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महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष ५, अंक ५५(३)]

मंगळवार, मार्च ४, २०१४/फाल्गुन १३, शके १९३५

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असाधारण क्रमांक ३०

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ४ मार्च २०१४

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस. १८१३/३०१३/प्र.क्र. ५०३/नवि-१३. — ज्याअर्थी, पिंपरी-चिंचवड नवनगर विकास प्राधिकरणाची सुधारित विकास योजना (यापुढे “उक्त विकास योजना” म्हणून उल्लेखिलेली) शासनाच्या नगरविकास विभागाची अधिसूचना क्र. टीपीएस/१८१३/१४१२/नवि-१३, दिनांक २८ नोव्हेंबर १९९५ अन्वये मंजूर असून दिनांक १५ जानेवारी १९९६ पासून अंमलात आली आहे (यापुढे जिचा उल्लेख “उक्त अधिसूचना” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, पिंपरी-चिंचवड नवनगर विकास प्राधिकरणाची विकास नियंत्रण नियमावली शासनाने दिनांक ५ सप्टेंबर १९७४ ची अधिसूचना क्र. डीए/१००/डी.सी.आर. (डीए/४०/८६२) अन्वये मंजूर केली आहे आणि सदरहू विकास नियंत्रण नियमावली उक्त विकास योजनेत शासनाच्या नगरविकास विभागाची दिनांक २८ नोव्हेंबर १९९५ ची अधिसूचना क्र. टीपीएस-१८१३/१४१२/युडी-१३ अन्वये अंतर्भूत केली आहे. (यापुढे जिचा उल्लेख “उक्त नियमावली” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेसाठी “पिंपरी-चिंचवड नवनगर विकास प्राधिकरण” हे नियोजन प्राधिकरण आहे (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेमधील प्रस्तावानुसार पेठ क्र. ५ व ८ मध्ये “औद्योगिक प्रशिक्षण केंद्र” हे आरक्षण प्रस्तावित असून त्यामध्ये आरक्षण क्र. ४५८-प्राथमिक शाळा, आरक्षण क्र. ४५९-प्राथमिक शाळा, आरक्षण क्र. ४६०-हायस्कूल, आरक्षण क्र. ४६१-डिस्पेन्सरी, आरक्षण क्र. ४६२-सब डिस्ट्रीक्ट सेंटर, आरक्षण क्र. ४६३-सर्व्हिस इंडस्ट्रीज, आरक्षण क्र. ४६४-बस टर्मिनस, आरक्षण क्र. ४७६-प्राथमिक शाळा, आरक्षण क्र. ४७७-प्राथमिक शाळा, आरक्षण क्र. ४७८-हायस्कूल, आरक्षण क्र. ४७९-मॅटर्निटी होम अशी अकरा चिन्हांकित आरक्षणे प्रस्तावित करण्यात आलेली आहेत (यापुढे ज्यांचा उल्लेख “उक्त विकास योजना प्रस्ताव” म्हणून करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने त्यांच्या प्राधिकरण सभा क्र. ३०३, दिनांक ४ एप्रिल २०१३ अन्वये उक्त विकास योजना प्रस्तावातील—

(१) “औद्योगिक प्रदर्शन केंद्राचे” आरक्षण विचारात घेता आरक्षण क्र. ४५८-प्राथमिक शाळा, आरक्षण क्र. ४५९-प्राथमिक शाळा, आरक्षण क्र. ४६०-हायस्कूल, आरक्षण क्र. ४६३-सर्व्हिस इंडस्ट्रीज, आरक्षण क्र. ४७७-प्राथमिक शाळा, आरक्षण क्र. ४७८-हायस्कूल, आरक्षण क्र. ४७९-मॅटर्निटी होम ही सात चिन्हांकित आरक्षणे वगळणे,

(१)

(२) औद्योगिक प्रदर्शन केंद्राच्या आरक्षण हद्दीच्या पश्चिम व दक्षिणेकडील २४.०० मी. रुंद रस्त्याची आखणी जागेवर विकसित झाल्याप्रमाणे सुधारित करणे,

(३) प्रस्तावित “औद्योगिक प्रदर्शन केंद्र” या आरक्षणाचे “पुणे आंतरराष्ट्रीय प्रदर्शन व कन्व्हेन्शन सेंटर, मोशी, पुणे” असे नामाभिधान करणे व,

(४) उक्त नियोजन प्राधिकरणाच्या मंजूर विकास नियंत्रण नियमावलीमध्ये अशा आरक्षणाच्या विकसनासाठी, विशेष नियमावली समाविष्ट करणे,

असे फेरबदल करण्याचे ठरवून त्याकरिता उक्त नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३७(१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून फेरबदल प्रस्ताव (यापुढे “उक्त प्रस्तावातील फेरबदल” असे संबोधले आहे) शासनाच्या मान्यतेसाठी दिनांक २२ जुलै २०१३ रोजीच्या पत्रान्वये सादर केला आहे ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य यांचेशी सल्लामसलत केल्यानंतर, उक्त प्रस्तावित फेरबदल काही फेरफारासह व अटीसह मान्य करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ चे पोट-कलम (२) अन्वये व त्याअनुषंगाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन उक्त विकास योजनेतील उक्त प्रस्तावित फेरबदलास काही फेरफारासह मंजूरी देत आहे आणि त्यासाठी उक्त अधिसूचनेमध्ये खालीलप्रमाणे बदल करीत आहे :—

उक्त अधिसूचनेबाबत जोडलेल्या फेरबदलांच्या अनुसूचीमध्ये शेवटच्या नोंदीनंतर खालील नवीन नोंद समाविष्ट करण्यात येत आहे :—

“नोंद

(१) “औद्योगिक प्रदर्शन केंद्र” या आरक्षणाचे नामाभिधान “पुणे आंतरराष्ट्रीय प्रदर्शन व कन्व्हेन्शन सेंटर, मोशी, पुणे” असे बदलण्यात येत आहे.

(२) आरक्षण क्र. ४५८-प्राथमिक शाळा, आरक्षण क्र. ४५९-प्राथमिक शाळा, आरक्षण क्र. ४६०-हायस्कूल, आरक्षण क्र. ४६३-सर्किस इंडस्ट्रीज, आरक्षण क्र. ४७७-प्राथमिक शाळा, आरक्षण क्र. ४७८-हायस्कूल, आरक्षण क्र. ४७९-मॅटर्निटी होम ही सात चिन्हांकित आरक्षणे वगळून त्याखालील जागा “पुणे आंतरराष्ट्रीय प्रदर्शन व कन्व्हेन्शन सेंटर, मोशी, पुणे” या प्रयोजनासाठी आरक्षित करण्यात येत आहे.

(३) प्रस्तावित आरक्षणाच्या चारही बाजूंनी विकसित झालेल्या रस्त्यांच्या अनुषंगाने फेरबदल प्रस्तावानुसार “पुणे आंतरराष्ट्रीय प्रदर्शन व कन्व्हेन्शन सेंटर, मोशी, पुणे” या आरक्षणाच्या हद्दीस मंजूरी देण्यात येत आहे. तसेच, त्या अनुषंगाने प्रस्तावित आरक्षणाच्या पश्चिम व दक्षिणेकडील २४मी. रुंद रस्त्याच्या आखणीतील प्रस्तावित फेरबदलास मान्यता देण्यात येत आहे.

(४) “पुणे आंतरराष्ट्रीय प्रदर्शन व कन्व्हेन्शन सेंटर, मोशी, पुणे” या आरक्षणाच्या विकसनासाठी प्रस्तावित विशेष नियमावलीस सोबतच्या परिशिष्ट ‘अ’ मध्ये नमूद केलेप्रमाणे काही बदलांसह व प्रस्तुत “प्रस्तुत आरक्षणाखालील जागेमध्ये सुसज्ज व अत्याधुनिक अग्निशमन केंद्र उभारणे आवश्यक आहे.” या अटीसापेक्ष उक्त नियमावलीमध्ये समाविष्ट करण्यास मंजूरी देण्यात येत आहे.

उक्त मंजूर फेरबदल दर्शविणारा भाग नकाशा क्रमांक टीपीएस-१८१३/३०१३/प्र.क्र. ५०३/नवि-१३ हा मुख्य कार्यकारी अधिकारी, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, आकुर्डी, पुणे-४४ यांचे कार्यालयात एक महिन्याच्या कालावधीसाठी, कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी नागरिकांच्या अवलोकनार्थ उपलब्ध करण्यात यावा.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in या वेबसाईटवर देखील प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

सुनिल मरळे,
अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 4th March 2014.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Government Resolution No. TPS-1813/3013/CR 503/UD 13.—Whereas the Revised Development Plan of Pimpri-Chinchwad New Town Development Authority, (hereinafter referred to as “the Said Development Plan”) has been sanctioned by the Government, *vide* Notification No. TPS/1893/1412/UD-13, dated the 28th November 1995 and has come into force with effect from 15th January 1996 (hereinafter referred to as “the Said Notification”);

And whereas, the Development Control Regulations sanctioned by Government *vide* Notification No. DA/100/DCR(DA/40/862) dated the 5th September 1974 have been incorporated in the revised Development Plan of Pimpri-Chinchwad New Town Development Authority, sanctioned *vide* Notification No. TPS-1893/1412/UD-13, dated 28th November 1995 (hereinafter referred to as “the said Regulations”);

And whereas, the “Pimpri-Chinchwad New Town Development Authority” is the Planning Authority for the said Development Plan (hereinafter referred to as the “the said Planning Authority”);

And whereas, as per the said Development Plan, reservation for “industrial Exhibition Centre” is proposed in Sectors 5 and 8, which comprises eleven symbolic reservations *viz* :- Site No. 458-Primary School, Site No. 459-Primary School, Site No. 460-High School, Site No.-Dispensary, Site No. 462-Sub-District Centre, Site No. 463-Service Industries, Site No. 464-Bus Terminus, Site No. 476-Primary School, Site No. 477-Primary School, Site No. 478-High School and Site No. 479-Maternity Home (hereinafter referred to as “the said Development Plan Proposal”);

And whereas, the said Development Authority in its meeting No. 303, dated the 4th April 2013 decided :—

(i) to delete the seven symbolic reservations, Site No. 458-Primary School, Site No.459-Primary School, Site No.460-High School, Site No.463-Service industries, Site No.477- Primary School, Site No.478-High School and Site No.479- Maternity Home, considering the reservation of “Industrial Exhibition Centre”,

(ii) to change the alignment of 24m wide road on West and South of the reservation boundary of Industrial Exhibition Centre as developed on site,

(iii) to redesignate the said reservation as “Pune International Exhibition and Convention Center, Moshi, Pune” (PIECC) and

(iv) to include a Special Regulation regarding development of PIECC in the said Regulations.

And whereas, the said Planning Authority has accordingly, after following all the legal formalities stipulated under section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) submitted the modification proposal (herein after referred to as “said proposed modification”) *vide* its letter dated 22/07/2013, to the Government for its sanction;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification needs to be sanctioned with certain changes and subject to certain conditions;

Now therefore, in exercise of powers conferred by sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposed modification, with certain

changes and subject to following conditions and for that purpose amends the said Notification as follows :—

In the Schedule of Modifications appended to the said Notification, after the last entry, the following entry shall be added viz :—

“ ENTRY

- (1) “Designation of “Industrial Exhibition Centre” is changed as “Pune International Exhibition and Convention Center, Moshi, Pune”
- (2) Seven symbolic reservations viz. Site No. 458 -Primary School, Site No.459-Primary School, Site No.460- High School, Site No.463-Service Industries, Site No.477- Primary School, Site No.478- High School, Site No.479- Maternity Home; are deleted and the land thereunder is reserved for the purpose of “Pune International Exhibition and Convention Center, Moshi, Pune”
- (3) The boundaries of ‘Pune International Exhibition and Convention Center, Moshi, Pune’ are sanctioned as per the existing development along the four sides of the said Reservation and also sanction is accorded to the modification of the alignment of 24 mt wide road at the Western and Southern side of the said reservation as per the existing development.
- (4) The Special Regulations proposed for development of “Pune International Exhibition and Convention Center, Moshi, Pune” are sanctioned with certain changes as per Annexure-A appended hereto, subject, to the condition that it shall be mandatory to construct a well-equipped state-of-the-art fire station with all necessary facilities within the site of PIECC.”

The Part Plan, bearing No.TPS-1813/3013/CR-503/UD-13, showing the said sanctioned modification, shall be kept open for inspection by the general public during office hours in the office of the Chief Executive Officer, Pimpri-Chinchwad New Town Development Authority, Akurdi, Pune-44 for a period of one month.

This notification shall also be published on the Government web-site - www.maharashtra.gov.in.

ANNEXURE-A

(Appended to the Government in UDD's Notification No. TPS. 1813/3013/CR-503/UD-13, dated the 4th March 2014)
SPECIAL REGULATION FOR PUNE INTERNATIONAL EXHIBITION AND CONVENTION CENTRE, MOSHI, PUNE

Proposed Modification Under Section 37(1) (1)	Modification Sanctioned by the Government Under Section 37(2) (2)
SPECIAL REGULATIONS FOR INTERNATIONAL EXHIBITION AND CONVENTION CENTRE (1) Definitions :— (a) <i>Basic Amenities.</i>—It shall include amenities like community centers, convenience shopping, open- spaces, gardens, clinics, libraries, creche, medical facilities and the like. (b) <i>Convention Centre.</i>—It means a structure used for public assembly having various types of meeting facilities. (c) <i>Exhibition Centre.</i>—It means a public place where a collection of several special things are on display either temporary or permanent. (d) <i>Pune International Exhibition and Convention Centre, Moshi, Pune (P.I.E.C.C.).</i>—It means Exhibition and Convention Centre of international standards. (e) <i>Master Plan.</i>—It means plan explaining the broad scheme for the development of P.I.E.C.C. (f) <i>Public Utilities.</i>—It shall include Bus Terminus and other transportation infrastructure, Electricity Substations, AC Plants, Water Storage, Sewage treatment plants, rainwater harvesting facilities, non-conventional energy installations, Solid waste collection system, Police Stations and security arrangements, fire station, Post and Telegraph, public conveniences and the like.	SPECIAL REGULATIONS FOR PUNE INTERNATIONAL EXHIBITION AND CONVENTION CENTRE, MOSHI, PUNE (1) Definitions :— (a) <i>Basic Amenity.</i>—It means and includes amenities like community center, convenience shopping, open spaces, garden, clinic, library, creche, medical facilities and the like. (b) <i>Convention Centre.</i>—It means a structure used for public assembly having various types of facilities for meetings and conferences. (c) <i>Exhibition Centre.</i>—It means a public place where a collection of several objects, artefacts, products etc. are kept on display, either temporarily or permanently. (d) <i>Pune International Exhibition and Convention Centre, Moshi, Pune (P.I.E.C.C.).</i>—It means Exhibition and Convention Centre of international standards at Moshi, Pune. (e) <i>Master Plan.</i>—It means plan explaining the broad scheme for the development of P.I.E.C.C. (f) <i>Public Utilities.</i>—It shall include Bus Terminal, Bus Depot, Bus Stop, Metro Station and other transportation infrastructure, Electricity Sub-stations, AC Plants, Water Storage, Sewage Treatment Plants, rainwater harvesting facilities, non-conventional energy installations, Solid waste collection system, Police Stations and security arrangements, fire station, Post and Telegraph, public conveniences and the like.

(1)

(2) Applicability :—

These special regulations shall apply to Pune International Exhibition and Convention Centre, Moshi, Pune. For the provisions not given in these special regulations, those in the Development Control Regulations of P.C.N.T.D.A. shall apply and in case of absence of any provision in D.C.R of P.C.N.T.D.A., regulations of P.C.M.C. shall apply.

(3) Broad Uses in the Master Plan :—

The Master Plan for the said P.I.E.C.C. shall necessarily provide spaces for following broad uses and various users allowed thereunder shall be as mentioned against each of these broad uses as mentioned below,—

No.	Broad Uses	Various Users allowed
1	Exhibition Area	Exhibition Halls, Display Areas, Public address areas, Service Areas, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.
2	Convention Centre	Convention Halls, Display Areas, Star Hotels, Auditoria, Art Galleries, Museums, Food Courts, Retail Shops, Communication Centre's, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.
3	Administration and Communication	Organizers' Offices, Public Information and Address Centers, Cloak Rooms, Medical Facilities, Communication Centers, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.

(2)

(2) Applicability :—

These special regulations shall apply to the Pune International Exhibition and Convention Centre, Moshi, Pune. In respect of subjects not dealt with in these special regulations, those in the Development Control Regulations of P.C.N.T.D.A. as amended from time to time shall apply and in case of absence of any provision in D.C.R of P.C.N.T.D.A., Regulations of P.C.M.C. as amended from time to time shall apply.

(3) Broad Uses in the Master Plan :—

The Master Plan for the said P.I.E.C.C. shall necessarily provide spaces for following broad uses and various users allowed thereunder shall be as mentioned against each of these broad uses as mentioned below,—

No.	Broad Uses	Various Users allowed
1	Exhibition Area	Exhibition Halls, Display Areas, Public address areas, Service Areas, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.
2	Convention Centre	Convention Halls, Display Areas, Star Hotels, Auditoria, Art Galleries, Museums, Food Courts, Retail Shops, Communication Centre's, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.
3	Administration and Communication	Organizers' Offices, Public Information and Address Centers, Cloak Rooms, Medical Facilities, Communication Centers, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas. Bus Depot, Bus stop and Metro Station.

ANNEXURE-A—contd.

(1)

(2)

No.	Broad Uses	Various Users allowed	No.	Broad Uses	Various Users allowed
4	Banking Commerce, Retail for users noted against 1, 2 and 3 above.	Foreign Exchange Counters, Banks and ATM Centers, Retail Shops and allied, Offices, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.	4	Banking Commerce, Retail for users noted against 1, 2 and 3 above.	Foreign Exchange Counters, Banks and ATM Centers, Retail Shops and allied, offices, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.
5	Commercial	Restaurants and Hotels, Cinema Theaters, Multiplexes, Malls, Offices, Retail shops, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.	5	Commercial	Restaurants and Hotels, Cinema Theaters, Multiplexes, Malls, Offices, Retail shops, basic amenities and utilities required including circulation, parking, loading-unloading and storage areas.
6	Recreational and Cultural.	Gardens, Parks, Amusement Parks, Water Sports, Swimming Pools, Clubs, Play areas and Sports Centers, Gymnasia, Spas, Beautification of Water bodies, amphitheaters, Arts and Craft Centers, Community Centers, Food Courts, basic amenities and utilities required including circulation and parking and loading-unloading and storage areas.	6	Recreational and Cultural.	Gardens, Parks, Amusement Parks, Water Sports, Swimming Pools, Clubs, Play areas and Sports Centers, Gymnasia, Spas, Beautification of Water bodies, amphitheaters, Arts and Craft Centers, Community Centers, Food Courts, basic amenities and utilities required including circulation and parking and loading-unloading and storage areas. Outdoor Exhibitions (restricted to Maximum 60 days in a calendar year), Helipad.
7	Residential	All types of dwelling units including Studio Apartments, Service Apartments, Service Staff Housing, Working Women's Hostels, Homes for the aged, basic amenities and utilities required including circulation and parking and loading-unloading and storage areas.	7	Residential	All types of dwelling units including Studio Apartments, Service Apartments, Service Staff Housing, Working Women's Hostels, Homes for the aged, basic amenities and utilities required including circulation and parking and loading-unloading and storage areas.

(1)

(4) Land allocation and maximum permissible built-up area :—

The permissible total built-up area of the P.I.E.C.C. shall be equal to the area of plot reserved therefor excluding the area under petrol pipeline. The total built-up area shall be utilized for the uses as envisaged in the Master Plan for the P.I.E.C.C. The land allocation for the broad uses and the permissible built-up area for the users permitted under these broad uses shall be as given in the following table,—

Table

No.	Borad Uses*	Land Allocation (Percent of area of reservation)	Maximum Permissible built-up area (Percent of total Permissible built-up area)
1	Exhibition Area	30	10
2	Convention Centre	10	15
3	Administration and Communication.	05	07
4	Banking, Commerce, Retail	05	10
5	Commercial and Residential	30	55**
6	Recreational and Cultural	20	03

* In addition to the broad uses mentioned in the above table, the Master Plan for the said P.I.E.C.C. shall also earmark space for following specific users namely,—

- (a) Primary School (with minimum land area of 0.40 Ha.),
 (b) Dispensary (with minimum land area of 0.20 Ha.),
 (c) Sub District Centre (with minimum land area of 0.89 Ha.)
 and

(2)

(4) Land allocation and maximum permissible built-up area :—

The permissible total built-up area of the P.I.E.C.C. shall be equal to the area of plot reserved therefor, excluding the area under petrol pipeline. The total built-up area shall be utilized for the users as envisaged in the Master Plan for the P.I.E.C.C. approved by the PCNTDA. The land allocation for the broad uses and the permissible built-up area for the users permitted under these broad uses shall be as given in the following Table,—

Table

No.	Borad Uses*	Land Allocation (Percent of area of reservation)	Permissible built-up area (Percent of total Permissible built-up area)
1	Exhibition Area	Minimum 55	Minimum 15
2	Convention Centre		
3	Administration and Communication.		
4	Banking, Commerce, Retail	Maximum 45	Maximum 85
5	Commercial and Residential		
6	Recreational and Cultural		

In addition to the broad uses mentioned in the above table, the Master Plan for the said P.I.E.C.C. shall also earmark space for following specific users namely,—

- (a) Primary School (with minimum land area of 0.40 Ha.),
 (b) Dispensary (with minimum land area of 0.20 Ha.),
 (c) Sub District Centre (with minimum land area of 0.89 Ha.)
 and

- (d) Bus Terminus (with minimum land area of 0.63 Ha.). These users shall form the part of the broad land use in which they will be located.

** For commercial and residential broad user, at least 30 per cent. of the maximum permissible built-up area shall be allocated for commercial user and at least 10 per cent. of the maximum permissible built-up area shall be allocated for residential user.

(5) Exemptions from permissible built up area calculations—

The following shall not be included in the built-up area calculations,—

- (a) Open area for exhibitions.
- (b) Stilt floor space (exclusively for parking purpose) constructed under building and of maximum height of not more than 4.2 m and which shall be open at least from three sides.
- (c) Basements used for parking, strong rooms, storage. However maximum 2 basements shall be allowed.
- (d) Parking area covered as well as uncovered, multilevel parking.
- (e) Open swimming pool.
- (f) Overhead, ground and underground water storage reservoirs.
- (g) Covered pedestrian ways joining /leading to Exhibition Halls/Convention Centre.

- (d) Bus Terminus (with minimum land area of 0.63 Ha.). These users shall form the part of the broad land use in which they will be located.

(5) Exemptions from permissible built up area calculations—

The following shall not be included in the built-up area calculations,—

- (a) Open area for exhibitions.
- (b) Stilt floor space (exclusively for parking purpose) constructed under building and of maximum height of not more than 4.2 m and which shall as far as possible be open at least from three sides.
- (c) Basements used for parking, strong rooms, storage. However maximum 2 basements shall be allowed.
- (d) Parking area covered as well as uncovered, multilevel parking.
- (e) Open swimming pool,
- (f) Overhead, ground and underground water storage reservoirs.
- (g) Covered pedestrian ways joining / leading to Exhibition Halls/Convention Centre.
- (h) Staircases, Passages, Lobbies, Foyers and Corridors.

ANNEXURE-A—contd.

(1)		(2)	
(6) Height—		(6) Height—	
No.	Users	No.	Users
1	Exhibition Halls	1	Exhibition Halls
	Maximum height Permissible		Maximum height Permissible
	18 m		36 m
	(including structural elements)		
2	Convention Centre	2	Convention Centre
	70 m		70 m
3	Administration and Communication	3	Administration and Communication
	100 m		100 m
4	Banking, Commerce, Retail	4	Banking, Commerce, Retail
	100 m		100 m
5	Commercial and Residential	5	Commercial and Residential
	100 m		100 m
6	Recreational and Cultural	6	Recreational and Cultural
	15 m		15 m
7	Multilevel Parking	7	Multilevel Parking
	15 m		36 m

For the purpose of marginal spaces required for the buildings exceeding 36 meter in height but not above 70 meter height, the regulations of Pimpri-Chinchwad Municipal Corporation shall be applicable and for the buildings beyond 70 meter height but not exceeding 100 meter height, the marginal spaces shall be 12 meter from all the sides subject to the prior approval of Chief Fire Advisor to Government of Maharashtra. The maximum height permissible shall be subject to No Objection Certificate from Civil Aviation Authority / Air Force Authority of India and subject to production of certificate of the structural stability of the building from the registered Structural Engineer.

(7) Marginal Open spaces—

- Marginal distance from the IECC plot boundary shall be 15 m. or the setbacks required for classified roads whichever is more.
- Distance between two buildings shall be sum of the marginal distances required for such buildings as per their height except for the exhibition halls.

(7) Marginal Open spaces—

- Marginal distance from the PIECC plot boundary shall be 15 m. or the setbacks required for classified roads whichever is more.
- Distance between two buildings, except for the exhibition halls, shall be sum of the marginal distances required for such buildings as per their height.

- (c) Distance between two exhibition halls shall be minimum 20 m. which may include space for circulation and landscape.

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- (d) For the purpose of marginal spaces required for the buildings more than 36 meter but not exceeding 100 meter in height, the front marginal open spaces shall be 12 meter and marginal open spaces on all other sides shall be 16 meter, subject to the prior approval of the Director (Fire Services), Government of Maharashtra.

- (d) For the purpose of marginal spaces required for the buildings more than 36 meter but not exceeding 100 meter in height, the front marginal open spaces shall be 12 meter and marginal open spaces on all other sides shall be 16 meter, subject to the prior approval of the Director (Fire Services), Government of Maharashtra.

- (e) The maximum height permissible shall be subject to No Objection Certificate from the Competent Authority of the Airport Authority of India and Indian Air Force, if necessary, and subject to production of certificate of the structural stability of the building from a Licensed Structural Engineer.

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(8) Minimum area, sizes and internal height for Exhibition Halls :—

Minimum size	Minimum dimensions	Minimum internal height including structural system
900 sq. mtrs.	30 mtrs.	9 mtrs.

(8) Minimum area, sizes and internal height for Exhibition Halls :—

Minimum size	Minimum dimensions	Minimum internal height including structural system
900 sq. mtrs.	20 mtrs.	9 mtrs.

(9) Parking requirement for Convention Centre and Exhibition Areas—

- (a) *Convention Centre*.—For every 10 seats, parking space for 2 cars and 4 scooters shall be provided.
- (b) *Exhibition Area*.—For every 1000 sq. mtrs. of exhibition area including open area, parking space for 25 cars and 70 scooters shall be provided.

(9) Parking requirement for Convention Centre and Exhibition Areas—

- (a) *Convention Centre*.—For every 10 seats, parking space for 2 cars and 4 scooters shall be provided.
- (b) *Exhibition Area*.—For every 1000 sq. mt. of exhibition area including open area, parking space for 25 cars and 70 scooters shall be provided.
- (c) In addition to the above, adequate parking spaces for Buses and Cargo Trucks shall be provided in consultation with the Joint Director of Town Planning, Pune Division, Pune.

(1)

(10) Urban Design Guidelines—

- (i) It shall offer generous pedestrianised plazas with abundant landscaping taking into account the existing wetland and the contours so as to be used as recreational spaces or for outdoor special events. Servicing of such spaces for maintenance and emergencies should be duly incorporated.
- (ii) It shall fit comfortably within its context and add positively to the experience of walking and street level ambience. The image of the complex from various access routes should be consciously orchestrated to create a positive image and a memorable visual impact.
- (iii) It shall have a impact making entrance having a greater prominence on the access ways and should not derive direct access from the Nashik-Pune Highway.
- (iv) The design of facades should have elements that break down the scale, create a sense of openness. It can comprise of well detailed store fronts, interesting surface and textural effects, overhead weather protection, unique street lighting, street furnishings, sidewalk seating for restaurants and coffee bars, and public art.
- (v) Landscaping of public spaces should resort to minimal use of lawns and maximum use of indigenous plant species that make optimum use of the water resources and are responsive to the local climate. Use of hard paved surfaces should be restricted to 1/2 the area of open spaces and should be permeable to recharge the ground water table. The remaining 50% area shall be used for soft landscaping. This area shall be calculated after deducting roads, recreational open space and area occupied by buildings and parking structures.
- (vi) Preference is to be given for sustainable building solutions and Griha norms for green buildings are to be adopted.

(2)

(10) Urban Design Guidelines—

- (i) The urban design shall offer generous pedestrianised plazas with abundant landscaping, taking into account the existing wetland and the contours so as to be used as recreational spaces or for outdoor special events. Servicing of such spaces for maintenance and emergencies should be duly incorporated.
- (ii) The design shall fit comfortably within its context and add positively to the experience of walking and street level ambience. The image of the Complex from various access routes should be consciously orchestrated to create a positive image and a memorable visual impact.
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- (v) Landscaping of public spaces should resort to minimal use of lawns and maximum use of indigenous plant species that make optimum use of the water resources and are responsive to the local climate. Use of hard paved surfaces should be restricted to 50% of the area of open spaces and should be permeable so as to recharge the ground water table. The remaining 50% area shall be used for soft landscaping. This area shall be calculated after deducting roads, recreational open spaces and area occupied by buildings and parking structures.
- (vi) Preference is to be given for sustainable building solutions and Griha norms for green buildings are to be adopted.

- (vii) Uninterrupted access to and signage/audio visual aids/media for ease of use of physically, visually and such other challenged persons throughout the development shall be necessary.
- (viii) Environment Clearance from the competent authority shall be necessary.

(11) Implementation—

Development of the P.I.E.C.C. can be taken up in appropriate phases and in the manner as may be decided by the PCNTDA.

(12) Interpretation—

If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the Director of Town Planning, Maharashtra State, Pune. He, after considering the matter and, if necessary, after giving hearing to the concerned parties, shall give a decision on the interpretation of the provisions of the regulations and the decision of Director of Town Planning, Maharashtra State, Pune in this respect shall be final and binding on all concerned.

(13) Power to remove difficulties—

The Chief Executive Officer after consultation with Director of Town Planning, Maharashtra State, Pune and for the reasons to be recorded in writing, may permit any of the dimensions / provisions prescribed by these regulations to be relaxed, provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants / occupiers of the buildings and the neighborhood. However, no relaxation in the front setback and total permissible built-up area for the entire complex of P.I.E.C.C. shall be granted under any circumstances.

- (vii) Uninterrupted access to and signage/audio visual aids/media for ease of use of physically, visually and such other challenged persons throughout the development shall be necessary.
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By order and in the name of the Governor of Maharashtra

SUNIL MARALE,
Under Secretary to Government.