the certain terms and conditions;

And whereas, the project proponent vide their letter dt. 26.07.2024, dt.06.11.2024, dt. 07.11.2024 & dt. 12.11.2024 submitted a proposal as per the provisions of Regulation No. 4.5 of the said Regulations to the Directorate for the grant of revised locational permission by incorporating additional land admeasuring area about 6.4494 Ha. from village Hinjewadi, Tal. Mulshi, Dist.Pune (hereinafter referred to as **“the said additional lands”**) in the notified area;

And whereas, as per the said Regional Plan, the part of the said additional lands are included in ‘Special Economic Zone’ & Residential” Zone & the part of the said additional land is affected by 36 m. wide Regional Plan Road;

And whereas, as per the draft Development Plan of the jurisdiction of the said Authority, the part of the said additional lands is proposed in Residential Zone and ‘Special Economic Zone’ and the part of the said additional land is affected by the 36 m., 24m. & 18m. wide Development Plan Road;

And whereas, as per the documents submitted by the said Project Proponent, the Ownership and Development Rights of the said additional lands proposed to be incorporated in the said Project are acquired by the said Applicant and the said Applicant has also submitted an Affidavit to that effect as per Revenue record;

And whereas, as per the Regulation No.4.5 of the said Regulation, the Director of Town Planning, Maharashtra State, Pune as per the request of said Project Proponent, may grant to add or delete any area, not exceeding 50 % of the total area under Locational Clearance;

And whereas, as per the request of the said Project Proponent the area of the said additional lands to be added and to be deleted is less than 50 % of the total area of the said Project;

And whereas, it is accordingly expedient to designate the area of the lands to be incorporated and deleted on the said Regional Plan under the provisions of sub-section(3) of Section 18 of the said Act as the additional project area for the said Project;



And whereas, the said Project Proponent, vide challan No. GRNMH011394062202425P, dated 21.11.2024 has deposited an amount of Rs.36,89,100/- through the Assistant Director of Town Planning, Pune Branch, Pune which is at the rate of 10% of the total premium charges at the stage of Locational Permission as per the Regulation No. 4.5 of the said regulation for said Project for the said additional lands falling in zones, other than residential and commercial;

Now, therefore, the Director of Town Planning, Maharashtra State, Pune under the Regulation No. 4.5 of the said Regulation hereby grants permission to add the area 6.4494 Ha. more specifically described in Schedule 'A' appended hereto, in the said Project for which Locational permission has already been granted, subject to the following terms and conditions;

"Terms & Conditions of the Integrated Township Project":-

I) Conditions of Ownership:-

- 1) It shall be the responsibility of the said Project Proponent to procure the proof of Ownership / Development Rights of said additional lands alongwith the area under the said Notified Integrated Township Project. Also while applying for Letter of Intent, it is obligatory on the said Project Proponent to submit to the Collector, Pune, the extracts of original certified documents of the registered Memorandum of Understanding, registered documents of joint venture, original measurement plans, documents proving the ownership rights, development rights etc.
- 2) If the lands partly to be included are not remain continuous with the lands under the said Notified Integrated Township Project, of area 3.397 Ha. of village Hinjewadi as per Occupancy measurement plan issued by the Deputy Superintendent of Land Records then area of land stand automatically deleted from the said Notified Integrated Township Project area and the said Notified Integrated Township Project shall not be implemented on such lands.
- 3) Collector, Pune should take appropriate action regarding land holding titles like "New Tenure" lands which are included in the said Notified Integrated Township Project before issuing the letter of intent.
- 4) Collector, Pune shall verify and take appropriate action in respect of lands which are included in the said Notified Integrated Township Project having entries regarding bank encumbrances and names in the Other Right's column of 7/12 extract, before issuing the letter of intent.
- 5) If any document of ownership of lands included in the area of the said Notified Integrated Township Project is found false in future or if any judicial



proceedings arise regarding the said Notified Integrated Township Project in future, then it shall be the sole responsibility of the said Project Proponent to deal with those proceedings at his own risk and cost. In such case Locational Clearance shall be deemed to be cancelled automatically for that lands.

II) Conditions regarding Environment and Others:-

- 1) The said Project Proponent shall obtain the Environmental Clearance from the Ministry of Environment, Forest and climatic change (MoEF & CC) and from the Appropriate Competent Authority before obtaining the Building Permission within the lands to be incorporated in the area of the said Notified Integrated Township Project. Also the terms and conditions of the notifications issued by the Ministry of Environment, Forest and Climate Change for the Environment Impact Assessment Act, 1986 from time to time shall be binding on the said Project Proponent.
- 2) The said Project Proponent shall be responsible for making provision for safe disposal of Solid Waste and effluents within the said Notified Integrated Township Project at his own risk and their own cost, as per the criteria and norms decided by the Maharashtra Pollution Control Board and also subject to the provisions and rules under the relevant Act in this regard.
- 3) The terms and conditions imposed by the Irrigation Department and other concerned department of the State Government from time to time shall be binding on the said Project Proponent. The existing nallas / water courses, etc., in the area of the said Notified Integrated Township Project shall not be closed.
- 4) It shall be mandatory to submit the No Objection Certificate from the Director, Department of Archeology regarding all additional area while approving master plan of the project.
- 5) It shall be binding on the said Project Proponent to provide water supply for the development of the said Notified Integrated Township Project as per Regulation No.10.5(a) of the said Regulations at their own cost and responsibility. The conditions prescribed by Irrigation Department in these regards, from time to time are binding on the said Project Proponent.
- 6) It shall be binding on the said Project Proponent to provide electricity supply for the development of the said Notified Integrated Township Project as per the Regulation No.10.5(c) of the said Regulation at their own cost and responsibility. Also the said Authority, shall obtain from the Project Proponent, necessary permissions and also the firm commitment of electricity supply for the entire area of the said Notified Integrated Township Project



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from the concerned power supply company before the approval of the Master Plan as per Regulation No.6.5 of the said Regulation.

- 7) The said project proponent shall submit certificate regarding the lands of Maharashtra Industrial Development Corporation are not included in Integrated Township.

III) Regarding Development:-

- 1) The said Project Proponent shall provide access road of required width as per said Regulation but minimum 9 m. free of cost to the lands owned by other private persons, which are surrounded by the area under the said Notified Integrated Township Project.
- 2) It is binding on the said Project Proponent to protect the easement rights of the existing public roads passing through the area of the said Notified Integrated Township Project.
- 3) It shall be binding on said Project Proponent to construct CD work on Nalla included in the area of the said Notified Integrated Township Project with the permission of concern department and to keep distance from River, Nallas, Canal, Lake & other Water bodies within the area of the said Notified Integrated Township Project required as per the said Regulation for Development of Integrated Township Project.
- 4) No construction of any type shall be allowed on the lands having slope equal to or more than 1:5 in the said project, whether such lands are specifically marked as such on the Development Plan or not. Also No development activity shall be permissible and no development involving cutting/ levelling/ filling etc. shall be allowed on such lands.
- 5) The said Project Proponent shall have to plan and earmark the lands at suitable location within the area of the said Notified Integrated Township Project for public purpose reservations and also for basic infrastructure required for the population to be accommodated within the said Project, as per the said Regulation and shall plan and develop the same at his own cost.


IV) Other Terms and Conditions:-

- 1) The terms and conditions mentioned with reference to the Locational Clearance, amalgamation and the said additional area vide notifications dated 04.04.2008 and dated 29.06.2019 of Government, Urban Development Department and vide Notifications dated 25.11.2021, dt.16.06.2022 & dt. 23.12.2023 of the Director of Town Planning, Maharashtra State, Pune for the original Locational Clearance of the said Notified Integrated Township Project.



- 2) In case of breach of any of the terms and conditions by the said Project Proponent the powers / rights of cancellation of the Locational Clearance granted vide this Notification are reserved with Government.
- 3) The regulation for Development of Integrated Township Project sanctioned by the Government vide notification dated 20.11.2018 and as amended from time to time are applicable for the said Integrated Township project.
- 4) This Notification shall come into force on the date of its publication in the Maharashtra Government Gazette.
- 5) The details of the said additional lands incorporated within the said Notified Integrated Township Project are given in “**Schedule-A**” appended hereto. Also the plan showing the boundaries of the said Integrated Township Project is given in appended hereto.
- 6) The details of the said additional lands incorporated within the said Notified Integrated Township Project and the plan showing the boundaries alongwith this Notification shall be made available for the inspection of the general public during office hours on all working days at the following offices:-
 1. Metropolitan Commissioner, Pune Metropolitan Region Development Authority, Pune.
 2. The Collector, Pune.
 3. Joint Director of Town Planning, Pune Division, Pune.
 4. Deputy Director of Town Planning, Urban Research Cell, Head Office Pune.
/- This notification shall also be published on the website www.dtp.maharashtra.gov.in of Directorate of Town Planning and Valuation.
 5. Assistant Director of Town Planning, Pune Branch.





(Avinash B. Patil)
Director of Town Planning,
Maharashtra State, Pune.

Schedule 'A'

Details of Lands included in Integrated Township Project of Ashdan Township Venture Pvt. Ltd., Mhalunge Land Developers Pvt. Ltd., Mhalunge Township Developers LLP, Maan-Hinje Township Developers LLP, Classic Premoters & Builders Pvt. Ltd., NNP Buildcon Pvt. Ltd., Home Rising Construction LLP, Mhalunge Real Estate Developers Pvt. Ltd. & Magnite Developers Pvt. Ltd., at Village-Mhalunge, Maan & Hinjewadi, Tal-Mulshi, Dist.-Pune.

Sr. No.	Mouje	Survey No.	Hissa No.	Details of land area included in earlier notified area (Ha.)
A) Details of land included in earlier notified area				
1	Hinjewadi	200	1/1	0.35
2	Hinjewadi	202	--	5.5694
3	Hinjewadi	206	2/1	0.36
4	Hinjewadi	214	2	0.17
			Total	6.4494 Ha.
Area Notified By Notification Dated 23.12.2023				:- 104.9781 Ha.
Total revised notified area of Township				:- 111.4275 Ha.




(Avinash B. Patil)
Director of Town Planning,
Maharashtra State, Pune.