



Government of Maharashtra
Directorate of Town Planning & Valuation,
Maharashtra State, Pune- 411 001

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Notification

Maharashtra
Regional & Town
Planning
Act,1966

No. R.P.Pune/Village-Manjari.Kh., Wagholi/ITP/
TPV-1/6194 , dt.22/11/2024

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 the provisions of 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 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 subsection (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 the provisions of subsection (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 11 July, 2016 has established Metropolitan Region Development Authority to be called "the Pune Metropolitan Region Development Authority" (hereinafter referred to as "**the said Development**



ABP

Authority”) for the Metropolitan Area of Regional Plan more specifically described in the Schedule appended thereto;

And whereas, the Government in Urban Development Department vide its Government notification No.TPS-1817/CR-173/17/UD-13, dated-18.01.2018, appointed the said Development Authority as a “Special Planning Authority” under the provisions of section 40 (1) of the said Act;

And whereas, the Government in Urban Development Department has accorded Location Clearance for the Special Township Project proposed by L.K. Developers Pvt.Ltd. (hereinafter referred to as “the said **Project Proponent**”) in Village Manjari Kh. & Wagholi, Taluka Haveli, District - Pune on lands admeasuring an area of 40.0964 Ha., approximately vide Government Notification No.TPS-1807/245/C.R.641/07/UD-13, dated 04.04.2008 and after Government in Urban Development Department has accorded Locational Clearance for additional lands admeasuring an area of 1.255 Ha. of village Manjari Kh. vide its Government Addendum No. No.TPS-1807/245/C.R.641/07/UD-13, dated 04.12.2008. Therefore, total area having Locational Clearance is 41.3514 H. (hereinafter referred to as the “said Notified Special Township Project”);

And whereas, as per the Central Government’s Certificate dt. 09.04.2010, the name of L.K.Developers company has been changed as Kul Developers Pvt. Ltd. & thereafter as per the Central Government’s Certificate dt.21.05.2018, the name of Kul Developers Pvt. Ltd. has been changed as Ashdan Developers Pvt. Ltd. and accordingly the said area has been transferred to the Applicant Company;

And whereas, the Government in Urban Development Department vide Notification No.TPS-1818/1349/CR.229/18/20(4)/part-1/UD-13 dated 20.11.2018 sanctioned Development Control Regulations for the Special Planning Authority in order to incorporate the regulations for Development of Integrated Townships Project;

And whereas, the Government in Urban Development Department vide its Government notification No.TPS-1821/452/CR-105/2022/UD-13, dated 05.03.2024 published the notice under the provisions of section 37(1AA)(a) and 20(3) of the said Act, to make certain changes in the Regulation No.14.1 for the Integrated Township Project of the sanctioned Unified Development Control and Promotion



Regulations (UDCPR) and further issued directives under the provisions of section 154 of the said Act that the above modification shall come into force immediately irrespective of sanction to the said proposed modifications, And as per footnote of the above notice, for the effective implementation of these proposed modifications will be applicable to the prevailing ITP policy of the respective DCR of NAINA, CIDCO, MSRDC and PMRDA, the prevailing provisions of ITP policy of respective DCR of NAINA, CIDCO, MSRDC and PMRDA will continue wherein no modifications are proposed (hereinafter referred to as “**the said Regulations**”);

And whereas, the said notified special Township Project area came within Pune Metropolitan Region and the said Development Authority has sanctioned second revised Master Plan of the said notified Integrated Township Project on 21.11.2019 for 40.4497 Ha. area with certain conditions as per Regulation No.6.1 of the said Regulations (hereinafter referred to as the “**said Integrated Township Project**”);

And whereas, for the said Integrated Township Project proposed by the said project proponent in village Manjari Kh. & Wagholi, Taluka Haveli, District Pune on lands admeasuring as area of 41.3514 Ha. The Director of Town Planning, Maharashtra State, Pune has accorded Locational Clearance for additional land admeasuring 20.1450 Ha. vide Notification No.R.P.Pune/village- Manjari Kh; Wagholi/ITP/TPV-1/2986, dated 27.10.2010 and additional land admeasuring 5.864 Ha. vide Government of Maharashtra in Urban Development Departments Government Notification No. TPS-1821/1661/CR-138/2022/UD-13, dated 20.02.2023. Thereafter, the Director of Town Planning, Maharashtra State, Pune has accorded Locational Clearance for additional land admeasuring 2.4221 Ha. vide Notification No. R.P.Pune/village- Manjari Kh; Wagholi/ITP/TPV-1/3885, dated 19.07.2024. Accordingly, total area having Locational Clearance is 69.7825 Ha. (hereinafter referred to as the “**said Notified Integrated Township Project**”)

And whereas the said project proponent now vide its letter dated 26.07.2024, 06.11.2024 and 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 new additional land admeasuring area about 6.0351



Ha. from S.No. 165 pt, 168, 206, 208/1 and 209 of village Manjari Khu., Tal. Haveli, Dist. Pune in the area of the said Project;

And whereas, as per the said Regional Plan, the said additional lands are included in "Agriculture and No Development Zone;"

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 to be acquired by the said Project Proponent and the said Project Proponent has also submitted an Affidavits 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 is less than 50 % of the 69.7825 Ha. area of the said Project, for which Government has given locational clearance.

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. GRN MH011394136202425P, dated 21.11.2024 has deposited an amount of Rs. 25,46,850/- 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 6.0351 Ha. more specifically described in "Schedule- A" appended hereto



from the area of 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 along with 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) Area of lands shall be included in the said Notified Integrated Township Project after obtaining measurement plan issued by the Deputy Superintendent of Land Records. If such lands are not remain continuous with the lands under the said Notified Integrated Township Project, 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) The Collector, Pune should take appropriate action regarding land holding titles like "भोगवटा वर्ग-२", "सरकार" "New Tenure" lands and Surplus lands declared under Urban Land Ceiling Act, area of schemes under section 20 of the Urban Land Ceiling Act etc. which are included in the said Notified Integrated Township Project before issuing the letter of intent.
- 4) The 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 those lands.
- 6) The Project proponent vide letter dated 06.11.2024 has communicated that, in addition to the companies previously included in the said project, three new companies namely M/s. Chronix Projects Pvt. Ltd., Envision Constuvel LLP., and



Asoj Realty LLP are being included. But no documents have been submitted in support of the relation between the Project proponent i. e. Ashdan Developers Pvt. Ltd. and the said companies. It is required by the Collector, Pune to verify the registered documents between these companies or other documents related to the same.

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) For the said additional lands, to be included in the project it shall be mandatory to submit the no-objection certificate of Irrigation Department to the collector before getting the Letter of Intent for the Project.

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.

In respect of lands to be included in the said project, a certificate/ no-objection certificate of Irrigation Department about cast of restoration as required should be obtained by the Collector before getting the Letter of Intent for the Project.

- 4) Project proponent has submitted the letter of Additional Tahasildar, Loni kalbhor, Tahasil Haveli regarding the lands to be included in the project are not Tribal Lands. In this letter the outword number & date are not mentioned. Therefore, it will be necessary to the Collector to verify the authenticity of the said letter before issuing the Letter of Intent for 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 the provisions of 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 provisions of 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 from the concerned power supply company before the approval of the Master Plan as per the provisions of 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.
- 6) It shall be binding on the said Project Proponent to provide the System of Rain Water Harvesting in each building of the said Notified Integrated Township Project.
- 7) It shall be binding on the said Project Proponent to provide the System of Waste-Water Recycling in each building of the said Notified Integrated Township Project for reuse of the used water.
- 8) It shall be binding on the said Project Proponent to provide and operate Solar Energy System within the said Notified Integrated Township Project.

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, dt.04.12.2008, dt. 27.10.2020, dt.20.02.2023 issued by the Government in Urban Development Department and notification dated 19.07.2024 issued by Directorate of Town Planning shall be applicable for 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. If Locational Clearance stands cancelled due to non-compliance or non-fulfilment of above stated conditions then, the premium or any other amount paid by the Applicant to the Government shall not be refunded to the said Project Proponent.
- 3) The Development Control Rules, sanctioned by the Government on 20.11.2018 for the said Integrated Township shall continue to be applicable subject to modification thereof from time to time.
- 4) The provisions mentioned in Regulation No.7.5 of the said Regulation regarding the share of Local/Planning Authority shall be applicable for the said Notified Integrated Township Project.
- 5) This Notification shall come into force on the date of its publication in the Maharashtra Government Gazette.
- 6) 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 Notified Integrated Township Project including the said additional lands is given in “**Schedule-B**” appended hereto.




7) It is binding on the said Project Proponent to provide and develop the Development Plan Roads, reservations and proposals provided in the Draft / Final Development Plan of PMRDA & these shall be made available to the common public.

The details of the said additional lands incorporated within the said Notified Integrated Township Project and the plan showing the boundaries along with 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. The Metropolitan Commissioner, Pune Metropolitan Region Development Authority, Pune.
2. The Collector, Pune.
3. The Joint Director of Town Planning, Pune Division, Pune.
4. The Deputy Director of Town Planning, Urban Research Cell, Pune.
/- This notification shall also be published on the website of Directorate of Town Planning and Valuation - www.dtp.maharashtra.gov.in
5. The 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 Developers Pvt. Ltd., Manjari Housing Projects LLP., Wagholi Properties, Chronix Projects Pvt. Ltd., Envision Constuvel LLP., and Asoj Realty LLP, Manjari Kh., Tal-Haveli, Dist.-Pune.

Sr. No.	Mouje	Survey No.	Hissa No.	Details of land area to be included in earlier notified area (Ha.)
1	2	3	4	5
1	Manjari Kh.	165 pt.	--	1.06
2	Manjari Kh.	168	--	1.98
3	Manjari Kh.	206	--	0.3635
4	Manjari Kh.	208	1	1.2822
5	Manjari Kh.	209	--	1.3494
			Total	6.0351 Ha.
Area Notified By Notification Dated 19.07.2024 :-				69.7825 Ha.
Total Revised Notified Area of Township :-				75.8176 Ha.



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