

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

WESTERN ZONE BENCH PUNE, AT PUNE

ORIGINAL APPLICATION NO. 114 of 2025

IN THE MATTER OF

Sameer Mahadev Khale

...Applicant

VERSUS

M/s Kumbare Stone Crusher & Ors.

...Respondents

REPLY ON BEHALF OF RESPONDENT NO. 1

(FOR INDEX PLEASE SEE INSIDE)

Advocate for the Respondent No. 1:

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Naman Sherstra, Yugal Pandey & Sanmitra Y. Pol
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Pune
Date: 07.12.2025



Advocate for the Respondent No. 1:
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...Respondents

REPLY ON BEHALF OF RESPONDENT NO. 1

To,

The Hon'ble Chairperson and

The Hon'ble Companion Judges and the Hon'ble Members

Of the Hon'ble National Green Tribunal

MAY IT PLEASE YOUR LORDSHIP:

1. The present Application has been filed by the Applicant raising alleged substantial issue relating to the environment pertaining to the alleged illegal operation of Stone Crushing Unit by Kumbare Stone Crushers i.e. Respondent No.1 at Survey No. 735, Village Urawade, Taluka Mulashi, District Pune, (herein after referred to as the "*Impugned site*").
2. This Hon'ble Tribunal vide the Order dated 18.09.2025 after considering the present Original Application and evidence on record was pleased to direct the Registry to issue Notice to the Respondent No. 1 to Respondent No. 3, returnable within 4 weeks. The Respondent No. 1 is in receipt of

the present O.A. and is filing the present reply in the present matter in compliance of the Order dated 18.09.2025.

3. At the outset, it is submitted that all the contentions raised by the Applicant in present O.A. No. 114 of 2025 are devoid of any merits and the same lacks *bona-fides* of the Applicant in approaching this Hon'ble Tribunal u/s 14 and Sec. 15 of the National Green Tribunal Act, 2010. All contentions raised by the Applicant in O.A. No. 114 of 2025 are absolutely false, frivolous and in any case, denied by the Respondent No. 1. It is submitted that, no contentions raised by the Applicant in O.A. No. 114 of 2025 are deemed to be admitted by the Respondent No. 1 for reasons of non-traverse. The Applicant in the present O.A. No. 114 of 2025 has not at all averred or provided any specific details pertaining to the manner of violations as alleged and has invoked the jurisdiction of this Hon'ble Tribunal on a fishing and roving enquiry and therefore, ought to be dismissed *in limine*.

4. FACTS:

- i. The Respondent No. 1 is undertaking the operation of quarrying and stone crushing in and around the Survey No. 734 since last about 25 years. It is submitted that the Respondent No. 1 has been undertaking all the operation with due permissions in law, at the relevant point of time. In the year, 1999, the Respondent No. 1 had sought No Objection Certificate to undertake Stone Crushing Operations from the Village Panchayat Urawade, Taluka Mulashi, Dist. Pune. The Village Panchayat Urawade, Taluka Mulashi, Dist. Pune vide letter dated 30.05.1999 issued a No Objection Certificate for conducting Stone Crushing Activities to Mr. Shivaji Namdeo Kumbhare i.e. the proprietor of the Respondent No. 1. A copy of the No Objection

Certificate issued by the Village Panchayat Urawade, Taluka Mulashi, Dist. Pune dated 30.05.1999 along with its translated copy is enclosed herewith and marked as **Annexure R-1**.

- ii. As stated above, the Respondent no. 1 is undertaking the stone crushing operations since almost last 3 decades. On 24.09.2018, the Maharashtra Pollution Control Board was pleased to grant Consent To Operate for manufacture of “Crush Sand 10 mm, 20 mm & Dust”. The said Consent to Operate was valid upto 31.07.2022. A copy of the Consent To Operate for manufacture of “Crush Sand 10 mm, 20 mm & Dust” granted by MPCB to the Respondent No. 1 dated 24.09.2018 is enclosed herewith and marked as **Annexure R-2**.
- iii. Thereafter, the Respondent No. 1 applied for renewal of the Consent to Operate vide Application bearing No. UAN No. 0000143588. The MPCB was pleased to grant renewal of Consent to Operate on 21.09.2022. The said renewal was granted for the period upto 31.07.2026. It is submitted that the Petitioner is undertaking the stone crushing activities according to the terms and conditions of the renewal of Consent to Operate dated 21.09.2022. In any case, it is not the contention of the Applicant that the Respondent No. 1 is undertaking the Stone Crushing Operations in violation of the conditions of the Consent granted by MPCB. A copy of renewal to Consent to Operate dated 21.09.2022 issued by MPCB to the Respondent No. 1 is enclosed herewith and marked as **Annexure R-3**.
- iv. The District Collector Pune, on 08.09.2025, was pleased to grant license for storage and sale of the Minor Minerals in terms of Rule 71(3)(c) of the Maharashtra Minor Minerals Excavation (Development & Regulation) Rules, 2013. Therefore, it is submitted that the Respondent No. 1 has not only taken consent from MPCB but

also has valid permissions for the storage and sale of the Minor Minerals. A copy of the permission granted by the District Collector Pune dated 08.09.2025 to the Respondent No. 1 for the storage and sale of the Minor Minerals along with its translated copy is enclosed herewith and marked as **Annexure R-4**.

- v. In the month of November 2025, the Respondent No. 1 approached the Pune Metropolitan Regional Development Authority, Pune thereby seeking information as to the classification of the land at Gat No. 734 & 735 of Village Urawade, Taluka: Mulshi, District: Pune. Vide letters dated 03.11.2025, it was informed by the Authority that the Gat No. 734 as well as Gat No. 735 is included in agricultural and no development zone. A copy of the Zone Certificate issued by the Pune Metropolitan Regional Development Authority, Pune dated 03.11.2025 to Mr. Shivaji N. Kumbre along with its translated copy is enclosed herewith and marked as **Annexure R-5 (Colly)**.
- vi. Further, it is submitted that the sanctioned DP Plan of Village Urawade also shows that the Gat No. 734 & Gat No. 735 of Village Urawade, Taluka: Mulshi, District: Pune comes under agricultural zone G-1. A copy of the DP Plan for Pune Metropolitan Region is enclosed herewith and marked as **Annexure R-6**.
- vii. It is further submitted that during the pendency of the present OA, on 20.11.2025, the Respondent received Closure Directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981 from the Maharashtra Pollution Control Board. At the outset, it is submitted that the said directions are erroneous as the Respondent No. 1 is complying with all the conditions of the Consent to Operate. Thus, the Respondent No. 1 reserves right to challenge the Closure Directions

dated 20.11.2025 in accordance with law. A copy of the Closure Directions dated 20.11.2025 issued by the Maharashtra Pollution Control Board is enclosed herewith and marked as **Annexure R-7.**

5. The State of Maharashtra published the Unified Development Control and Promotion Regulations for Maharashtra State, 2020. The Respondent No. 1 seeks to rely upon the Unified Development Control and Promotion Regulations for Maharashtra State, 2020 updated as on 30.01.2025 (hereinafter referred to as 'UDCPR') vide the present reply. It is submitted that UDCPR is a consolidated version of all the prevalent laws regarding development and construction regulations prevailing in the State of Maharashtra. In the present Case, the Respondent No. 1 is carrying out Stone Crushing Activities at Survey No. 734 & 735 of Village Urawade, Taluka: Mulshi. It has been alleged that said operations are illegal as the land is included in the Agricultural and No Development Zone. However, in terms of UDCPR, the Stone Crushing Activity are permissible under the Agricultural Zone and No Development Zone. Thus, the bedrock of the contentions raised by the Original Applicant in the present Original Application is unfounded and baseless and therefore, the present Application deserves to be dismissed with costs as the same is contrary to the Unified Development Control and Promotion Regulations for Maharashtra State, 2020 updated as on 30.01.2025 (UDCPR).

A copy of the relevant extracts of Unified Development Control and Promotion Regulations for Maharashtra State, 2020 updated as on 30.01.2025 (UDCPR) is enclosed herewith and marked as **Annexure R-8.**

6. PRELIMINARY OBJECTION PERTAINING TO LIMITATION:

i. At the outset it is submitted on behalf of the Respondent No.1 that the present Application is hopelessly barred by limitation and thus, is not maintainable before this Hon'ble Tribunal.

- a. It is submitted that the present Applicant is carrying out the Stone crushing activities in and around the Impugned site since last about 25 years. Vide the present Application, the Applicant while pleading the limitation has merely stated that since the Applicant visited the property adjacent to the Impugned site in May 2025 and thus, claims that the Limitation would commence from May 2025.
- b. It is most respectfully submitted that the stand taken by the Applicant is contrary to the settled principles of Limitation Act as well as the NGT Act, 2010. Merely, receiving a knowledge about any alleged illegality on the later stage would not extend the Period of Limitation for approaching this Hon'ble Tribunal. The Respondent No. 1 is carrying out the said activities since 1999 and also had received a Consent to Operate from the Respondent No. 2 on 24.09.2018 which was subsequently renewed on 21.09.2022. Therefore, even if the date of grant of Consent to Operate is considered to be a date on which the Operations of the Respondent No. 1 commenced i.e. the date on which the Cause of Action first arose, the present Application has been filed much beyond the Period of 5 years as stipulated u/s 15 of the NGT Act, 2010. It is further submitted that, it is the case of the Applicant that the Applicant purchased the land adjacent to the said project in the 2006. Thus, the Applicant was well aware about the activities undertaken by the Respondent No. 1.

- c. In terms of Section 14 (3) of the NGT Act, 2010 any Application u/s 14 of the NGT Act can be filed only within 6 months from the date on which the cause of Action for such dispute first arose. This Hon'ble Tribunal on a sufficient cause shown can condone any delay but for the period not exceeding 60 days. Similarly, in terms of Section 15 (3) of the NGT Act, 2010 any relief u/s 15 can only be sought within a period of 5 years from the date on which the cause for such compensation or relief first arose. U/s 15 of the NGT Act, 2010 any delay beyond 5 years can only be condoned on sufficient cause being shown up to 60 days.
- d. Thus, firstly, the date on which the first Cause of Action first arose holds importance and secondly, it is also pertinent to note that any delay beyond 60 days cannot be condoned by this Hon'ble Tribunal. On considering the principles of limitation as stipulated under the NGT Act, 2010, and the general principles of law of limitation, the present Application has been filed much beyond the limitation period and also much beyond the period which may be condoned by this Hon'ble Tribunal for filing the present Application. Thus, the present application ought to be dismissed *in limine*.

7. Without prejudice to the contentions raised hereinabove, the Respondent No. 1 seeks leave of this Hon'ble Tribunal to file a para-wise reply to the contentions raised by the Applicant in O.A. No. 114 of 2025:

PARA-WISE REPLY:

- i. Reply with respect to the Synopsis, it is submitted that
- a. The Applicant has failed to bring on record any substantial notification, to substantiate its contention that running of stone

crushing operation by Respondent No. 1 is within the Eco-sensitive Zone of Western Ghats. It is an established principal of law that Eco Sensitive Zone has to be notified by the Central Government by publishing a Notification in the Official Gazette. It is submitted that the Gat No. 735 is not an Eco sensitive Zone and further, no such notification has been brought on record by the Applicant. Thus, the contentions of the Original Applicant of the Stone Crushing Activity being in Eco sensitive Zone are baseless and hence denied.

- b. Further, it has been alleged that the Respondent No. 1 is carrying out the operations in violations of the conditions of consent to operate. However, the same are nothing but bald allegations and the Applicant has failed to establish its contentions and thus the contentions regarding violation of conditions of Consent to Operate are denied.
 - c. Further, it is the allegation of the Applicant that the stone crushing activity is being undertaken in the No Development Zone as per the Certificate issued by PMRDA. Such contention of the Applicant has been aptly answered hereinabove in Para 5 of the present Reply and thus such contentions are denied.
- ii. The Respondent No. 1 also denied all the contentions raised by the Applicant in the Synopsis under title “Major Grievance Involved” and states as follows:
- a. The contentions at Para 1 of the Major Grievance stands answered hereinabove in Para 7(i)(a) of the present Reply and hence denied.
 - b. With regards to contentions at Para 2 and 3 of the of the Major Grievance has no base and nothing has been produced by the Applicant to substantiate its case. The Applicant is attempting to

do a fishing and rowing inquiry to mislead this Hon'ble Tribunal. Thus, the contentions in Para 2 and 3 are denied.

- c. The contentions at Para 4 and 5 of the Major Grievance are denied as the same are misleading. It is submitted that as per the Circular issued by the MPCB dated 04.03.2020, the permissions /grant of NOC shall be issued by the concerned local body/ concerned planning Authority. As per the case of the Applicant, the Respondent No. 1 has a permission granted by the local body. Considering the Circular issued by MPCB as produced by the Applicant a permission may be taken from the Planning Authority or the Local Body. The village panchayat Urawade is a local body having jurisdiction over Gat No. 735 of Village Urawade and it is not disputed that the Respondent No. 1 has a permission from the Local Body.
- iii. With respect to the list of events, it is submitted that the list of dates and events is nothing but a list of documents submitted by the Applicant and thus, need no reply at all.
- iv. Para I of the Original Application is a matter of record and hence, need no reply.
- v. Para II of the Original Application is a reiteration of synopsis and the same has been aptly replied hereinabove at Para 7(i) of the present Reply and thus, the contentions in Para II are denied.
- vi. Para III and IV need no reply.
- vii. With regards to Para V, it is submitted that Applicant is not a person aggrieved or a person interested in protection of Environment and Ecology. The Applicant has filed the present Application for satisfying the personal grudges and to avoid such activities alongside the land owned by the Applicant. The Respondent No. 1

is undertaking the stone crushing activity at the same place since last 25 years and the Respondent No. 1 chose not to raise any issue regarding the same for last 25 years. Thus, it is clear that the Applicant has approached this Hon'ble Tribunal with unclean hands with an intention to satisfying the personal vengeance against the Respondent No. 1. Therefore, the contents of Para 5 are denied.

- viii. With respect to Para A(1), it is submitted that the same talks about the personal information of the Applicant and thus, the Respondent No. 1 need not reply to the same. However, it is pertinent to note that the Applicant admits to have purchased the land at Gat No. 455 of Village: Urawade in the year 2006. Thus, it is clear from such admission that from 2006 till 2025, the Applicant was aware about the stone crushing activities being undertaken by the Respondent No. 1, however, did not raised any concerns regarding the same. Therefore, there is no doubt that the present Application has been sought to satisfy personal vengeance.
- ix. With respect to Para A(2), it is the contention of the Applicant that the Village: Urawade falls within the Western Ghats and the said area is highly regulated. However, such contention raised by the Applicant has no basis nor the Applicant has brought on record any notification to substantiate its case. Further, it is submitted that the contentions in Para A(2) of the Original Application has been aptly replied hereinabove in Para 7(i)(a) and thus, the contentions in Para A(2) are denied.
- x. It is the contention of the Applicant at Para A(3) that the Applicant visited the land where the stone crushing activities of the Respondent are being undertaken in May 2025 and got the

knowledge of alleged illegalities. Firstly, a mere visit by the Applicant at the particular site at a particular time would not create a cause of action for the Applicant to approach this Hon'ble Tribunal. Secondly, all the contentions raised in Para A(3) of the Original Application are baseless and hence, denied.

- xi. The contentions in Para A(4) of the Original Application are baseless. Mere attaching of photographs would not establish the case of the Applicant. It is submitted that the stone crushing activities are being undertaken as per the terms and conditions of the consent to operate granted by the MPCB. Further, the contentions regarding the land being a forest land are without any proof and thus, the contentions of Para A(4) are denied.
- xii. The contentions in Para A(5) needs no reply.
- xiii. The contents of Para A(6) states the exercise undertaken by the Applicant for receiving the information under the RTI Act. However, vide the said Para, it cannot be concluded that the Respondent No. 1 is conducting any stone crushing activity illegally. Thus, the contents of Para A(6) are denied.
- xiv. It is submitted that the Zone Certificate as sought to be relied by the Applicant in Para A(7) to A(9) is dated 19.07.2025. However, the Respondent No. 1 vide the present Reply has brought on record the recent Zone Certificate issued by the Office of PMRDA. The said Certificate dated 09.11.2025 as produced by the Respondent No. 1 with the present Reply demonstrate that Sy. No. 735 has been classified as Agricultural and No Development Zone. It is further submitted that the Stone Crushing Activity is permitted in such zones as per the UDCPR as stated hereinabove in detail at Para 5 of the present Reply.

- xv. The contentions raised by the Applicant in Para A(10) to A(12) are contrary to its own stand in the Major Grievance involved. The Applicant in the OA contents that the Certificate of the Local Body has not been complied with and on the contrary the Applicant states earlier that the Respondent No. 1 has taken permission from the Local Body. Therefore, it is clear that the Applicant is only undertaking a fishing and rowing inquiry without having any Actual Knowledge about any alleged illegality. It is further submitted that the Consent to Operate granted by the MPCB and further renewal of the same was granted as per the law and Respondent No. 1 is undertaking activities as per the terms and conditions provided therein. Also, it is pertinent to note that the Applicant though having remedy in law, for reasons best known to the Applicant has not challenged the Grant of Consent to Operate dated 21.09.2022 issued by the Maharashtra Pollution Control Board. In such circumstances, u/s 14 of the NGT Act, 2010, the Applicant at best can only allege violation of the conditions of the Consent to Operate and nothing more. However, on perusing the tenor of the present OA, there is not even a whisper by the Applicant to demonstrate the violations of the conditions imposed in the Consent to Operate.
- xvi. The contentions in Para A(13) to A(15) of the Original Application is nothing but the reiteration of the contentions raised earlier which are aptly replied hereinabove and the Respondent No. 1 seeks liberty to rely upon the same and further denies the contentions in Para A(13) to A(15) of the Original Application.
- xvii. The Applicant has explained Parties to the present Application in Para A(16) & in Para A(17) has sought action against the

Respondent No. 1. However, in terms of facts stated hereinabove and the contentions raised hereinabove, the Respondent No. 1 is carrying out the present Activities abiding by the law and thus, no action against the Activity is required. Thus, the contentions in Para A(16) & Para A(17) are denied.

xviii. In Para (B) of the Original Application, the Applicant claims the Locus Standi to file the present Original Application. It is submitted that the Applicant is an owner of the land adjacent to the land of the stone crusher of the Respondent No. 1. Earlier in the Original Application, it has been stated by the Applicant that the Applicant purchased the said land in the year 2006. However, the Respondent No. 1 is undertaking the Stone Crushing Activities since 1999. Thus, the Applicant was aware about the said activities much prior and the present Application is nothing but an attempt to satisfy the personal vengeance of the Applicant. Thus, the jurisdiction of this Hon'ble Tribunal is being used by the Applicant to satisfy the personal grudges and to achieve private interest of the Applicant which is not at all the intention and object of this Hon'ble Tribunal.

xix. The contentions in Para C(i) to C(iv) of the Grounds of the Original Application have been aptly replied hereinabove, more specifically in Para 7(i) of the present Reply and thus, the contentions raised in Para C(i) to C(iv) are denied being devoid of merits.

xx. The contentions in Para C(v) have been aptly replied hereinabove in Para 5 of the presently Reply and thus, the contentions are denied.

- xxi. The contentions in Para C(vi) are nothing but bald allegations having no evidence to that effect and thus, the contentions in Para C(vi) are denied.
- xxii. The contentions in Para C(vii) to Para C(ix) are nothing but just a repetition and thus the Respondent No. 1 seeks to rely upon the contentions raised by Respondent No. 1 hereinabove and thus denies the contentions in Para C(vii) to Para C(ix).
- xxiii. The contents of Para D are regarding the Jurisdiction and the same have been already dealt by the Respondent No. 1 in Para 6(ii) of the present Reply and the Respondent No. 1 seeks to rely upon the same.
- xxiv. The contents of Para E are regarding the Limitation and the same have been already dealt by the Respondent No. 1 in Para 6(i) of the present Reply and the Respondent No. 1 seeks to rely upon the same.
- xxv. The contents of Para F(1) deals with the interim prayers. However, the Applicant has failed to establish even a prima facie case showing any violation of law and thus interim prayers deserves to be dismissed.
- xxvi. Para G of the present Original Application deals with prayers to the Hon'ble Tribunal. In terms of the facts stated hereinabove, the contentions raised and documents produced vide the present reply, it is submitted that the case of the Applicant is frivolous and baseless and thus the present Original Application deserves to be dismissed with exemplary costs.
8. From the attending facts and circumstances, it is most respectfully submitted that the Applicant has entirely failed to make out a case against

the Respondent No. 1 and has failed to demonstrate any cogent damage caused to the environment due to the operations of the Respondent No. 1. Further, it is clear that the Respondent No. 1 is operating with all due permissions and clearances and due process of law has been observed.

9. Lastly, the Respondent No. 1 reserves liberty to amend, alter or modify the present reply and to produce further documents if need be.

Date: 07.12.2025

Filed By:



Advocate for the Respondent No. 1

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Pushkara A. Bhonsle, Sneha Bhonsle & Naman Sherstra
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...Applicant

VERSUS

M/s Kumbare Stone Crusher & Ors.

...Respondents

AFFIDAVIT

I, Mr. Shivaji Namdeo Kumbare, Age: Adult, Occ: Business, R/of: Shrinam Bunglow, Sr. No. 85, Azadnagar, Kothrud, Pune City, Ex-Serviceman Colony, Pune Maharashtra 411038 do hereby solemnly affirm and state as under:

1. That I am the Respondent No. 1 in the above-named Original Application. I am conversant with the facts and circumstances of the case and as such competent to swear the present Affidavit.
2. That the contents of the Paras 1 to 9 of the present Reply to the Original Application are facts true to my knowledge and contains submissions and prayers to this Hon'ble Tribunal based on legal advice and the same is believed to be true and correct.
3. That the Annexures enclosed along with the Reply to the present Original Application are true copies of their respective originals.


DEPONENT

VERIFICATION

Verified at Pune on this 6th day of December, 2025 that the contents of the present Affidavit are true and correct and nothing material has been concealed therefrom.

NOTED & REGISTERED

AT SR. NO.:- 14596/25

PAGES: 1

DATE: 6 DEC 2025

6 DEC 2025


DEPONENT

BEFORE ME

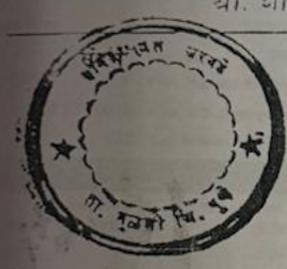


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 ग्रामपंचायत उरवडे
ता. मुळशी, जि. पुणे
श्री. धानाराम चेतभाऊ माळुंके (सरपंच)

दिनांक : 30 / 1 / 1998

 ग्रामपंचायत उरवडे
ता. मुळशी जि. पुणे

नाहकगदावला
मे० वसंत

ग्रामपंचायत उरवडे ता० -
मुळशी जि. पुणे शेतकरी विकासाच्या
वर्षी श्री शिवाजी नामदेव मंगलक्षणी हस्त
हस्ताला मंत्री मागधर गावडी गट नं० ७०२
मध्ये शेतकरी विकासाच्या विकासाच्या
करणे ग्रामपंचायतीच्या कार्यात हस्त
वारी.

वसंत वसंत मागधरगदावला
ता. 30/1/98
सरपंच
ग्रामपंचायत उरवडे

TRANSLATED COPY OF THE ANNEXURE R-1

Gram Panchayat Urwade
Taluka Mulshi, Dist.
Shri. Shanaram Genbhau Salunke (Sarpanch)

Date : 30/5/1999

No Objection Certificate

To,
The Sarpanch,

This is to certify that Gram Panchayat Urwade, Taluka Mulshi, District Pune, has no objection to Shri Shivaji Namdev taking a power connection and carrying out contract work in Survey No. 702 of the said village.

This certificate is issued upon request.

Date:- 30/5/98

Sd/-
Sarpanch
Gram Panchayat Urwade



-TRUE COPY-

MAHARASHTRA POLLUTION CONTROL BOARD REGIONAL OFFICE, PUNE

Phone - (020) - 25811627
 Fax - (020) - 25811029
 Email : ropune@mpcb.gov.in
 Visit At : <http://mpcb.gov.in>



3rd Floor, "Jog Center"
 Wakdewadi Mumbai-Pune Road,
 Pune - 411 003.

Orange/S.S.I.

Date: 24/9/18

Consent No: RO-PUNE/CONSENT/ 1309002072

Consent to operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization / Renewal of Authorization under Rule 6 of the Hazardous and Other Wastes (Management & Transboundary Movement) Rules 2016

[To be referred as Water Act, Air Act and HW (M&TM) Rules respectively].

CONSENT is hereby granted to

M/s Kumbare Stone Crusher,
 S.No. 735, Vill Urawade,
 Tal Mulshi; Dist Pune.

located in the area declared under the provisions of the Water Act, Air act and Authorization under the provisions of HW(M&TM) Rules and amendments thereto subject to the provisions of the Act and the Rules and the Orders that may be made further and subject to the following terms and conditions:

1. The Consent to Operate is granted for a period up to: 31.07.2022
2. The Consent is valid for the manufacture of -

Sr. No.	Product Name	Maximum Quantity	UOM
1.	Crush Sand 10 mm, 20 mm and Dust	300	Brass/M

3. CONDITIONS UNDER WATER ACT:

- (i) The daily quantity of trade effluent from the factory shall not exceed Nil.
- (ii) The daily quantity of sewage effluent from the factory shall not exceed 0.80 M³.
- (iii) Trade Effluent : --- NA ---
- (iv) Trade Effluent Disposal: — NA —
- (v) Sewage Effluent Treatment: The applicant shall provide comprehensive treatment system as is warranted with reference to influent quality and operate and maintain the same continuously so as to achieve the quality of treated effluent to the following standards.
 - (1) Suspended Solids Not to exceed 100 mg/l.
 - (2) BOD 3 days 27° C. Not to exceed 30 mg/l.

(vi) Sewage Effluent Disposal: The treated domestic effluent shall be soaked in soak pit, which shall be got cleaned periodically. Overflow, if any, shall be used for land for gardening / plantation only.

(vii) Non-Hazardous Solid Wastes:

Sr. No.	Type Of Waste	Quantity	UOM	Treatment	Disposal
-----NA-----					

(viii) Other Conditions:

- 1) Industry should monitor effluent quality regularly.
- 2) Industry shall develop green belt of local species in 1/3rd of total area.

4. The applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Cess Act, 1977 (to be referred as Cess Act) and amendment Rules, 2003 there under

The daily water consumption for the following categories is as under:

(i) Domestic	...	1.00 CMD
(ii) Industrial Processing	...	0.00 CMD
(iii) Industrial Sprinkling	...	2.00 CMD
(iv) Agriculture / Gardening	...	0.00 CMD

The applicant shall regularly submit to the Board the returns of water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

5. CONDITIONS UNDER AIR ACT:

(i) The applicant shall install a comprehensive control system consisting of control equipments as is warranted with reference to generation of emission and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards:

a. Control Equipment:

- 1) Conveyor belt shall be covered to avoid dust emissions.
- 2) You shall provide Wind breaking walls.
- 3) Dust Suppression system & sprinkling arrangement shall be provided to all sources of dust emission.
- 4) You shall develop a green belt along the periphery of unit.
- 5) You shall construct metalled roads within premises.
- 6) You shall follow regular cleaning & wetting of the ground within Premises.

b. Standards for Emissions of Air Pollutants:

- | | | |
|----------------------|---------------|--|
| (i) SPM/TPM | Not to exceed | The SPM measured between 3 to 10 Mtrs, from any process equipment of a stone crushing unit shall not Exceed 600 micrograms/Nm ³ |
| (ii) SO ₂ | Not to exceed | --- Kg/day |

6. Standards for Stack Emissions:

(i) The applicant shall observe the following fuel pattern:-

Sr. No.	Type Of Fuel	Quantity	UOM
-----NA-----			

[Handwritten Signature]

(ii) The applicant shall erect the chimney(s) of the following specifications:-

Sr. No.	Chimney Attached To	Height in Mtrs.
--NA--		

(iii) The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.

(iv) The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB(A) during day time and 70 dB(A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.

(v) Other Conditions:

- 1) The industry should not cause any nuisance in surrounding area.
- 2) The industry should monitor stack emissions and ambient air quality Regularly.

7. CONDITIONS UNDER HAZARDOUS AND OTHER WASTE (MANAGEMENT & TRANSBOUNDRY MOVEMENT) RULES, 2016:

(i) The Industry shall handle hazardous wastes as specified below.

Sr. No.	Type of Waste	Quantity	UOM	Disposal
--NA--				

(ii) Treatment: - NIL

1. The authorization is hereby granted to operate a facility for collection, storage, transport & disposal of hazardous waste.

2. The industry should comply with the Hazardous and Other Waste (M&TM) Rules, 2016.

a. Whenever due to any accident or gas leakage or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Collector, Directorate of Industry, Safety and Health, Police Station, Fire Brigade, Directorate of Health Services, Department of Explosives, Board and Local Body and the production process should be stopped by taking all necessary safety measures. The industry shall also monitor the emission and ensure that the emissions do not cause any harm or nuisance in the surrounding. The industry should not restart the process without permission of the Board and other statutory organization as require under the law.

b. The unit has to display and maintain the data online outside the factory main gate in Marathi & English both on a 6'x4' display board in the manner and the report of the compliance along with photograph shall be submitted to this office & concerned Regional Office/ Sub Regional Office.

[Handwritten Signature]

c. It shall be ensured that the Hazardous waste is handled, managed and disposed of strictly in accordance with the Hazardous and Other (M&TM) Rules, 2016.

8. Industry shall comply with following additional conditions:

- i. The applicant shall maintain good housekeeping and take adequate measures for control of pollution from all sources so as not to cause nuisance to surrounding area / inhabitants.
- ii. The applicant shall bring minimum 33% of the available open land under green coverage/ tree plantation.
- iii. Solid waste - The non-hazardous solid waste arising in the factory premises, sweepings, etc., be disposed of scientifically so as not to cause any nuisance or pollution. The applicant shall take necessary permissions from civic authorities for disposal to dumping ground.
- iv. The applicant shall provide for an alternate electric power source sufficient to operate all pollution control facilities installed by the applicant to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms & conditions of this consent regarding pollution levels.
- v. The applicant shall not change or alter quantity, quality, the rate of discharge, temperature or the mode of the effluent / emissions or hazardous wastes or control equipments provided for without previous written permission of the Board.
- vi. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous wastes to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.
- vii. The applicant shall make an application for renewal of the consent at least 60 days before the date of the expiry of the consent.
- viii. The firm shall submit to this office, the 30th day of September every year, the Environmental Statement Report for the financial year ending 31st March in the prescribed Form-V as per the provisions of rule 14 of the Environment (Protection) (Second Amendment) Rules, 1992.
- ix. As inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
- x. The applicant shall install a separate electric meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
- xi. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes / sewers down-stream of the terminal manholes. No effluent shall find its way other than in designed and provided collection System.
- xii. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.

9. This is issued without prejudice to any other permission required under any of the laws, by-laws or regulations in force.

10. This Board reserves the right to add / amend / revoke any condition in this consent and the same shall be binding on the applicant.

11. Industry shall obtain NOC from Central Ground Water Authority in case of ground water extraction for the activity.
12. Industry shall submit Bank Guarantee of Rs 50000 valid till 31.10.2022, within 15 days, in favour of Regional Officer Pune, towards Operation and Maintenance of Pollution Control systems.
12. The Capital investment of the industry is Rs 496.49 Lakh.

For AND ON BEHALF OF M.P.C. BOARD

(Signature)

(Dr. H. D. Gandhe)
Regional Officer, Pune

To,

M/s Kumbare Stone Crusher,
S.No. 735, Vill Urawade,
Tal Mulshi, Dist Pune.

Copy to:

- 1) Sub-Regional Officer, MPCB, P - I / P - II / P.C. / Satara / Solapur.
- 2) Chief Accounts Officer, MPCB, Mumbai

Received Consent fee of -

Sr. No.	Amount (Rs.)	Transaction No.	Date
1.	1500	TXN1802001234	09.02.2018
2	58500	TXN 1809001343	14.09.2018

(Signature)

TRUE COPY

MAHARASHTRA POLLUTION CONTROL BOARD

Tel: 020 - 25811627
 Fax: 020 -25811029
 Website: <http://mpcb.gov.in>
 Email: ropune@mpcb.gov.in



Jog Center, 3rd floor,
 Mumbai Pune Road,
 Wakdewadi, Pune -
 411003.

ORANGE/S.S.I (O64)
No:- Format1.0/RO/UAN
No.0000143588/CR/2209001440

Date: 21/09/2022

To,
M/s. Kumbare Stone Crusher
S. No. 735,Village- Urawade,
Tal. Mulshi, Dist.Pune



Your Service is Our Duty

Sub: Application for grant of renewal of consent to operate

Ref: 1. Your application for grant of consent to operate vide UAN No.0000143588
 2. Board's granted consent to operate vide No. RO-
 PUNE/CONSENT/1809002072 dtd.24.09.2018

Your application No.MPCB-CONSENT-0000143588 Dated 12.07.2022

For: Grant of Consent to Operate under Section 26 of the Water (Prevention & Control of Pollution) Act, 1974 & under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981 and Authorization under Rule 6 of the Hazardous & Other Wastes (Management & Transboundary Movement) Rules 2016 is considered and the consent is hereby granted subject to the following terms and conditions and as detailed in the schedule I, II, III & IV annexed to this order:

- The consent to renewal is granted for a period up to 31/07/2026**
- The capital investment of the project is Rs.3.2722 Crs. (As per C.A Certificate submitted by industry)**
- Consent is valid for the manufacture of:**

Sr No	Product	Maximum Quantity	UOM
Products			
1	crush sand , 10mm,20mm and dust	300	Brass/M

- Conditions under Water (P&CP), 1974 Act for discharge of effluent:**

Sr No	Description	Permitted (in CMD)	Standards to	Disposal Path
1.	Trade effluent	0	As per Schedule-I	Not Applicable
2.	Domestic effluent	0.8	As per Schedule-I	On land for gardening

- Conditions under Air (P& CP) Act, 1981 for air emissions:**

Sr No.	Stack No.	Description of stack / source	Number of Stack	Standards to be achieved
NA				

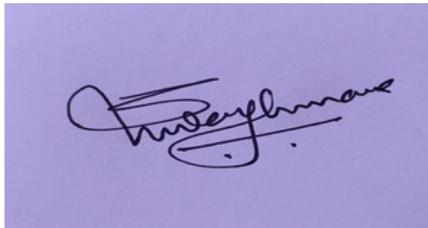
6. **Non-Hazardous Wastes:**

Sr No	Type of Waste	Quantity	UoM	Treatment	Disposal
NA					

7. **Conditions under Hazardous & Other Wastes (M & T M) Rules 2016 for treatment and disposal of hazardous waste:**

Sr No	Category No./ Type	Quantity	UoM	Treatment	Disposal
NA					

8. The Board reserves the right to review, amend, suspend, revoke this consent and the same shall be binding on the industry.
9. This consent should not be construed as exemption from obtaining necessary NOC/ permission from any other Government authorities.
10. The applicant shall make an application for renewal of consent 60 days prior to date of expiry of the consent. (Operate/Renewal)
11. The applicant shall not cause nuisance to the surrounding area, if such condition occurs industry voluntarily stop the production activity.
12. This consent is issued for stone crushing unit only & industry shall obtain Environmental Clearance for Stone Quarry from competent authority.
13. The applicant has submitted letter with this application stating that reduction in capital investment is due to non installation of RMC plant.



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 3225e77b

Signed by: **Shankar L. Waghmare**
 Regional Officer
 For and on behalf of,
Maharashtra Pollution Control Board
 ropune@mpcb.gov.in
 2022-09-21 18:56:22 IST

Received Consent fee of -

Sr.No	Amount(Rs.)	Transaction/DR.No.	Date	Transaction Type
1	30000.00	TXN2207001695	15/07/2022	Online Payment

Copy to:

1. Sub-Regional Officer, MPCB, Pune II
 - They are directed to ensure the compliance of the consent conditions.
2. Chief Accounts Officer, MPCB, Sion, Mumbai

SCHEDULE-I**Terms & conditions for compliance of Water Pollution Control:**

1. A] Generation - As per your application the treated effluent generation is Nil.
B] Treatment - NA
C] Disposal - NA
2. A] As per your application, you have provided Septic Tank followed by Soak pit for the treatment of 0.8 CMD of sewage.
B] The Applicant shall operate the sewage treatment system to treat the sewage so as to achieve the following standards.

Sr.No	Parameters	Standards (mg/l)	
1	Suspended Solids	Not to exceed	50
2	BOD 3 days 27°C	Not to exceed	30
3	COD	Not to exceed	100

- C] The treated sewage shall be recycled for secondary purposes to the maximum extent and remaining shall be discharged on land for gardening within premise after confirming above standards. In no case, sewage shall find its way for gardening / outside factory premises.
3. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification there of & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
4. The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
5. The Applicant shall comply with the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and as amended, by installing water meters and other provisions as contained in the said act:

Sr. No.	Purpose for water consumed	Water consumption quantity (CMD)
1.	Industrial Cooling, spraying in mine pits or boiler feed	2.00
2.	Domestic purpose	1.00
3.	Processing whereby water gets polluted & pollutants are easily biodegradable	0.00
4.	Processing whereby water gets polluted & pollutants are not easily biodegradable and are toxic	0.00
5.	Gardening	0

6. The Applicant shall provide Specific Water Pollution control system as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance/ CREP guidelines.

SCHEDULE-II**Terms & conditions for compliance of Air Pollution Control:**

- As per your application, you have provided the Air pollution control (APC) system and erected following stack (s) to observe the following fuel pattern:

Stack No.	Source	APC System provided/proposed	Stack Height(in mtr)	Type of Fuel	Sulphur Content(in %)	Pollutant	Standard
0	NA		0.00	-	-	NA	-

Quantitative Standards for the SPM:Suspended particulate matter shall be measured 3 to 10 meters from any process equipment of a stone crushing unit shall not exceed 600 µg/M3.

- The Applicant shall provide Specific Air Pollution control equipments as per the conditions of EP Act, 1986 and rule made there under from time to time/ Environmental Clearance / CREP guidelines.
- The Applicant shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or replacement/alteration well before its life come to an end or erection of new pollution control equipment.
- The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).

5. A] Installation and Operations of Stone Crushing Unit:

- Stone crusher unit shall install adequate pollution control measures including erection of G.I./M.S. sheet cover and sprinklers before commencement of crusher.
- Crusher shall covered and water sprinkling system shall be provided on crusher to suppress dust generated due to material handling / loading / unloading activity.
- Screen classifier shall be adequately covered by G.I./M.S. sheet to prevent the emission into the atmosphere due to screening / grading activity.
- All conveyor belts shall be adequately covered by G.I./M.S. sheet only.
- Regular wetting of roads shall be carried out to suppress the ground level dust within the premises to control the air borne dust emission due to wind velocity.
- All approach roads and ramps shall be metalled.
- Curtain or wall shall be provided surrounding the stone crusher.
- Display Board shall be provided at the entrance of the stone crusher indicating survey no., name, & address of the owner and the unit.
- Fine dust generated due to screening / crushing / grading shall be disposed off scientifically.

B] Air Pollution Control Measures:

- Dust containment cum suppression system for the equipment i.e. main crusher / jaw crusher, vibrating screen etc. shall be provided to limit emissions as below.
- Construction of wind breaking walls especially at charging hopper & crushing place shall be provided to limit emissions as below.
- Construction of metalled roads within the premises shall be provided. Regular wetting of the ground within the premises shall be carried out.
- Tree plantation along the periphery inside boundary of the stone crusher premises having minimum width 5 meters, on all sides shall be developed.
- The foliage of the trees shall adequately cover area up to about 20 mtrs. height.

C] Miscellaneous:

1. Stone crusher unit shall strictly comply National Ambient Air Quality Standards, 2009.
2. The Project Proponent shall provide adequate water treatment and disposal facility from generated effluent from their activity. They shall comply with the provisions of Water (Prevention and Control of Pollution) Act, 1974.
3. The project proponent shall provide adequate Air Pollution Control arrangement at the source. They shall comply with the provisions under the Air (Prevention and Control of Pollution) Act, 1981.
4. The remediation and restoration measure shall be taken by the project proponent in case of any environmental pollution in the surrounding area due to emission / effluent in excess of the standards being emitted / discharged into the environment and violation of Consent conditions and thereby causing environmental pollution.
7. Noise pollution Control Measures: Stone crusher unit shall comply with the provisions of the noise pollution (Regulation and control) Rule,2000 and as amended thereof to control Noise pollution.
8. Solid waste treatment & disposal: Solid waste i.e. fine dust generated from Sand crushing unit shall store properly to avoid fugitive emission and shall be used for bricks manufacturing OR disposed off scientifically.

SCHEDULE-III**Details of Bank Guarantees:**

Sr. No.	Consent (C2E/C2O/C2R)	Amt of BG Imposed	Submission Period	Purpose of BG	Compliance Period	Validity Date
1	Consent to operate	Rs.25000	15 days	compliance of consent conditions	continuous	30.11.2026
2	Consent to operate	Rs.25000	15 days	To provide strict APCS provision and compliance	continuous	30.11.2026

The above Bank Guarantee(s) shall be submitted by the applicant in favour of Regional Officer at the respective Regional Office within 15 days from the date of issue of Consent.

BG Forfeiture History

Srno.	Consent (C2E/C2O/C2R)	Amount of BG imposed	Submission Period	Purpose of BG	Amount of BG Forfeiture	Reason of BG Forfeiture
NA						

BG Return details

Srno.	Consent (C2E/C2O/C2R)	BG imposed	Purpose of BG	Amount of BG Returned
NA				

SCHEDULE-IV**General Conditions:**

1. The Energy source for lighting purpose shall preferably be LED based
2. The PP shall harvest rainwater from roof tops of the buildings and storm water drains to recharge the ground water and utilize the same for different industrial applications within the plant

3. Conditions for D.G. Set
 - a) Noise from the D.G. Set should be controlled by providing an acoustic enclosure or by treating the room acoustically.
 - b) Industry should provide acoustic enclosure for control of noise. The acoustic enclosure/ acoustic treatment of the room should be designed for minimum 25 dB (A) insertion loss or for meeting the ambient noise standards, whichever is on higher side. A suitable exhaust muffler with insertion loss of 25 dB (A) shall also be provided. The measurement of insertion loss will be done at different points at 0.5 meters from acoustic enclosure/room and then average.
 - c) Industry should make efforts to bring down noise level due to DG set, outside industrial premises, within ambient noise requirements by proper siting and control measures.
 - d) Installation of DG Set must be strictly in compliance with recommendations of DG Set manufacturer.
 - e) A proper routine and preventive maintenance procedure for DG set should be set and followed in consultation with the DG manufacturer which would help to prevent noise levels of DG set from deteriorating with use.
 - f) D.G. Set shall be operated only in case of power failure.
 - g) The applicant should not cause any nuisance in the surrounding area due to operation of D.G. Set.
 - h) The applicant shall comply with the notification of MoEFCC, India on Environment (Protection) second Amendment Rules vide GSR 371(E) dated 17.05.2002 and its amendments regarding noise limit for generator sets run with diesel.
4. The applicant shall maintain good housekeeping.
5. The non-hazardous solid waste arising in the factory premises, sweepings, etc. be disposed of scientifically so as not to cause any nuisance / pollution. The applicant shall take necessary permissions from civic authorities for disposal of solid waste.
6. The applicant shall not change or alter the quantity, quality, the rate of discharge, temperature or the mode of the effluent/emissions or hazardous wastes or control equipments provided for without previous written permission of the Board. The industry will not carry out any activity, for which this consent has not been granted/without prior consent of the Board.
7. The industry shall ensure that fugitive emissions from the activity are controlled so as to maintain clean and safe environment in and around the factory premises.
8. The industry shall submit quarterly statement in respect of industries obligation towards consent and pollution control compliance's duly supported with documentary evidences (format can downloaded from MPCB official site).
9. The industry shall submit official e-mail address and any change will be duly informed to the MPCB.
10. The industry shall achieve the National Ambient Air Quality standards prescribed vide Government of India, Notification No. B-29016/20/90/PCI-L dated. 18.11.2009 as amended.
11. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions. The Applicant shall obtain prior consent of the Board to take steps to establish the unit or establish any treatment and disposal system or an extension or addition thereto.
12. The industry shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
13. The PP shall provide personal protection equipment as per norms of Factory Act 1948
14. Industry should monitor effluent quality, stack emissions and ambient air quality monthly/quarterly.

15. Whenever due to any accident or other unforeseen act or even, such emissions occur or is apprehended to occur in excess of standards laid down, such information shall be forthwith Reported to Board, concerned Police Station, office of Directorate of Health Services, Department of Explosives, Inspectorate of Factories and Local Body. In case of failure of pollution control equipments, the production process connected to it shall be stopped.
16. The applicant shall provide an alternate electric power source sufficient to operate all pollution control facilities installed to maintain compliance with the terms and conditions of the consent. In the absence, the applicant shall stop, reduce or otherwise, control production to abide by terms and conditions of this consent.
17. The industry shall recycle/reprocess/reuse/recover Hazardous Waste as per the provision contain in the Hazardous and Other Wastes (M & TM) Rules 2016, which can be recycled /processed /reused /recovered and only waste which has to be incinerated shall go to incineration and waste which can be used for land filling and cannot be recycled/reprocessed etc. should go for that purpose, in order to reduce load on incineration and landfill site/environment.
18. An inspection book shall be opened and made available to the Board's officers during their visit to the applicant.
19. Industry shall strictly comply with the Water (P&CP) Act, 1974, Air (P&CP) Act, 1981 and Environmental Protection Act, 1986 and industry specific standard under EP Rules 1986 which are available on MPCB website (www.mpcb.gov.in).
20. Separate drainage system shall be provided for collection of trade and sewage effluents. Terminal manholes shall be provided at the end of the collection system with arrangement for measuring the flow. No effluent shall be admitted in the pipes/sewers downstream of the terminal manholes. No effluent shall find its way other than in designed and provided collection system.
21. Neither storm water nor discharge from other premises shall be allowed to mix with the effluents from the factory.
22. The industry should not cause any nuisance in surrounding area.
23. The industry shall take adequate measures for control of noise levels from its own sources within the premises so as to maintain ambient air quality standard in respect of noise to less than 75 dB (A) during day time and 70 dB (A) during night time. Day time is reckoned in between 6 a.m. and 10 p.m. and night time is reckoned between 10 p.m. and 6 a.m.
24. The industry shall create the Environmental Cell by appointing an Environmental Engineer, Chemist and Agriculture expert for looking after day to day activities related to Environment and irrigation field where treated effluent is used for irrigation.
25. The applicant shall provide ports in the chimney/(s) and facilities such as ladder, platform etc. for monitoring the air emissions and the same shall be open for inspection to/and for use of the Board's Staff. The chimney(s) vents attached to various sources of emission shall be designated by numbers such as S-1, S-2, etc. and these shall be painted/ displayed to facilitate identification.
26. The industry should comply with the Hazardous and Other Wastes (M & TM) Rules, 2016 and submit the Annual Returns as per Rule 6(5) & 20(2) of Hazardous and Other Wastes (M & TM) Rules, 2016 for the preceding year April to March in Form-IV by 30th June of every year.
27. The applicant shall install a separate meter showing the consumption of energy for operation of domestic and industrial effluent treatment plants and air pollution control system. A register showing consumption of chemicals used for treatment shall be maintained.
28. The applicant shall bring minimum 33% of the available open land under green coverage/ plantation. The applicant shall submit a yearly statement by 30th September every year on available open plot area, number of trees surviving as on 31st March of the year and number of trees planted by September end.
29. The Board reserves its rights to review plans, specifications or other data relating to plant setup for the treatment of waterworks for the purification thereof & the system for the disposal of sewage or trade effluent or in connection with the grant of any consent conditions.

30. The firm shall submit to this office, the 30th day of September every year, the Environment Statement Report for the financial year ending 31st March in the prescribed FORM-V as per the provisions of Rule 14 of the Environment (Protection) (second Amendment) Rules, 1992.
31. You shall obtain necessary prior permission for providing additional control equipment with necessary specifications and operation thereof or alteration or shall ensure replacement of pollution control system or its parts after expiry of its expected life as defined by manufacturer so as to ensure the compliance of standards and safety of the operation thereof.
32. The Board reserves its rights to vary all or any of the condition in the consent, if due to any technological improvement or otherwise such variation (including the change of any control equipment, other in whole or in part is necessary).
33. The applicant shall provide facility for collection of environmental samples and samples of trade and sewage effluents, air emissions and hazardous waste to the Board staff at the terminal or designated points and shall pay to the Board for the services rendered in this behalf.

This certificate is digitally & electronically signed.



TRUE COPY



महाराष्ट्र शासन

महसूल व वन विभाग

जिल्हाधिकारी तथा जिल्हा दंडाधिकारी कार्यालय,
पुणे



पत्ता : जिल्हाधिकारी कार्यालय, पुणे
दूरध्वनी क्र. : 020-26114949

ई-मेल आयडी : collector.pune@maharashtra.gov.in
दि. : 08-09-2025

आदेश: खनिकर्म/ट्रे/एसआर/91/2025

वाचले :

- अर्जदार श्री. SHIVAJI NAMDEO KUMBARE रा. Gat No- 334 Mouje- Ambegaon, Tal-Mulshi, Dist-Pune ता. Haveli जि. Pune यांचा रु 1000/- रु 20/- ची स्टॅम्प तिकीट व चलना सहसादर केलेला दि. 04-09-2025 रोजीचा अर्ज
- महाराष्ट्र प्रदुषण नियंत्रण मंडळ, पुणे यांचेकडील पत्र 0000143588/CR/2209001440 dt 21/09/2022
- उद्योग आधार नोंदणी प्रमाणपत्र दि. 31-12-2020
- महाराष्ट्र गौण खनिज उत्खनन (विकास व विनियमन) नियम, 2013

नमुना - न

[नियम 71(3)(क)]

विक्रेत्याचे लायसन मंजूर करणे किंवा त्याचे नुतनीकरण करणे

महाराष्ट्र गौण खनिज उत्खनन (विकास व विनियमन) नियम, 2013 अन्वये गौण खनिजाचा साठा मोहोर बंद करणे आणि विक्री साठी प्रदर्शित करणे यांकरिता विक्रेत्याचे लायसन श्री. SHIVAJI NAMDEO KUMBARE रा. Gat No- 334 Mouje- Ambegaon, Tal-Mulshi, Dist-Pune ता. Haveli जि. Pune यांना पुढे नमूद केलेल्या गौण खनिजाच्या / गौण खनिजांच्या मालसाठ्याची विक्री करणे आणि मालसाठा विक्री करिता प्रदर्शित करणे याकरिता याद्वारे लायसन देण्यात येत आहे.

- गौणखनिजाचे/गौण खनिजांचे नाव :- दगडापासून तयार केलेली खडी
- वर्षभरात साठा करण्यास मुभा दिलेले परिमाण :- वार्षिक 10000 ब्रास
- कार्यालय आणि आगाराचे स्थान :- मौजे Uravade ता. Mulshi येथील गट नं. 735

हे लायसन मंजूरीच्या दिनांकापासून 08-09-2025 ते 31-12-2025 पर्यंत अंमलात राहिल.

लायसनच्या शर्ती अ :

- महाराष्ट्र गौण खनिज उत्खनन (विकास व विनियमन) नियम, 2013 मधील नियम 71 ते 78 मध्ये नमूद अटी व शर्ती लागू राहतील.
- जनतेकरिता खुल्या असलेल्या ठिकाणी एखादया भागात ठळक जागी हे लायसन दर्शविण्यात येईल.

3. विक्रेता हा खाणी व खनिज सवलती नियम, 1987 मधील तरतूदीचे आणि यासंबंधात सक्षम अधिकाऱ्याने दिलेल्या सर्व आदेशांचे अनुपालन करील.
4. विक्रेता त्याचे लेखे मिळवण्याकरिता आणि गौण खनिजाच्या / गौण खनिजांच्या मालसाठयाची पडताळणी करण्याकरिता सर्व सुविधा देईल आणि सक्षम अधिकाऱ्याला किंवा सक्षम अधिकाऱ्याने याबाबतीत प्राधिकृत केलेल्या अशा कोणत्याही व्यक्तीला त्याच्या ताब्यातील आवश्यक असेल त्याप्रमाणे कोणतीही माहिती संपूर्णपणे आणि अचूकपणे सादर करील.
5. विक्रेता, त्याच्याकडून विक्रीकरिता देण्यात आलेल्या गौणखनिजाच्या / गौणखनिजांच्या किंमतीची यादी ही त्याठिकाणच्या भागातील ठळक जागी लावील.
6. प्रत्येक वाहनासोबत सक्षम अधिकाऱ्यांकडून प्रमाणित वाहतूक पास देणे बंधनकारक राहिल. वाहतूक पासमधील सर्व रकाने भरणे बंधनकारक राहिल अन्यथा नियमानुसार कार्यवाही करण्यात येईल. तसेच परवाना ज्या गट नंबर दिलेला आहे तो गट नंबर वाहतूक पासवर नमूद करणे बंधनकारक राहिल.
7. तपासणीसाठी उत्पादन व विक्रीचा अभिलेख व संग्रह नोंदवहीमध्ये ठेवून दरमहा सक्षम अधिकारी, जिल्हा खनिकर्म अधिकारी किंवा सक्षम प्राधिकाऱ्यांकडून प्राधिकृत करणेत येईल असा इतर कोणताही अधिकारी तपासणीसाठी जिल्हाधिकारी कार्यालयात सादर करील.
8. महिनाभरात गौण खनिजाच्या केलेल्या एकूण खरेदी व विक्रीचे लेखिवरणपत्र प्रत्येक महिना संपल्यापासून सात दिवसांच्या आत (गौण खनिज शाखा) जिल्हा कार्यालय पुणे येथे सादर करील.
9. माल वाहतूक करण्यासाठी बारकोड असलेली वाहतूक पासचा वापर करील.
10. व्यापाऱ्याच्या जागेबाबत, विक्रीबाबत साठवणूकीबाबत इ. बाबत काही आक्षेप वा वादविवाद निर्माण झाल्यास योग्य ती चौकशी केल्यानंतर जिल्हाधिकारी यांचा निर्णय अंतिम असेल तसेच साठा विक्री बाबत साप्ताहिक अहवाल सादर करणे परवानाधारकास बंधनकारक राहिल.
11. सदर स्टोनक्रशरधारक यांनी अधिकृत खाणपट्टाधारक अथवा अधिकृत परवानाधारक यांच्या क्षेत्रातूनच परवानगी घेवून दगड या गौण खनिजाचे वाहतूक व उचल करणे बंधनकारक राहिल.
12. प्रत्येक व्यापारी व उत्पादक वाहतूक करण्यासाठीच्या वाहनासोबत सक्षम अधिकाऱ्याने यथायोग्य प्रमाणित केलेली वाहतूक पास ठेवील. वाहतूक पास सोबत नसल्यास त्या वाहनातून गौण खनिज बेकायदेशीर आणि अनधिकृत समजले जाईल व अशा वाहनास नियमानुसार दंड आकारण्यात येईल.
13. व्यापाऱ्याचे व्यवहार अनुचित व नियमबाह्य आढळून आल्यास सदर लायसन सक्षम अधिकारी कोणत्याही क्षणी रद्द करतील.
14. सदर गौणखनिजाचा (वैध) व संपूर्णपणे स्वामित्वधन (रॉयल्टी) भरूनच साठा करण्यात यावा.
15. व्यापारी केवळ पट्टेधारकाकडून किंवा परवानाधारकाकडून खनिजमालाची खरेदी करील. व खनिज मालचा पुरवठा करण्यासाठी त्यांच्या कडून वाहतूक पास जवळ ठेवील.
16. महाराष्ट्र जमीन महसूल संहिता, 1966 चे कलम 48(7), (8) व इतर संबंधित नियम लागू राहतील.
17. उपरोक्त अटींचे कोणत्याही परिस्थितीत उल्लंघन होणार नाही याची दक्षता घेण्यात यावी.

Digitally Signed by:
JITENDRA DUDI
GOVERNMENT OF MAHARASHTRA
COLLECTOR OFFICE

Date: 2025-09-08T16:20:58.9235604+05:30

Shri litendra Dudi

TRANSLATED COPY OF THE ANNEXURE R-4

Government of Maharashtra
Revenue and Forest Department
Collector and District Magistrate Office, Pune

Address: Collector Office, Pune
Phone No.: 020-26114949

Email ID: collector.pune@maharashtra.gov.in

Date: 08-09-2025

Order: Mining/Tre/SR/91/2025

Read:

1. Application dated 04-09-2025 submitted by applicant Mr. SHIVAJI NAMDEO KUMBARE, resident of Gat No- 334 Mouje-Ambegaon, Tal-Mulshi, Dist-Pune, Tal. Haveli, Dist. Pune, along with a stamp ticket of Rs. 1000/- and Rs. 20/- and challan.
2. Letter from Maharashtra Pollution Control Board, Pune, bearing no. 0000143588/CR/2209001440 dt 21/09/2022
3. Udyog Aadhaar Registration Certificate dated 31-12-2020
4. Maharashtra Minor Mineral Extraction (Development and Regulation) Rules, 2013

Form - N
[Rule 71(3)(c)]
Granting or Renewing Seller's License

Under the Maharashtra Minor Mineral Extraction (Development and Regulation) Rules, 2013, a seller's license is hereby granted to Mr. SHIVAJI NAMDEO KUMBARE, resident of Gat No- 334 Mouje-

Ambegaon, Tal-Mulshi, Dist-Pune, Tal. Haveli, Dist. Pune, for sealing and displaying for sale the stock of minor minerals mentioned below, and for selling and displaying for sale the stock of minor minerals.

1. Name of Minor Mineral(s): Crushed stone made from stone
2. Permitted quantity for storage in a year: Annual 10000 Brass
3. Location of Office and Depot: Gat No. 735 at Mouje Uravade, Tal. Mulshi

This license shall be effective from the date of approval 08-09-2025 to 31-12-2025.

License Conditions A:

1. The terms and conditions mentioned in Rules 71 to 78 of the Maharashtra Minor Mineral Extraction (Development and Regulation) Rules, 2013 shall apply.
2. This license shall be displayed prominently in a part of the premises open to the public.
3. The seller shall comply with the provisions of the Mines and Minerals (Development and Regulation) Act, 1987, and all orders issued by the Competent Authority in this regard.
4. The seller shall provide all facilities for obtaining his accounts and for verifying the stock of minor minerals / minor minerals, and shall submit any information required by the Competent Authority or any

person authorized by the Competent Authority in this regard, completely and accurately.

5. The seller shall display a list of prices of Minor Minerals / Minor Minerals offered for sale by him at a prominent place in that area.
6. It shall be mandatory to issue a certified transport pass by the competent authority with every vehicle. Filling all columns in the transport pass shall be mandatory, otherwise action will be taken as per rules. Also, it shall be mandatory to mention the plot number given in the license on the transport pass.
7. For inspection, production and sales records and collection shall be kept in the register, and the competent authority, District Mining Officer or any other officer authorized by the competent authorities shall submit it to the Collector's office for inspection every month.
8. A written statement of the total purchase and sale of minor minerals during the month shall be submitted to the District Office, Pune (Minor Mineral Branch) within seven days from the end of each month.
9. A transport pass with a barcode shall be used for transporting goods.
10. If any objection or dispute arises regarding the trader's premises, sales, storage, etc., after proper inquiry, the decision of the Collector shall be final, and it shall be mandatory for the licensee to submit a weekly report regarding stock sales.

11. It shall be mandatory for the said stone crusher holder to transport and lift stone, a minor mineral, only with permission from the authorized quarry lease holder or authorized licensee's area.
12. Every trader and producer shall keep a duly certified transport pass by the competent authority with the vehicle for transportation. If the transport pass is not with the vehicle, the minor mineral from that vehicle will be considered illegal and unauthorized, and such vehicle will be penalized as per rules.
13. If the trader's transactions are found to be improper and illegal, the competent authority may cancel the said license at any time.
14. The said minor mineral (valid) shall be stocked only after paying full royalty.
15. The trader shall purchase mineral material only from the leaseholder or licensee. And for the supply of mineral material, they shall keep the transport pass with them.
16. Sections 48(7), (8) of the Maharashtra Land Revenue Code, 1966, and other related rules shall apply.
17. Care should be taken that the above conditions are not violated under any circumstances.



-TRUE COPY-



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Regional Development Authority, Pune
विकास परवानगी (झोनिंग) विभाग, आकुर्डी रेल्वे स्टेशन जवळ, नवीन प्रशासकीय इमारत,
०४ था मजला, अ-विंग, आकुर्डी-४११०३५

जावक क्रमांक / पीएमआरडीए झोन प्रमाणपत्र क्रमांक ZC-0000-MU-25-O-18418 दिनांक : 03/11/2025

प्रती,

Shivaji N Kumbare
Sr. No.85, Kothrud Pune

विषय : स नं. / ग नं. 734, मौजे उरवडे, तालुका मुळशी, जिल्हा पुणे

संदर्भ : आपला दिनांक 08/10/2025 चे जीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे उरवडे, तालुका मुळशी, जिल्हा पुणे

येथील स नं. / ग नं. 734 हि जागा शेती व नाविकास या विभागात समाविष्ट आहे



Signature Valid

Digitally Signed By : Sagar Sawakare
Date: 03-11-2025 16:00:29
Reason : Zone Certificate



महानगर आयुक्त
पुणे महानगर प्रदेश विकास
प्राधिकरण करिता

टिप : सदर दाखला डिजीटल स्वाक्षरीचा असून ३ महिन्यांसाठी वैध आहे.



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune metropolitan Regional Development Authority, Pune
 विकास परवानगी (झोनिंग) विभाग, आकुर्डी रेल्वे स्टेशन जवळ, नवीन प्रशासकीय इमारत,
 ०४ था मजला, अ-विंग, आकुर्डी-४११०३५

जावक क्रमांक / पीएमआरडीए झोन प्रमाणपत्र क्रमांक **ZC-0000-MU-25-O-18419** दिनांक : **03/11/2025**

प्रती,

Shivaji N Kumbare
Sr. No.85, Kothrud Pune

विषय : स नं. / ग नं. **735**, मौजे उरवडे, तालुका मुळशी, जिल्हा पुणे

संदर्भ : आपला दिनांक **08/10/2025** चे जीचा अर्ज

मंजूर प्रादेशिक योजना पुणेच्या प्रस्तावानुसार येथील मौजे उरवडे, तालुका मुळशी, जिल्हा पुणे

येथील स नं. / ग नं. **735** हि जागा शेती व नाविकास या विभागात समाविष्ट आहे.



Signature Valid

Digitally Signed By : Sagar Sawakare
 Date: **03-11-2025 16:01:24**
 Reason : Zone Certificate



महानगर आयुक्त
 पुणे महानगर प्रदेश विकास
 प्राधिकरण करिता

टिप : सदर दाखला डिजीटल स्वाक्षरीचा असून ३ महिन्यांसाठी वैध आहे.

TRANSLATED COPY OF THE ANNEXURE R-5 (COLLY)

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY,
PUNE
Development Permission (Zoning) Department, Near Akurdi Railway
Station, New Administrative Building,
4th Floor, A-Wing, Akurdi-411035

PUNEMETROPOLIS

Outward No. / PMRDA Zone Certificate No. ZC-0000-MU-25-O-18418

Date : 03/11/2025

To,

Shivaji N Kumbare
Sr. No.85, Kothrud Pune

Subject : Survey No./Gat No. 734, Village Urwade, Taluka Mulshi, District
Pune

Reference : Your application dated 08/10/2025

As per the proposal of the approved Regional Plan Pune, the land at
Village Urwade, Taluka Mulshi, District Pune Survey No. / Gat No. 734 is
included in the Agriculture and Non-development zone.

Metropolitan Commissioner
For Pune Metropolitan Regional
Development Authority

Note : This certificate is digitally signed and valid for 3 months.

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY,
PUNE

Development Permission (Zoning) Department, Near Akurdi Railway
Station, New Administrative Building,
4th Floor, A-Wing, Akurdi-411035

PUNEMETROPOLIS

Outward No. / PMRDA Zone Certificate No. ZC-0000-MU-25-O-18419

Date : 03/11/2025

To,

Shivaji N Kumbare
Sr. No.85, Kothrud Pune

Subject : Survey No./Gat No. 735, Village Urwade, Taluka Mulshi, District
Pune

Reference : Your application dated 08/10/2025

As per the proposal of the approved Regional Plan Pune, the land at
Village Urwade, Taluka Mulshi, District Pune Survey No. / Gat No. 735 is
included in the Agriculture and Non-development zone.

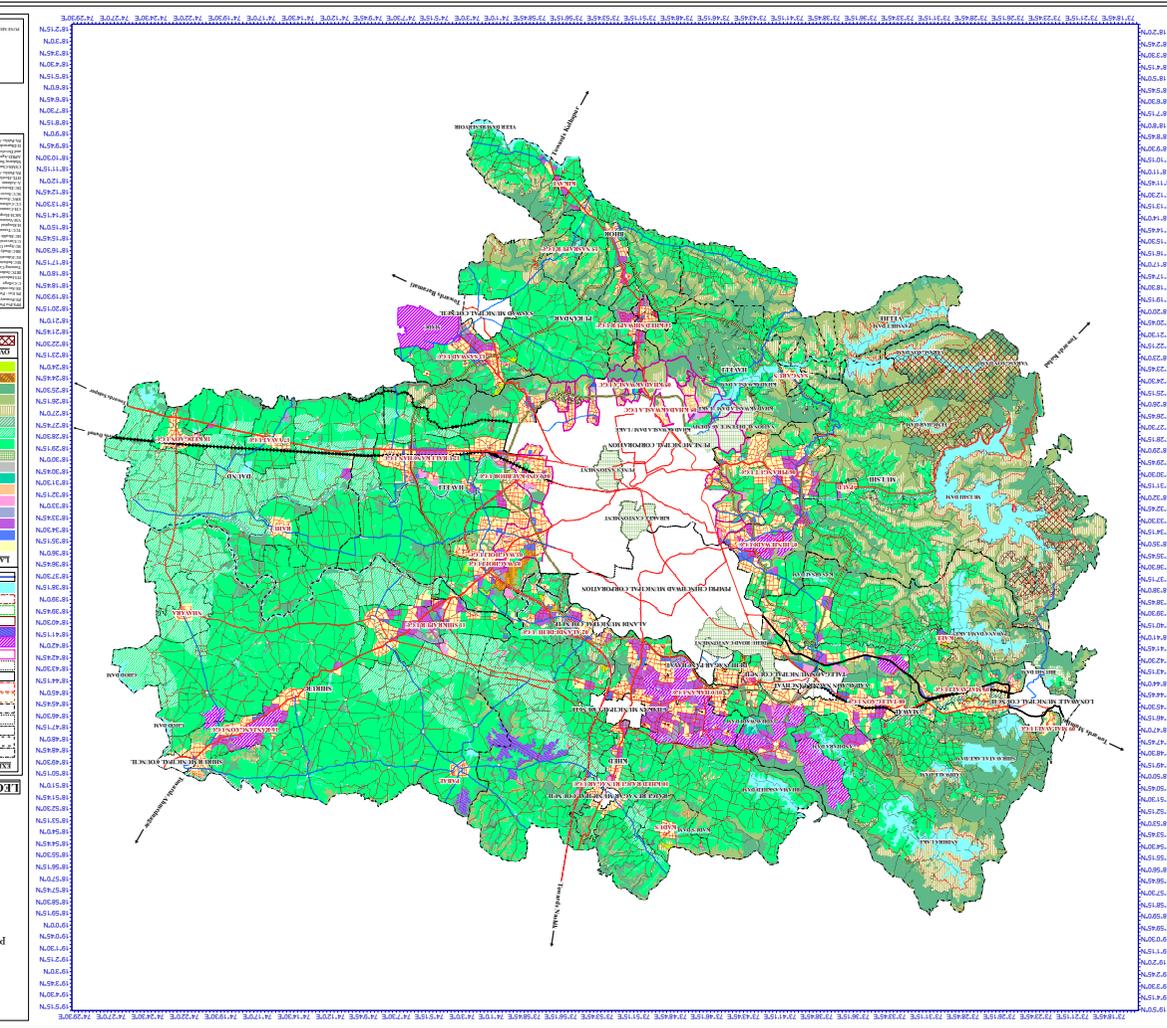
Metropolitan Commissioner
For Pune Metropolitan Regional
Development Authority

Note : This certificate is digitally signed and valid for 3 months.



-TRUE COPY-

ANNEXURE R-6



Beharale
TRUE COPY

**MAHARASHTRA POLLUTION CONTROL BOARD
REGIONAL OFFICE - PUNE**

Phone No. 020-25811694
Fax No. 020-25811701
e-mail : ropune@mpcb.gov.in
visit us : www.mpcb.gov.in



Jog Centre, 3rd Floor,
Wakdewadi,
Old-Pune Mumbai Road,
Pune- 411003

"Your Service is our Duty"

MPCB/CD/ 2511 200001

Date: 20/11/2025

To,
M/s. Kumbare Stone Crusher,
Sr No. 735, Urawade Mulshi,
Dist. Pune.

Sub: - Closure Directions u/s 33A of the Water (Prevention & Control of Pollution) Act, 1974 and u/s 31A of the Air (Prevention & Control of Pollution) Act, 1981.

- Ref:
- 1) Consent to Operate granted by the Board.
 - 2) Proposed Directions issued by the Board vide no. MPCB-ROP-PD-2509020010, Dtd. 02/09/2025
 - 3) Complaint received from Mr. Shankar Gade regarding air pollution nuisance.
 - 4) Legal matter case is filled before Hon'ble NGT vide OA No. 114/2025 (WZ) Sameer Khale (Applicant) V.s Kumbare Stone Crusher and Ors.
 - 5) Visit of Board Official on 18/11/2025 to verify the compliance of the proposed directions.
 - 6) Legal Action proposal submitted by Sub Regional Officer, Pune-II vide no. MPCB-LEGAL-ACTION-250725010, Dtd. 20/11/2025
 - 7) Approval to the legal proposal received from the Board's Competent Authority on 20/11/2025

WHEREAS, the Maharashtra Pollution Control Board has granted Consent to Operate u/s 26 of the Water (Prevention and Control of Pollution) Act, 1974 and u/s 21 of the Air (Prevention and Control of Pollution) Act, 1981 & Authorization under Rule 6 of the Hazardous and Other Wastes (Management and Trans-boundary Movement) Rules, 2016, on 09/01/2023, subject to certain terms and conditions.

AND WHEREAS, it was also obligatory on your part to provide adequate and efficient pollution control devices and take adequate measures to control air & water pollution, so as to achieve the consented standards.

AND WHEREAS, in order to verify the compliance of the proposed directions the Board Officials at Pune-II visited the site in question on 18/11/2025 and accordingly Sub Regional Officer, Pune-II submitted legal action proposal vide above reference (6) with following non compliances,

- (1) You have installed and commissioned the sand plant and RMC plant into the premises without obtaining consent from the Board.
- (2) The dust emissions were spreading and deposited into the premises and causing air pollution nuisance to the surrounding area.
- (3) You have not obtained NOC / Permission from the Central Ground Water Authority for extraction of groundwater.

आवक लिपिक
म.रा.वि.क. मर्या.
मुळशी विभाग
27 NOV 2025

: 2 :

- (4) You have not complied with Revised Guidelines for Ready Mix Concrete Plants (RMC) issued vide no. JD(APC)/RMC/TB-3/B-0218, Dtd. 17/10/2025.
- (5) You have not upgraded / provided the air pollution control system as per the Board's circular no. MPCB/JD(APC)/Stone Crusher/TB-3/B-0215, Dtd. 10/01/2024 regarding Environmental Guidelines for the Stone Crusher Units issued by Central Pollution Control Board in the Month July, 2023.

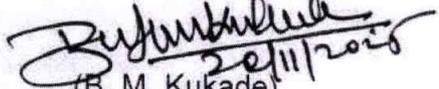
AND WHEREAS, the Maharashtra Pollution Control Board has issued proposed directions vide letter dated 02/09/2025 to you and directed to submit compliance report however, you have failed to comply with the same.

AND WHEREAS, in spite of giving reasonable opportunity, you have failed to comply with the consent conditions and also failed to provide adequate pollution control devices and thereby, causing water and air pollution into the environment.

NOW THEREFORE, in view of the above non-compliances, you are hereby directed to stop your manufacturing activities forthwith, failing which the Board will have no option than to initiate appropriate legal action under the provisions of the Water (Prevention & Control of Pollution) Act, 1974 and the Air (Prevention & Control of Pollution) Act, 1981.

This is issued with the approval of the Competent Authority of the Board.

For and on behalf of
Maharashtra Pollution Control Board


(B. M. Kukade)
Regional Officer,
M. P. C. Board Pune

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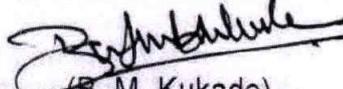
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For and on behalf of
Maharashtra Pollution Control Board


(B. M. Kukade)
Regional Officer

**Applicable to all Planning Authorities and Regional Plan Areas
except Municipal Corporation of Greater Mumbai, Other Planning Authorities /
Special Planning Authorities / Development Authorities within the limit of
Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust,
Hill Station Municipal Councils, Eco-sensitive / Eco-fragile region notified by MoEF & CC
and Lonavala Municipal Council, in Maharashtra.**

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT**

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10/06/2021	क्र.टिपीएस-१२२१/९९०/प्र.क्र.४४/२१/नवि-१२ - विनियम क्र.११.२.५ नुसार बांधीव सुविधांतर्गत विकास हक्क हस्तांतरण संदर्भातील बाबींच्या अंमलबजावणीकामी मार्गदर्शन.	425
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<p><i>Note –</i></p> <p>(*) Indicates Corrigendum / Addendum sanctioned by the Government from time to time under Regulation No. 1.10.</p> <p>(**) Indicates Guidelines issued by the Government from time to time under Regulation No 1.5.</p> <p>(***) Indicates Notice published by the Government under Section 20(3) & 37(1) with Directives issued under section 154.</p> <p>(#) Indicates the Clarifications issued by the Government from time to time.</p> <p>(+) Indicates the order issued by the Director of Town Planning, Maharashtra State, Pune.</p>		

CHAPTER - 1 ADMINISTRATION

1.0 SHORT TITLE, EXTENT & COMMENCEMENT

These regulations shall be called as “Unified Development Control and Promotion Regulations for Maharashtra” (hereinafter called “These Regulations” or "Unified Development Control and Promotion Regulations" - ‘UDCPR’)

1.1 Extent and Jurisdiction

- i) These regulations shall apply to the building activities and development works on lands within the jurisdiction of all Planning Authorities and Regional Plan areas except Municipal Corporation of Greater Mumbai, other Planning Authorities / Special Planning Authorities / Development Authorities within the limit of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, ⁽¹⁾ Chikhaldara notified area (consisting Chikhaldara Hill Station M.C. & four villages) Eco-sensitive / Eco-fragile region notified by MoEF & CC, and Lonavala Municipal Council in Maharashtra.
- ii) These Regulations shall also be applicable to the Town Planning Scheme area. However this will not bar the Development Permission to be granted as per the Regulations of the Town Planning Scheme intoto.

1.2 Commencement of Regulations

These regulations shall come into force with effect from the date of publication of notification in the official Gazette. All the Development Control Regulations / special Regulations which are in operation shall cease to operate.

1.3 DEFINITIONS

In these Regulations, unless the context otherwise requires, the definitions given hereunder, shall have meaning indicated against each of them.

Words and expressions which are not defined in these Regulations, shall have the same meaning or sense as in the :-

- i) Maharashtra Regional and Town Planning Act, 1966;
- ii) Maharashtra Municipal Corporations Act, 1949;
- iii) Nagpur Improvement Trust Act, 1936;
- iv) Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965;
- v) Maharashtra Metropolitan Region Development Authority Act, 2016;
- vi) Maharashtra Land Revenue Code, 1966;
- vii) Real Estate (Regulation and Development) Act, 2016;
- viii) National Building Code of India, 2016;
- ix) Maharashtra Housing and Area Development Act, 1976;
- x) Maharashtra Slum Areas (Improvement, Clearance And Redevelopment) Act, 1971.

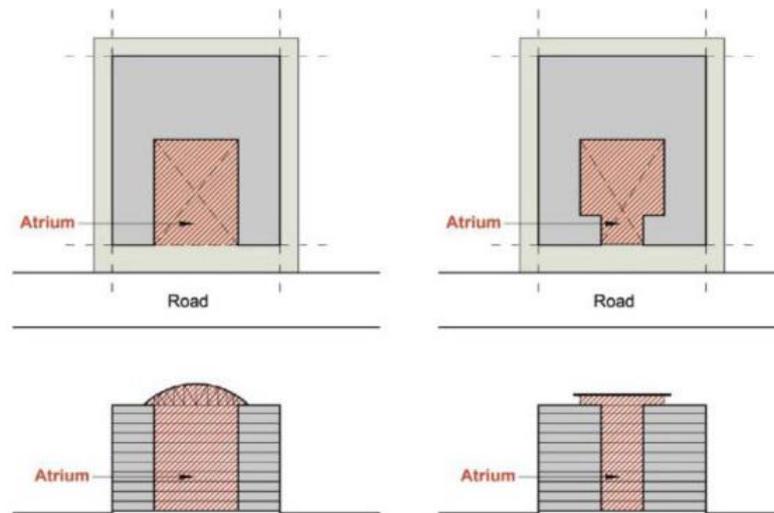
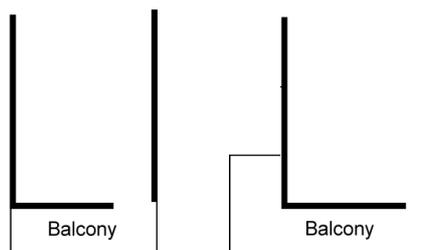
- 1 **Act** - means the Maharashtra Regional & Town Planning Act, 1966 as may be amended from time to time.

⁽¹⁾ Inserted vide Corrigendum / Addendum No.CR.121/21, dt.02nd December, 2021

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- 2 **Addition / Alteration** - means any change in existing authorized building or change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor, roof or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures of equipment as provided under these regulations. However, modification in regards to gardening, white washing, painting, plastering, pointing, paving and retiling shall not be deemed to be alteration.
 - 3 **Advertising Sign** - means any surface or structure with characters, letters or illustrations applied thereto and displayed outdoor in any manner whatsoever for purposes of advertising or to give information regarding or to attract the public to any place for public performance, article or merchandise whatsoever, or is attached to, or forms a part of building, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body.
 - 4 **Air-conditioning** - means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
 - 5 **Accessory Building** - means a building separate from the main building on a plot and containing one or more rooms for accessory use such as servant quarters, garage, store rooms etc.
 - 6 **Accessory / Ancillary Use** - means any use of the premises subordinate to the principal use and incidental to the principal use.
 - 7 **Amenity Space** - for the purpose of these regulations, amenity space means a statutory space kept in any layout to be used for any of the amenity such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, Dispensary, Nursing Home, Hospital, sub post-office, police station, electric substation, ATM of banks, electronic cyber library, open market, garbage bin, assisted living and hospice together, senior citizen housing and orphanage together, project affected persons' housing, auditorium, conventional centre, water supply, electricity supply and includes other utilities, services and conveniences.
 - 8 **Annual Statements of Rates** - means the Annual Statements of Rates (ASR) published by the Inspector General of Registration, Maharashtra State, Pune.
 - 9 **Architectural projection** - means a chajja, cornice etc. which is a protrusion from the building facade or line of the building only for aesthetic purpose and not used for any habitable purpose.
 - 10 **Access** - means a clear approach to a plot or a building.
 - 11 **Architect** - An Architect who is a member of the Indian Institute of Architects and duly registered with the Council of Architecture under the Architects Act, 1972.
 - 12 **Apartment** - means whether called block, chamber, dwelling unit, flat, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building or on a plot of land, used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use ancillary to the purpose specified.
 - 13 **Applicant** - means any person who is an owner or a person having an irrevocable registered Power of Attorney of an owner and any other document as acceptable to the Authority.
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14 Authority means :

- i) in the case of a Municipal Corporation, the Municipal Commissioner or such other officer as he may appoint in this behalf;
- ii) in the case of a Zilla Parishad, the Chief Executive Officer or such other officers as he may appoint in this behalf;
- iii) in the case of a Municipal Council, the Chief Officer of the Council; and
- iv) in the case of any other local authority, Special Planning Authority, New Town Development Authority or Area Development Authority, the Chief Executive Officer or person exercising such powers under Acts applicable to such authorities;
- v) in the area of a Regional Plan, the Collector of the District;
- vi) in case of Development Authorities established under the Metropolitan Region Development Authorities Act, Metropolitan Commissioner or such other officer as he may appoint in this behalf;
- vii) in case the land is situated in the gaathan, within the meaning of clause (10) of section 2 of the Maharashtra Land Revenue Code, 1966, the village Panchayat concerned.

15 Atrium - means a sky lighted and naturally/mechanically ventilated area in a building, with no intermediate floors and used as circulation space or entrance foyer.**16 Balcony** - means a horizontal cantilever projection, including parapet, handrail or balustrade to serve as a passage or sitting out place with at least one side open, except for the railing or parapet wall for safety.**Balcony to The Exterior of The Wall**

include a bathroom.

- 139 Water Course** - means a natural channel meant for carrying storm water and includes an artificial one formed by training or diversion of a natural channel;
- i) **“Major Water Course”** means a river.
- ii) **“Minor Water Course”** means a nallah.
- 140 Window** - means an opening to the outside other than the door which provides all or part of the required natural light, ventilation or both, to the interior space.
- 141 Wing of a Building** - means a part of a building with independent access, staircase and lift connected to other parts with common basement / stilt / podium / terrace / common wall and connecting passages.

1.4 APPLICABILITY OF REGULATIONS

- i) **Development and Construction** : Except as hereinafter otherwise provided, these regulations shall apply to all development, redevelopment, erection and / or re-erection of a building, change of user etc. as well as to the design, construction or reconstruction, additions and alterations to a building.
- ii) **Part Construction** : Where the whole or part of a building is demolished or altered or reconstructed or removed, except where otherwise specifically stipulated, these Regulations apply only to the extent of the work involved.
- iii) **Change of Occupancy / Use** : Where the occupancy or the user of a building is changed, except where otherwise specifically stipulated, these regulations shall apply to all parts of the building affected by the change.
- iv) **Reconstruction** : The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished by or under an order of the Authority and for which the necessary certificate has been given by the Authority shall be allowed subject to the provisions in these regulations.
- v) **Development of sites or / and subdivision or amalgamation of land** : Where land is to be developed, subdivided, or two or more plots are to be amalgamated, or a lay-out is to be prepared; these Regulations shall apply to the entire area under development, sub-division, amalgamation and layout. Provided that, where a developed land, an existing lay-out / sub-division plan is being altered, these Regulations shall apply only to that part which is being altered.
- vi) **Revised permission** : Any development permission granted earlier may be revised provided that, third party interest established in pursuance of such permissions, if any, are not adversely affected. In such case, consent of the adversely affected persons shall be necessary, if required under RERA. While granting the revised permission, the approved plans and commencement certificate of the earlier permission with office, shall be stamped as ‘SUPERSEDED’ by the Authority.
- vii) **Exclusions** : Nothing in these regulations shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use, unless in the opinion of the Authority, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

- c) In case the development is started with due permission before these regulations have come into force, and if the owner / developer, at his option, thereafter seeks further development of plot / layout / buildings as per these regulations, then the provision of these regulations shall apply to the balance development. The development potential of such entire plot shall be computed as per these regulations from which the sanctioned FSI of buildings / part of buildings which are proposed to be retained as per approved plan shall be deducted to arrive at the balance development potential of such plot ⁽¹⁾ and ancillary FSI shall be permissible only on such balance potential. Such balance potential can be distributed on one or more existing, earlier / newly proposed building/s in a group housing scheme.
- ⁽¹⁾ In case of approved layouts in group housing scheme with buildings having height between 15.0 m. to 24.0 m., and complying with provisions mentioned in Regulation No.1.3(93)(xiv), NOC from Chief Fire Officer shall not be necessary, if the applicant is applying for revised permission under these regulations.
- d) The existing marginal distances including front margin may be allowed for higher floor / floors subject to step margin as per these regulations. ⁽¹⁾ In case of a building sanctioned under the erstwhile regulations as non-special one with a height of 16 m. with 3.0 m. setbacks and the construction work is in progress, then while revising the plan under these regulations, for height up to 16.0 m., the setbacks as per the erstwhile regulations shall be allowed to be continued and for the height above 16.0 m. (instead of 15.0 m.), setback as per H / 5 requirement shall be insisted in the form of step-margin.
- e) For the on-going buildings for which passages, stairs, lifts, lift rooms etc. are allowed as free of FSI by charging premium, in such cases these free of FSI items are allowed to that extent only and for the remaining balance potential, provisions for free of FSI items of these regulations shall be applicable.
- f) For the on-going buildings for which balconies are allowed to be enclosed as free of FSI by charging premium, these free of FSI items are allowed to that extent only and for the remaining balance potential balcony shall only be allowed as mentioned in these regulations.
- g) For the cases where occupation certificate is fully granted, revised permission as per these regulations, may be granted subject to provisions of Real Estate (Regulations and Development) Act, 2016, as may be applicable.
- ⁽¹⁾ Provisions mentioned in (b) to (f) shall be applicable mutatis-mutandis to the proposals to be sanctioned under this provision.
- h) If the project proponent applies for occupation with minor amendments in plans approved prior to this UDCPR, then amendment ⁽¹⁾ permitted as per the erstwhile regulations in terms of internal / locational changes, amendment to the extent of 5% in the built-up area / dimensions per floor within the permissible FSI as per then regulations may be considered.
- ⁽¹⁾ **Note** - The State Government may issue guidelines from time to time, if necessary, for smooth implementation and removal of difficulties in transitional proposals.

1.5 (i) Megacity Project approved under Regulation No.15.4.3 of Mumbai Metropolitan Regional Plan shall remain valid till completion of the said project as per said regulation.

1.6 APPLICABILITY OF OTHER REGULATIONS

- i) **CRZ Regulations** - Any development within CRZ areas shall be governed by the Coastal Regulation Zone Notification No.S.O.19(E) dt. 6th January, 2011 and No.G.S.R. 37(E), dated 18th January, 2019 as amended or replaced from time to time, wherever applicable.

⁽¹⁾ Inserted Vide Order No.CR 236/18 (Part-1), dt. 01st March 2021.

⁽²⁾ Inserted Vide Order No.CR 236/18 (Part 1), dt. 02nd December 2021.

- ii) **Restriction in Western Ghat Eco Sensitive Area** - The restrictions in the Western Ghat Eco Sensitive Area imposed by the notification issued from time to time by Ministry of Environment, Forest and Climate Change, Government of India, shall be followed.
- iii) **Other Regulations** - Any other Restrictions imposed under the relevant regulations / Rules / Acts shall also be applicable, wherever applicable.

1.7 POWER TO PRESCRIBE THE PROFORMAS

⁽¹⁾ Notwithstanding anything contained in any Appendices / Proformas, provision in respective regulations shall prevail. The Authority, with the approval of Government, shall have the powers to prescribe proformas / appendices and/or make amendments in the contents of such proformas / Appendices A to M attached with these regulations.

1.8 POWER TO DECIDE CHARGES

The charges mentioned in these regulations for additional FSI, premium FSI, rate of interest or for any other matter shall be subject to amendment by the Government from time to time. Wherever the rate of premium is to be decided based on rates mentioned in ASR, rate in the ASR shall be of the year of granting the permission.

1.9 MEANINGS AS IN ACTS, RULES & INTERPRETATIONS

- i) Terms and expressions not defined in these regulations shall have the same meaning or sense as in the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) or the Maharashtra Municipal Corporations Act, 1949 or National Building Code, 2005, as amended from time to time, and the rules or bye-laws framed there under, as the case may be, unless the context otherwise requires.
- ii) The Maharashtra General Clauses Act, as amended from time to time, shall be applicable in case of standard terms and phrases as defined and interpreted therein,
- iii) In these regulations, the use of the present tense includes the future tense, the masculine gender includes the feminine and neutral genders, the singular includes the plural and plural includes singular. The word "person" includes a corporation as well as an individual; "writing" includes printing, typing, e-communication and "signature" includes e-signature, digital signature and thumb impression of a person unable to sign, provided that his name is written below such impression.
- iv) Whenever sizes and dimensions of rooms and spaces within buildings are specified, they shall mean clear dimensions unless otherwise specified in these regulations. However, sizes and dimensions may not be disputed with reference to finished/unfinished surfaces unless they affect overall dimensions of the building.
- v) If any question or dispute arises with regard to interpretation of any of these regulations the matter shall be referred to the State Government, who, after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of these regulations. The decision of the Government on the interpretation of these regulations shall be final and binding on the concerned party or parties.
- vi) In the case of provisions of other Acts / Rules / Regulations which are incorporated in these regulations, the amendments made subsequently in parent Acts / Rules / Regulations, will automatically be applicable, wherever applicable, to these regulations.
- vii) If a Marathi version of these Regulations exists and if there is a conflict in interpretation of any clause between English & Marathi versions of these Regulations, then the interpretation of English version shall prevail.

⁽¹⁾ Inserted vide Corrigendum / Addendum No. CR 121/21, dt. 02nd December, 2021.

1.10 REMOVAL OF DIFFICULTIES.

If any difficulty arises in giving effect to the provisions of this Unified Development Control and Promotion Regulations, the State Government may, by order published in the official Gazette, give such directions, as may appear to it to be necessary or expedient for the purpose of removing the difficulty.

Provided that, no such order shall be made after the expiry of a period of 1 years from the date of coming in to force of this Unified Development Control and Promotion Regulations.

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CHAPTER - 4

LAND USE CLASSIFICATION AND PERMISSIBLE USES

4.1 GENERAL

- i) In case of development / re-development of any land, building or premises, the intended use shall conform to the land use or, as the case may be, purpose of designation, allocation or reservation assigned to it in the Development Plan / Regional Plan/ Planning Proposal, unless specified otherwise.
- ii) **Non-Conforming Uses Existing Lawfully** - Any lawful non-conforming use of premises existing prior to the date of coming in to force of the Development Plan / Regional Plan / Planning Proposal shall continue and may be allowed to be expanded within the holding in the original sanctioned permission and that when a building containing non-conforming use is pulled down or has fallen down, the use of the new building shall be in conformity with these regulations or with lawful existing use.
- iii) **Existing features shown on the plan** - The existing features shown on Development / Regional Plan are indicative and shall stand modified on Development / Regional Plan / Planning Proposal as per actual situation. Mention of particular use on Development / Regional Plan shall not bar the owner from permission to develop land as allowed in the zone shown for such land. Also, boundaries of S.No., alignment of existing road / nallah and other physical features of land shall be as per measurement plan of Land Records Department and the land unaffected by such physical features shall be allowed to be developed for the uses permissible under the adjoining predominant land use zone.
- iv) **Development of Parking** - The Authority may develop any land, owned by or in possession of the Authority, for public parking in any of the forms - single or multi-storeyed, underground or above ground, irrespective of its existing use or proposed use in Development / Regional Plan / Planning Proposal.
Provided that the Authority may allow Basement Parking below existing or proposed Play Ground, in the plan at one or two levels below the ground level subject to conditions, as may be prescribed by the Authority.
- v) **Discontinuance of Zoning in pursuance of existing use** - If any land is shown in Public Semi-Public zone or Public Utility Zone because of the activity that existed there or otherwise, such lands shall be deemed to have been shown in the adjacent predominant Zone after such activity ceases to exist, unless otherwise prohibited.

4.2 LAND USE CLASSIFICATION AND EQUIVALENCY OF ZONES

The different land use classifications in Development / Regional Plan / Planning Proposal & different uses permissible in that land use zone and equivalency of zone in various Authorities' areas shall be as given below :-

- I) Residential Zone - Following other zones shall be treated as equivalent to Residential zone.
 - i) Residential Zone - (R1)
 - ii) Residential Zone with Shop line - (R-2)
 - iii) General Residential Zone.
 - iv) Residential Zone - R-2 ⁽¹⁾ (---)
 - v) Residential Zone - ⁽²⁾ R-3 and R-4, with payment of ⁽²⁾ infrastructure cost as decided by the Authority.

⁽¹⁾ The word 'R-3' is deleted vide Corrigendum / Addendum under Regulation No.1.10, CR.121/21, dt.02nd December, 2021

⁽²⁾ Inserted vide Corrigendum / Addendum No.CR.121/21, dt.02nd December, 2021

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- vi) Urbanisable Zone.
 - vii) Special Residential Zone.
 - viii) Pre-dominantly Residential Zone.
 - ix) Slum Improvement Zone.
 - x) Low Density Residential Zone in Development Plan of Jalgaon.
 - xi) Mix use Zone.
 - II) Low Density Residential Zone.
 - III) Future Urbanisable Zone.
 - IV) Commercial Zone - Following other zones shall be treated as equivalent to Commercial Zone.
 - i) Local Commercial - (C-1)
 - ii) Commercial Zone - (C-1) / Special Commercial Zone / Business Hub Area / Central Business District Zone
 - iii) Commercial Zone - (C-2)
 - iv) Predominantly Commercial
 - V) Industrial Zone - Following other zones shall be treated as equivalent to Industrial Zone.
 - i) Service Industries - (I-1)
 - ii) General Industries - (I-2)
 - iii) Special Industries (I-3)
 - iv) Wholesale Market and Warehousing.
 - v) Transport Hub and Logistic Park.
 - VI) Loom Industry cum Residential Zone.
 - VII) Public Semi-public Zone - following zone shall be treated ⁽²⁾ as equivalent to Public Semi-public Zone.
 - i) Institutional.
 - VIII) Agricultural Zone – Following other zones shall be treated as equivalent to Agricultural Zone.
 - i) Horticultural Zone.
 - ii) Plantation Zone.
 - iii) No Development Zone.
 - iv) Green Zone - 1 / Green Zone.
 - v) Cattle Shed Zone.
 - ⁽⁴⁾ vi) Command Area Zone with following Condition.
 - Condition – The Development in command Area Shall be permissible subject to prior NOC and Payment of restoration charges, if any, to Irrigation Department.
 - IX) Green Belt / Green Belt Zone. (Other than Reservation of Green Belt.) / River Protection Belt. (other than reservation) - Following zone shall be treated as equivalent to Green Belt / Green Belt Zone.
 - i) Recreational land use.
 - X) Traffic and Transportation Zone - Following zone shall be treated as equivalent to Traffic and Transportation Zone
 - i) Marshalling yard.
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⁽⁴⁾ Inserted vide Order by Director of Town Planning dt.07th April, 2022

- XI) Regional Park Zone.
- i) ⁽¹⁾ Recreation Centres
 - ii) ⁽¹⁾ Recreational Zone
 - iii) ⁽³⁾ Tourism Park
 - iv) ⁽³⁾ Tourism Development Strip
 - v) ⁽³⁾ Tourism Development Area
 - vi) ⁽³⁾ Tourism Development Area & Cultural Kalagram
 - vii) ⁽³⁾ Regional Tourism Park
- XII) Tourism Development Zone - Following zone shall be treated as equivalent to Tourism Development Zone.
- i) Tourist Centre
 - ii) Hill Station Zone.
- XIII) Afforestation Zone – ⁽²⁾ Following zone shall be treated as equivalent to Afforestation Zone.
- i) Coastal Garden
- XIV) Hill Top-Hill Slope Zone (HTHS) (Slope having gradient more than 1:5 irrespective of whether shown on plan or not.) / Hilly area.
- XV) Green Zone -2
- XVI) Forest Zone.
- XVII) Defence Zone.
- XVIII) Mines and Quarry Zone - Following zone shall be treated as equivalent to Mining and Quarry Zone.
- i) Quarry to Park Zone,
- XIX) Public Utility Zone.
- XX) Woodland Corridor.
- XXI) Special Economic Zone.
- XXII) Airport and Allied Activities / Service Zone.

Note : In case, any land use zone is not listed above, the equivalency of such zone shall be decided by the Director of Town Planning, Maharashtra State, Pune.

4.3 RESIDENTIAL ZONE - R-1

(Residential Zone R1 includes Residential plots abutting on roads below 9.0 m. in width in congested area shown on the Development Plan and on roads below 12.0 m. in width in outside congested area (i.e. in non-congested area)).

(In case of C Class M.C.s, Nagarpanchayats and R.P. areas, the above road width of 12.0 m. shall be 9.0 m. in non-congested area).

The following uses and accessory uses to the principal use shall be permitted in buildings or premises in purely Residential Zone, subject to other regulations:-

- i) Any residences, Slum Improvement / Rehabilitation.
- ii) Hostels for students / working men/ women, lodging with or without boarding facilities.
- iii) Old age home, sanatorium, orphanage, night shelter dormitories.

⁽¹⁾ Inserted vide *Corrigendum / Addendum No.CR.121/21, dt.02nd December, 2021*

⁽²⁾ Inserted vide *DTP Order No.4274, dt.25th August, 2023*

⁽³⁾ Inserted vide *DTP Order No.4946, dt.10th September, 2024*

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- iv) Customary Home occupation i.e. occupations customarily carried out by the members of the household without employing hired labourer and shall include stitching, embroidery, beauty parlour, button making etc. with or without motive power. If motive power is used, the total electricity load should not exceed 1 H.P. (0.75 kw).
 - v) Medical and Dental Practitioner's Dispensaries including pathological laboratory, diagnostic clinics, polyclinics, counselling centres, clinics, to be permitted on any floor. Maternity homes, clinics, nursing homes with indoor patients with bed not exceeding 20 on any floor with separate means of access of staircase from within the building or outside may be permitted but not in any case within the prescribed marginal open spaces. Where doctor's residence is located on upper floor, then such separate means of access of staircase may not be necessary.
 - vi) Professional Offices in residential tenement for own purpose not exceeding carpet area of 50 sq.m. each.
 - vii) Community halls, welfare centre, gymnasias (each not exceeding 100 sq.m.).
 - viii) Primary and nursery schools including students' hostels except trade schools.
 - ix) Crèche, Day-care centre upto 100 sq.m. in an independent building or part of building.
 - x) Private coaching classes, student's mess in an independent building or part of building upto 100 sq.m. subject to separate parking facility in the same premises.
 - xi) Religious buildings.
 - xii) Public / City Libraries and Museums in independent building or on ground or first floor of the composite building.
 - xiii) Club Houses or gymkhanas in residential complexes.
 - xiv) Public or Private Park (except an amusement park), garden and play field in independent plot not used for business purpose.
 - xv) Bus shelters, Taxi - Rickshaw stands, trolley bus shelters, Railway Station, Metro station, BRT stand, cycle stand and like uses.
 - xvi) Convenience shops only on ground floor.
 - xvii) Police Station, Police Chowky, Government and Municipal sub-offices, Post and Telegraph Offices, Branch offices of Banks with safe Deposit Vaults, Electric sub-stations, Fire Aid posts, Home Guards and Civil Defence Centres, essential Public utilities, Pumping stations, water installations and ancillary structures thereof required to cater to the local area.
 - xviii) Electronic Industry of the Assembly type (not of the manufacturing type) with the following restrictions :-
 - a) Motive Power shall not exceed 1 H.P.
 - xix) Information technology establishment (ITE) (pertaining to software only) on the plots / premises fronting on roads having width 9.0 m. and above
 - xx) Flour mill and wet / dry masala grinding / subject to following conditions: -
 - a) Power requirement shall not exceed 10 H.P.
 - xxi) Burial grounds, cremation grounds and essential public utilities, on a road having width of 9.0 m. and above.
 - xxii) Agricultural, horticultural and allied uses (except agro-based industries).
 - xxiii) Raisin production, book binding.
 - xxiv) Public conveniences.
 - xxv) Research, experimental and testing laboratories not involving any danger of fire or explosion or of any obnoxious nature
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4.4 RESIDENTIAL ZONE R-2

(Residential Zone R-2 includes Residential plots abutting on roads having existing or proposed width of 9.0 m. and above in congested area and 12.0 m. and above in non-congested area).

(In case of C Class M.C.s, Nagarpanchayats and R.P. areas, the above road width of 12.0 m. shall be 9.0 m. in non-congested area).

4.4.1 In this zone, the following uses, mixed uses may be permitted

- i) All uses permissible in R-1 shall be permitted in R-2 zone, without any restriction of area;
- ii) All uses or mix uses may be permitted irrespective of restriction on floor or area, except uses mentioned at Regulation No.4.8(ii), 4.11(viii, xviii, xxi, xxii, xxxi, xxxvii), 4.21 and like;
- iii) All Uses permissible in Public Semi-public Zone.

4.4.2 Uses Permitted in Independent Premises / Buildings

- i) Vehicle Fuel filling Station including LPG / CNG / Ethanol with or without service stations subject to provisions of Regulation No.4.11(vi)(c, d and e) and subject to provisions in Regulation No.6.2.2., Sr.No.6 of Table 6-E. (This station may include Electric Vehicle Charging Stations);
- ii) Trade or other similar schools;
- iii) LPG godown, Bulk storage and sale of kerosene subject to NOC of Chief Controller of Explosives, Government of India;
- iv) **Service Industries :-** The Service Industries may be permitted in independent building / Plot as given below :-
 - a) Following Industries may be permitted with power requirement not more than 10 H.P., employment not more than 9 persons and floor area not exceeding 100 sq.m.

(I) FOOD PRODUCT

- i) Manufacture of milk and dairy products such as butter, ghee, etc.;
- ii) (a) Rice huller;
 - (b) Groundnut decorticators;
 - (c) Grain Mill for production of flour;
 - (d) Manufacture of supari and Masala grindings;
 - (e) Baby oil expellers;
- iii) Manufacture of bakery products with no Floor above;
- iv) Coffee, curing roasting and grinding;
- v) Manufacture of Ice;
- vi) Sugarcane crushing & Fruit Juice;

(II) BEVERAGES & TOBACCO

- i) Manufacture of bidi (May be permitted in R-1 Zone also);

(III) TEXTILE & TEXTILE PRODUCTS

- i) Handloom / power-loom of yarn for a maximum of 4 looms;
- ii) Embroidery & making of crape laces & fringes;
- iii) Manufacture of all types of textile garments including wearing apparel;
- iv) Manufacture of made up textiles goods such as curtains, mosquito net, mattresses, bedding material pillow cases, textile bags. etc.;

(IV) WOOD PRODUCTS AND FURNITURE

Manufacture of wooden furniture and fixtures;

(V) PAPER PRODUCTS AND PRINTING PUBLISHING

- i) Manufacture of cartons and boxes from papers and paper board, paper pulp;
- ii) Printing & Publishing newspaper;
- iii) Engraving etching block making etc.;
- iv) Book binding (may be permitted in R-1 Zone also);

(VI) LEATHER PRODUCTS

Repair of footwear and other leather;

(VII) RUBBER AND PLASTIC

- i) Re-treading and vulcanizing works;
- ii) Manufacture of rubber balloons, hand gloves and allied products;

(VIII) METAL PRODUCTS

- i) Manufacture of metal building components such as grills, gates, Doors and window frames, water tanks, wire nets, etc.;
- ii) Tool sharpening and razor sharpening works;

(IX) ELECTRICAL GOODS

Repairs of household electrical appliances such as radio set. Television set, tape recorders, heaters, irons, shavers, vacuum cleaners, refrigerators, air-conditioners, washing machines, electric cooking ranges, motor rewinding works etc.;

(X) TRANSPORT EQUIPMENT

- i) Manufacturing of push cart, hand cart, etc.;
- ii) (a) Servicing and repairing of bicycle, rickshaws, motor cycle and motor Vehicles;
- (b) Battery charging and repairs;

(XI) OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES

- i) Manufacture of jewellery and related articles;
- ii) Repair of watch, clock and jewellery;
- iii) Manufacture of Musical instruments and its repair;
- iv) (a) Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets & other sundry household equipment;
- (b) Optical glass grinding and repairs;
- v) Petrol / CNG / Ethanol / All fuel filling / Electric Vehicle Charging Stations) subject to provisions in Regulation No.6.2.2., Sr.No.6 of Table 6-E;
- vi) Laundries, Laundry service and cleaning, dyeing, bleaching and dry cleaning;
- vii) Photo processing laboratories;
- viii) Electronic Industry of assembly type (and not of manufacturing type including heating load);

- ⁽¹⁾ **(XII)** Manufacture of structural stone goods, stone dressing, stone crushing and polishing, Manufacture of earthen & plaster states and images, toys and art wares and Manufacture of cement concrete building components, concrete jallies, septic tank, plaster of paris work lime mortar etc.;

⁽¹⁾ Inserted vide Corrigendum / Addendum No.CR.121/21, dt.02nd December, 2021

b) Following service industries may be permitted without restrictions mentioned in (a) above.

(I) FOOD PRODUCT

Canning & preservation of Fruits & Vegetables, Meat and Fish including production of Jam, Jelly, Sauce, etc.;

(II) PAPER PRODUCTS AND PRINTING PUBLISHING

Printing & Publishing periodicals, books journals, atlases, maps, envelope, printing picture, post-card, embossing;

4.5 LOW DENSITY RESIDENTIAL ZONE

In this zone, all uses permissible in Residential Zone shall be permitted subject to FSI restrictions mentioned in these regulations. (Chapter 10)

4.6 FUTURE URBANIZABLE ZONE

In this zone all uses permissible in Residential Zone shall be permitted subject to fulfilment of following requirements.

- i) For extending offsite infrastructure like road, water supply, sewage line, electricity, to the land, the expenses shall be borne by the owner and shall be deposited with the Authority as per the expenses communicated by it. However the owner shall have liberty to construct such infrastructure at his own cost, as per the drawing, design and specification approved by the Authority.
- ii) If the land is located on Development Plan road of width more than 18.0 m., then construction of road of width 18.0 m. to his land, shall be the liability of the owner, else 12.0 m. wide road with asphaltting shall be necessary.

4.7 COMMERCIAL ZONE

In commercial zones, buildings or premises shall be used for the uses and purposes given below :-

- i) Any use permitted in residential R - 2 zone.
- ii) Any commercial use, wholesale establishments with or without storage area,
- iii) Uses permissible in Public Semi-public Zone.
- iv) Public utility buildings.
- v) Activities permissible in Service Industries.

4.8 INDUSTRIAL ZONE

Industries shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed, for example assembly plants, laboratories, dry cleaning plants, power plants, pumping station; smoke houses, laundries, gas plants, refineries, dairies and saw - mills.

The following uses shall be permissible in Industrial Zone.

- i) The service industries as listed in Regulation No.4.4.2(iv) without restrictions on power requirement, employment, floor area and other restrictions.
- ii) Any industry / industries may be permitted. Minimum buffer open space / set back (which may include marginal distance and road width if any) from the boundary of industrial Building / use to residential or habitable zone/ use, shall not be less than 23.0 m. Such buffer open space shall be kept in the land falling in the industrial zone. In cases where construction has already taken place in Industrial Zone, then such Buffer open space may be kept in a Residential Zone.

Provided that, the area under such buffer open space / setback shall not be deducted for computation of FSI.

Provided further that, if the land under industrial zone is utilized entirely for non-polluting industries, IT / ITES or like purposes, then such buffer zone / open space shall not be necessary.

Provided further that, industrial godowns/ godowns shall also be permissible under this regulation.

- iii) Building or premises in industrial zone may be used for any industrial as well as accessory uses like banks, canteens, welfare centre and such other common purposes considered necessary for the industrial workers, quarters of watchmen, caretakers or other essential staff required to be maintained on the premises. Such residential / commercial / other uses may be permitted up to 25% of the total proposed built-up area of such industrial use.
- iv) Following uses may also be permitted
 - a) Parking lots,
 - b) Buildings of public utility concerns,
 - c) Buildings of Banks,
 - d) Residential Hotels, Restaurants,
 - e) Storage Buildings,
 - f) Drive-in-Theatres, cinema or theatres, subject to provisions of the Maharashtra Cinemas (Regulation) Act,
 - g) Highway amenities as permitted in Agriculture zone with FSI at par with Industrial zone,
 - h) Industrial training centre / institute,
 - i) Information Technology Establishments. (IT / ITES),
 - j) Bio-technology units,
 - k) Public Charging Stations for Electric Vehicle, Petrol pumps and Service Stations / Fuel Filling Stations including LPG / CNG / Ethanol etc. subject to provisions in Regulation No.6.2.2., Sr.No.6 of Table 6-E.
 - (l) Hospitals and dispensaries.
- v) Transport Hub and Logistic Park including warehousing, cold storage, multimodal transport, container depot, container freight stations etc.

4.8.1 Allowing Residential / Commercial Uses in Industrial Zone

In consultation with the Divisional Head of concerned division of the Town Planning Directorate in case of areas other than Municipal Corporations and in case of Municipal Corporations without such consultation, and on appropriate conditions,

- a) The existing or newly built-up area of Industrial unit in the Industrial zone (excluding the area of Cotton Textile Mills) may be permitted to be utilized for Residential or Commercial purposes;
- b) The lands in the Industrial Zone in Development Plan, Regional Plan excluding the area of Cotton Textile Mills, but including lands in industrial zone in Town Planning Scheme area, may be utilised for any of the permissible uses in the Residential and Commercial Zone subject to the following provisions :-
 - i) Such use shall be allowed only on payment of Premium at the rate of 5% of the land value arrived at as per the Annual Statement of Rates (without considering the guidelines therein) of the respective year. For calculating land value, industrial holding in the development proposal shall be considered. Out of this, 50% amount shall be paid to the Authority and 50% amount shall be paid to the Government.

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- ii) The Residential / Commercial use in respect of industries which are not in operation or which are to be closed, shall not be permitted without an NOC from Labour Commissioner, Maharashtra State, Mumbai stating that all legal dues have been paid to the workers or satisfactory arrangements between management and workers have been made. However, in respect of any open land in the Industrial Zone where industry never existed, NOC from Labour Commissioner shall not be required.
 - iii) Recreational open space as may be required under regulations for Residential use shall be provided.
 - iv) The land to be provided as amenity space in the provisions mentioned hereunder shall be handed over to the Authority free of encumbrances.
 - v) In the layout or sub-division of such land admeasuring up to 2 Ha., 10% of land shall be provided for public utilities and amenities, like electric sub-station, bus-station, sub-post office, police out-post, garden, play ground, school, dispensary and such other amenities / utilities as may be considered necessary. In case of land admeasuring more than 2 ha., such amenity space shall be 10% upto 2 ha. area and 15% for the area over and above 2 ha.
 - vi) The land having area up to ⁽²⁾ 1.0 hectare in size which is allocated for industrial use may be permitted to be used for Residential purpose or any other permissible uses in Residential / Commercial Zone. The owner / developer shall provide either 10% amenity space in the form of open land or 5% built up space in the proposed construction at appropriate location, preferably on ground floor. Amenity TDR, as per regulation containing provisions of TDR, shall be permissible.
 - vii) The land under public utility / amenity shall be handed over to the Planning Authority in lieu of FSI / TDR with proper access and levelling of the land. These areas will be in addition to the recreational space as required to be provided under these regulations.
 - viii) At least 50% of total land provided for public amenity / utility space shall be reserved for unbuildable purposes such as garden, recreational ground, etc. by the Authority. ⁽¹⁾ Provided that if such amenity space is less than 1000 sq.m. then it shall be reserved only for unbuildable purposes such as garden, recreational ground and may be allowed on internal road / Layout road / existing road / accessroad having width less than 12.0 m.
 - ix) The required segregating distance between Industrial Zone and the area over which Residential use is permitted under this regulation, shall be provided within such land intended to be used for residential or commercial purpose. In case of adjoining area is developed and obnoxious industry is existing on such part, then necessary segregation distance shall be provided. However, if non-obnoxious user is existing on such part, no such segregation distance shall be provided.
 - x) Such residential or commercial development shall be allowed within the permissible FSI of the nearby Residential or Commercial Zone.
 - xi) Provision for Amenity Spaces shall be considered to be reservations in the Development Plan and Transferable Development Rights against such amenity as per Regulation No.11.2 may be given or FSI of the same equivalent to the TDR quantum shall be available for utilisation on the remaining land. Moreover, the owner shall be entitled to develop remaining land with permissible TDR potential including the land under amenity space subject to maximum permissible limit of FSI (Maximum Building Potential) as mentioned in Regulation No.6.3.

⁽¹⁾ Inserted vide Corrigendum / Addendum No.CR.121/21, dt.02nd December, 2021

⁽²⁾ Inserted Vide Notification u/s.37(1AA)(C) & 20(4) by Govt. No.CR.236/18 (Part 4), dt.28th December, 2022

- xii) Residential / Commercial use may be allowed on the part area of the land holding subject to the condition that total area of the entire industrial land holding shall be considered for deciding the percentage of the land to be earmarked for public amenity / utility spaces, as per these regulations.
- xiii) If Development Plan Reservations (excluding DP Road / Road widening) falls within or adjacent to the land of the same land owner under I to R provision, then such reservation may be adjusted in amenity space in the following manner :
- a) If the area under development plan reservation is less than the area required for public amenity space as per this regulation, then only the difference between the areas shall be provided for public amenity space.
 - b) If the area under reservation in development plan is more than the area required for public amenity space as per this regulation, then the area for public amenity space shall be provided equal to area required under this regulation.
- The word "adjacent" shall also include the land of the same owner separated by nallah, river, canal, road etc., for the purpose of this regulation.
- xiv) Provisions of Accommodation Reservation mentioned in Regulation No.11.1 shall not be applicable for development of amenity space provided in this regulation.
- xv) Minimum 10% built up area (basic FSI) for area upto 1 ha. and 5% built up area (basic FSI) for area more than 1 ha., shall be used for offices and commercial purpose, in case of development undertaken under this regulation, by closing down the existing industry. However, this provision shall not be applicable, in case of permission being sought under this regulation, where such plot falls in industrial zone, without existing industry.
- (#) xvi) The provision of inclusive housing as mentioned in Regulation No.3.8 shall not be applicable. However, 20% of the land or FSI proposed to be used for residential purpose shall be utilised for plots below 100 sq.m.in case of plotted layout development or below 50 sq.mt. built-up area tenement in case of construction of housing scheme.
- xvii) The industrial zone on which Residential / Commercial permission is granted, it shall be deemed to be converted into Residential / Commercial zone to the extent of that area, after issuance of final occupation certificate to the project.
- xviii) If at the request of the Authority, the owner agrees to construct the amenity on the land on such amenity space, then he shall be entitled for construction TDR / FSI as per TDR Regulations.
- c) On the date of draft publication of these UDCPR, if the entire holding of a person at a place in industrial zone admeasures less than 500 sq.m., then regulation mentioned in (b) above shall not be applicable and such plot in industrial zone shall be deemed to be included in adjoining zone, if requested by the owner.
 - d) If the land for industrial unit is acquired under the provisions of relevant Land Acquisition Act, then prior permission of the Government is necessary before permitting residential use on such lands and additional items and conditions mentioned in Land and Revenue Department, G.R. No.Sankirna-01/2017/C.R.11/A-2,dated 11/01/2018, as amended from time to time, shall be applicable.

(#) Clarification issued by the Govt. vide Order NO.CR.72/23/UD-12, dt.25th August, 2023

4.9 Loom Industry cum Residential Zone

The following uses shall be permissible :-

- i) Uses permissible in R - 1, R - 2 Zone according to road width;
- ii) Power loom;
- iii) Power looms cum residential to any extent;

User (i) above shall be as per conditions of R - 1 and R - 2 zone. However, (ii) and (iii) shall be permissible with following conditions;

- a) Power loom use shall be restricted up to maximum permissible floor area of 250 sq.m. with maximum 20 H.P. and 20 labourers;
- b) Total FSI permissible shall be as that of residential zone;
- c) Adequate safety measures shall be taken to reduce noise and air pollution etc. by providing vibration absorbing platform and dust settler;
- d) Working hours for looms shall be 8 am to 8 pm.

4.10 PUBLIC / SEMI PUBLIC ZONE

The following uses shall be permissible :-

- (i) Schools, Colleges, Educational Complexes, Training institutions, Hostels for students and essential staff quarters.
- (ii) Home for the aged, Hospitals, Sanatoria, Dispensaries, Maternity Homes, Health Centres and related health facilities with ancillary structures like quarters, Dharmashala, veterinary hospitals etc.
- (iii) Offices and essential staff quarters of the Government / Semi Government and / or their authorities / Local Self-Government, Courts etc., Public Housing by Government / Government Bodies.
- (iv) Public / semi-public sector utility and transport establishments / institutions of research, education and health.
- (v) Libraries, Mangal karyalayas, Gymnasia, Gymkhanas, Stadia, Community halls, Civic and Cultural Centres, Religious Structures, auditoria etc.
- (vi) Commercial use upto 15% shall be permissible subject to following conditions:-
 - a) Shop / permit rooms for liquor / wine / beer, pan, cigarette, tobacco, lottery tickets and such other uses which do not serve public purpose, similarly storage of domestic gas cylinders, kerosene etc., which are dangerous to public health, shall not be permitted.
 - b) The plots in which there is an existing development; such commercial use shall be restricted to a maximum of 15% of the existing and proposed development taken together.

Provided that, in case of lands owned by Zilla Parishad and Panchayat Samiti, which are earmarked as public and semi-public zone, the limit of such commercial use shall be up to 33%.
- (vii) Vehicle Fuel Filling Station including LPG / CNG / Public Charging Stations for Electric Vehicles as per Regulation No.6.2.2, Sr.No.6 of Table 6E.
- (viii) Nursery, crèches, Spastic rehabilitation centres, orphanages, hostel for Autistic persons and Mentally Retarded persons.
- (ix) Fire stations.
- (x) Traffic and Transport related facilities.

4.11 AGRICULTURAL ZONE

- i) All agricultural uses including stables of domestic animals, piggeries, poultry farms accessory building, tents etc.;
- ii) Golf Course and Links, Race tracks, and shooting ranges with necessary safety measures, Trekking Routes / nature trails / nature walks, etc.;
- iii) Garden, forestry, nursery, public parks, private parks; play fields, summer camps for recreation of all types;
- iv) Public / semi-public sector utility establishments such as electric sub-stations, receiving stations, switch yards, over-head line corridors, radio and television stations, receiving stations, main stations for public gas distribution, sewage treatment and disposal works, water works along with residential quarters for essential staff required for such works;
- v) L.P.G. Godown, subject to following conditions :-
 - a) Minimum plot size and area of the plot shall be as decided by concerned Licensing Authority.
 - b) The maximum permissible FSI shall be 20% on this plot.
 - c) Only ground floor structure shall be permissible.
 - d) It is necessary to obtain No Objection Certificate from Controller of Explosives and competent fire authority.
- vi) Vehicle Fuel filling Station including LPG / CNG / Ethanol / Public Charging Stations for Electric Vehicles, subject to following conditions :-
 - a) Plot shall be located on any road with a minimum width of 12.0 m. or more.
 - b) FSI for such facilities in this zone shall be up to 20% on gross area, underground structures along with kiosks shall not be counted towards FSI.
 - c) NOC from Chief Controller of Explosives shall be necessary.
 - d) In case the plot is located on any Classified road, the distance from the junction of roads as may be specified by Indian Road Congress / Ministry of Road, Transport and Highway, shall be followed. (IRC guideline 2009 and MORTH Letter No.RW/NH-33023/19/99-DO III, Dated 25.09.2003 as amended from time to time)
 - e) In a plot of Fuel Station, other building or composite building for sales office, snack bars, restaurant, public conveniences or like activities , may be permitted
- vii) Pottery manufacture.
- viii) Storage and drying of fertilizer.
- ^(#) ix) Farm houses shall be permitted subject to following conditions :-
 - a) Minimum plot area for above use shall be 0.4 Ha. However, one farm house per land holding shall be permitted, irrespective of size of the land holding.
 - ⁽¹⁾ b) The FSI shall not exceed 0.04 subject to a maximum built up area of 400 sq.m. in any case. Only ground + 1 floor structure with height not exceeding 9.0 m. shall be permissible.
- x) Swimming pools / sports and games, canteen, tennis courts, etc.

⁽¹⁾ Substituted vide Corrigendum / Addendum No.CR.121/21, dt.02nd December, 2021

^(#) Clarification issued vide Order No.CR.236/18, dt.23rd December, 2021

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- xi) Amusement park.
- a) Amusement park with minimum plot area of 1.0 ha. with recreational and amusement devices like a giant wheel, roller coaster, merry-go-round or similar rides both indoor and outdoor, oceanic-park, swimming pool, magic mountain and lake, ethnic village, shops for souvenirs / citations, toys, goods, as principal uses and ancillary activities such as administrative offices, exhibition hall or auditorium, open air theatre, essential staff quarters, store buildings, fast food shops, museum, small shops, ancillary structures to swimming pool, ancillary constructions along with staff quarters and residential hotels. Maximum permissible FSI shall be 0.70 on gross plot area, out of which 0.20 shall be without payment of premium and remaining with payment of premium at the rate of 20% of the rate mentioned in the annual statement of rates of very said land without considering the guidelines therein.
 - b) The required infrastructure, like proper and adequate access to the park, water supply, sanitation, conservancy services, sewage disposal and adequate off-street parking will have to be provided and maintained by the promoters of the project at their cost.
 - c) The promoters of the project shall provide adequate facilities for collection and disposal of garbage at their cost, and will keep, at all times, the entire environment clean, neat and hygienic.
 - d) Area of Rides, whether covered or uncovered, shall not be computed towards FSI.
 - e) At least 250 trees (of indigenous species) per Hectar shall be planted and grown within the area of the park.
 - f) Sufficient parking facilities and ancillary facilities for cars, buses, transport vehicles etc. shall be provided on site.
- xii) IT / ITES parks / units with 0.20 FSI, subject to Regulation No.7.8.
- xiii) Any building / use by the Government / Semi-Government or Government Controlled bodies with basic FSI and village resettlement or resettlement of project affected person with full permissible FSI as that of residential zone.
- xiv) Biotechnology unit / B.T. Park subject to Regulation No.7.9.
- xv) Development of buildings of educational, research and medical institutions, community development, human resources development, rural upliftment, yogashram, mediation centres, vipashyana centres, spiritual Centres, goshalas, panjarpol, old Age homes and Rehabilitation Centres along with allied activities, Planetarium / Astronomical / Astrophysical facilities / projects with FSI of 1.00 on gross plot area, out of which 0.20 shall be without payment of premium and remaining with payment of premium at the rate of 20% of the rate mentioned in the annual statement of rates of very said land without considering the guidelines therein subject to following conditions :-
- Conditions :-**
- a) The trees at the rate of 250 trees per hectare shall be planted on the plot.
 - b) The provisions of higher FSI mentioned in Chapter - 7 of these Regulations shall apply to the above buildings listed in the said chapter. However, higher FSI in such case shall not exceed 100% of the above.
 - c) In case of educational use, 15% area may be used for commercial purpose subject to provisions of Regulation No.4.10(vi).
- xvi) Integrated highway / Wayside amenities such as motels, way-side restaurants, fuel pumps, service stations, restroom and canteen for employees working on site and truck drivers, service godowns, factory outlets, highway malls, hypermarket along with public
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conveniences like toilets, trauma centre, medicine shop, bank ATMs and like activities with FSI of 0.2 on gross area without payment of premium and further FSI upto 0.3 with premium at the rate of 20% land rate in Annual Statement of Rates of the said land without considering the guidelines therein, shall be allowed subject to following conditions :-

Integrated Highway / Wayside Amenities may be permitted to be developed on plots of land having a minimum area of 10,000 Sq.m. abutting to National Highways / State Highways or on any road not less than 18.0 m. width.

Provided that, No subdivision of land shall be allowed and location of fuel pump, if provided, shall be separately earmarked.

- (¹) Notwithstanding anything contained in this regulation, an individual use as mentioned in this regulation may be permissible, on road having minimum width of 12.0 m. The minimum plot size for this regulation shall be entire holding mention in the single 7/12 extract or minimum of 4000 Sq.m. In any case Sub-division / layout shall not be permitted.

xvii) Ancillary Service Industries

Ancillary service industries for agro related products like flowers, fruits, vegetables, poultry products, marine products, related collection centres, auction halls, godowns, grading services and packing units, knowledge parks, cold storages, utility services (like banking, insurance, post office services) etc. on the land owned by individuals / organizations with FSI of 0.20 without payment of premium. Further FSI up to 1.00 may be granted with payment of premium at the rate of 20% of land rate in Annual Statement of Rates of the said land without considering the guidelines therein.

- xviii) Any industry / industries with FSI of 0.20 without payment of premium and further FSI up to 1.00 with payment of premium at the rate of 20% of land rate in Annual Statement of Rates of the said land without considering the guidelines therein. Minimum buffer open space / set back (which may include marginal distance and road width if any) from the boundary of industrial Building / use to residential or habitable zone / use, shall not be less than 23.0 m. Such buffer open space shall be kept in the same land.

Provided that, the area under such buffer open space / setback shall not be deducted for computation of FSI.

Provided further that, if the land under industrial zone is utilized entirely for non-polluting industries, IT / ITES or like purposes, then such buffer zone / open space shall not be necessary.

Provided further that, Industrial layout / sub-division of land shall also be permissible subject to regulations of Industrial Zone. In such case, the plot shall be entitled for 0.20 FSI and further FSI as mentioned above, shall be subject to payment of premium. The condition to this effect shall be stamped on the layout / sub-division plan and also mentioned in the approval letter.

Provided further that, industrial godowns / godowns shall also be permissible under this regulation.

- xix) Solid waste management, land fill sites, bio-gas plants, power generation from waste.
 xx) Power generation from non-conventional sources of energy. Area covered under solar panels shall not be counted in FSI.
 xxi) Brick, tile manufacture.
 xxii) Fish Farming.
 xxiii) Religious buildings subject to conditions as may be prescribed by Authority.

⁽¹⁾ Inserted vide Corrigendum / Addendum No. CR 121/21, dt. 02nd December, 2021.

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- xxiv) Slaughter house or facilities for processing and disposal of dead animals with the special permission of Authority.
- xxv) Cemeteries and crematoria and structures incidental thereto.
- xxvi) Scrap Market with FSI of 0.20 without payment premium and further FSI upto 1.00 with the payment of premium at the rate of 20% of land rate in Annual Statement of Rates of the said land without considering the guidelines therein.
- xxvii) Mangal karyalayas / lawns.
- a) Minimum area for mangal karyalaya shall be 0.4 ha. with FSI of 0.20. It may be permitted along with essential guest rooms not exceeding 30% of the area of mangal karyalaya. Area for parking shall be 40% of gross area which shall be properly earmarked and bounded by bifurcating wall. Further FSI up to 1.00 with payment of premium at the rate of 20% of land rate in Annual Statement of Rates of the said land without considering the guidelines therein.
 - b) Lawns for ceremony shall be 0.8 ha. with FSI of 0.10. Area for parking shall be 40% of gross area.
 - c) The plot for mangal karyalaya or lawn shall abut on road width of minimum 9.0 m. in case of Nagar Panchayat, Municipal Council and Regional Plan area and 12.0 m. in case of other areas.
- xxviii) Bus Terminus.
- xxix) Construction of any communication route, road, railway, airstrips, ropeways, ports, electric lines, etc.
- xxx) Town planning scheme under the provisions contained in chapter - V of Maharashtra Regional & Town Planning Act, 1966 shall be allowed for minimum 20 hectare area, with proper road network subject to condition that entire cost of scheme shall be borne by the owners. After sanction of preliminary scheme under section 86 of the Act, all uses as that of residential zone, shall be permitted. FSI and other regulations shall be applicable as per residential zone. Or
- If the owners come together for development on aforesaid concept of town planning scheme instead of undertaking town planning scheme under the Act, the Authority may allow and approve such development subject to availability of existing approach road of minimum 12.0 m. width and earmarking 40% of the land for roads, parks, playgrounds, gardens, social infrastructure and sale by the Authority, which shall be handed over to the Authority subject to following -
- a) Minimum 10% land shall be earmarked for play grounds and parks, for which no FSI / compensation shall be allowed.
 - b) Minimum 15% land shall be earmarked for social infrastructure and that for sale by the authority and shall be handed over to the authority for which compensation in the form of FSI shall be allowed in-situ.
 - c) Road area only to the extent of 15% shall be calculated in this component for which compensation in the form of FSI shall be allowed in-situ. The road area over and above 15% shall be calculated in the owner's / developer's share.
 - d) The regulation No.3.4 and 3.5 shall not be applicable in this case.
- Development permission for uses permissible in residential zone shall be granted phase wise after completion of physical infrastructure works including off-site infrastructure and handing over of land to the Authority. The land under such proposals shall be entitled for basic FSI / Premium FSI / TDR / In-situ FSI as that in Residential Zone.
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- xxx i) Manufacturing of Fireworks / Explosives and Storage of Magazine / Explosives beyond 2.0 km. of Gaothan Settlement / Gaothan Boundary subject to No Objection Certificate from the Chief Controller of Explosives.
- xxx ii) Development of Cinema and TV film production, shooting, editing and recording studios with its ancillary and supporting users, including construction of staff quarters, rest rooms, canteens etc. subject to the following conditions :-
- The minimum plot area (necessarily under one ownership) shall not be less than 2.0 ha.
 - The permissible FSI shall be 0.2 on gross plot area without payment of premium and up to 1.00 with payment of premium at the rate of 20% of land rate in Annual Statement of Rates of the said land without considering the guidelines therein.
- xxx iii) Tourist homes, Resorts, Hotels, Motels, Health and Wellness spa, Golf courses, Art and Craft villages, Exhibition cum Convention Centre, Camping-Caravanning and tent facilities, Adventure Tourism Project, Eco Tourism Project, Agricultural Tourism Project, Medical Tourism Project, Boutique wineries, Guest houses and Bed and Breakfast scheme approved by MTDC / DoT etc., with Rooms / Suites, support areas for reception, kitchen, utility services etc., along with ancillary structures like covered parking, watchman's quarter, guard cabin, landscape elements, and if required, one observation tower per tourist resort upto the height of 15.0 m. with platform area up to 10 sq.m. in permanent / semi-permanent structural components. The permissible FSI shall be 0.2 on gross plot area without payment of premium and up to 1.00 with payment of premium at the rate of 20% of land rate in Annual Statement of Rates of the said land without considering the guidelines therein.
- xxx iv) Tourist Resort Complexes may be permitted with following conditions :-
- General conditions** - The minimum area of such site shall not be less than 1.00 Ha. and 0.4 Ha. in case of local resident.
 - Condition for Development** -
 - Maximum permissible FSI in this zone shall be 0.25 of gross plot area without payment of premium and remaining up to 1.00 with payment of premium at the rate of 20% of land rate in Annual Statement of Rates of the said land without considering the guidelines therein.
 - The uses like resort, Holiday camp, recreational activities, amusement park, may be permitted in this zone.
 - If the site is located adjacent to forts, archaeological and historical monuments, the development shall be governed by the rules prescribed by the archaeological department.
 - If the site is located near natural lakes, then, development shall be governed by the following :-

Distance from High Flood Line (HFL) / Full Storage Level (FSL)	Development to be allowed
Up to 100 m.	Not permissible.
above 100 m. to 300 m.	Ground floor structure with maximum height of 5.0 m.
above 300 m. to 500 m.	G + 1 storey structure with maximum height of 9.0 m.
above 500 m.	Within permissible FSI and subject to other regulations.

- No subdivision of land shall be allowed.
- The land should have approach of minimum 9.0 m. wide road.
- The land having slope steeper than 1:5, shall not be eligible for development.

- C) Infrastructural Facilities** - All the infrastructural facilities required in site as specified by the Authority, shall be provided by the owner / developer at his own cost on the site. Proper arrangement for treatment and disposal of sewage and solid waste shall be made. No untreated effluent shall be allowed to pass into any watercourse.
- xxxv) In the areas of Local Bodies and the area of SPA where Development Plan or planning proposal is sanctioned, "Pradhan Mantri Awas Yojana" shall be permitted subject to the provisions of Regulation No.14.4.1.
- xxxvi) Individual house of size upto 150 sq.m. for entire holding mentioned in the single 7/12 extract, as on date of coming in to force of these regulations.
- xxxvii) Mining and quarrying subject to provisions of Regulation No.15.1
- xxxviii) In the area of Regional Plans (excluding the area of Local Bodies and SPA where Development Plan or planning proposal is sanctioned) "Pradhan Mantri Awas Yojana" shall be permitted subject to the provisions of Regulation No.14.4.2.
- xxxix) Development of Tourism and Hospitality Services under Community Nature Conservancy around wild life sanctuaries and national parks shall be permitted as per Regulation No.14.9.
- xxxx) Integrated Township Projects as per Regulation No.14.1.1.
- xxxxi) Buildings for Three star and above category hotels along National / State Highways, MDR and on other roads not less than 18.0 m. in width, may be permitted with FSI 0.2 on gross area without payment of premium and remaining up to 1.00 with payment of premium at the rate of 20% of land rate in Annual Statement of Rates of the said land without considering the guidelines therein.
- xxxxii) Bulk storage and sale of Kerosene subject to NOC of Chief Controller of Explosive, Government of India.
- ⁽¹⁾ xxxxiii) Development of housing for EWS / LIG as per Regulation No.7.7.
- ⁽¹⁾ xxxxiv) Development permissible adjacent to Gaothan as specified in Regulation No.5.1.1.

Notes :-

- 1) The permissible FSI for uses mentioned above shall be 0.20, if not specified.
- 2) Height of building shall be permissible as per regulation No.6.10 subject to FSI permissibility under this regulation.
- 3) For the uses permissible in Agricultural Zone minimum road width shall be 6.0 m. for non-special building, unless otherwise specified, and for special building shall be as per Regulation No.3.3.9.
- 4) The premium for FSI (allowed with payment of premium) shall be levied for FSI actually proposed in the permission.
- 5) The payment to be recovered in above cases shall be apportioned 50% - 50% between the Authority and the State Government, unless otherwise exempted by the Government by separate order.
- 6) The payment to be recovered in above cases may be exempted by the Government by separate order in case of deserving charitable institutions.
- 7) No such premium shall be leviable in case of Government / Semi Government or Government controlled bodies.
- 8) Trees at the rate of 100 / hectore shall be planted on the land, unless otherwise specified.

4.12 GREEN BELT ZONE / RIVER PROTECTION BELT

4.12.1 Following uses shall be permissible -

- i) Agriculture,

⁽¹⁾ Inserted vide Corrigendum / Addendum No. CR 121/21, dt. 02nd December, 2021.

- ^(#)ii) Tree Plantation, Gardens, Public park, Landscaping, Recreational Open Space, Forestry and Nursery etc.
- iii) River front development by Authority or any institution authorised on behalf of Authority.
- iv) Development of pedestrian pathways, Jogging tracks, Cycle tracks, Boat clubs etc.
- v) Swimming pools, club houses, recreational facilities after leaving 15.0 m. belt along river bank and 9.0 m. from Nallahs, subject to other provisions in these regulations.
- vi) Public toilets as per requirement.
- vii) Recreational open space of any layout / sub-division / development proposals, if submitted along with the developable land adjoining such green belt, after leaving marginal distances of minimum 15.0 m. and 9.0 m. from rivers and Nallahs, respectively, or subject to ⁽¹⁾ restrictions mentioned in Regulation No.3.1.3.
 - a) The uses and their extent shall be permissible in such Recreational open space, as prescribed in this regulation.
 - b) If the land under green belt zone, excepting open space therein, if any, is required by Authority for the public purposes mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.
 - c) The side / rear marginal distances for a proposed building in a land adjoining a river / nallah shall be the maximum of :-
 - (i) Side / rear marginal distance, to be measured from river / nallah, as required according to height of building or
 - (ii) 4.5 m. from the dividing line between green belt zone and the other developable zone; or
 - (iii) Mandatory distance of 15.0 m. or 9.0 m to be observed from a river or nallah respectively.

4.13 TRAFFIC AND TRANSPORTATION ZONE

- i) All uses / activities related to surface, water and air traffic and transportation including Parking, ancillary uses shall be permissible.
- ii) Separable lands of Railways shall be allowed to be developed for uses permissible in Commercial Zone.

4.14 REGIONAL PARK ZONE

The following uses shall be permissible :-

- i) All uses permissible in Green Belt Zone, Hill Top Hill Slope Zone and Afforestation Zone.
- ii) Uses at Regulation No.4.11 (iv, v, vi, viii, ix, x, xiii, xix, xx, xxii, xxv, xxviii, xxix, xxxvi, xxxix, xxxxi) permissible in Agriculture Zone.
- iii) Uses at Regulation No.4.11 (xv, xxxiii, xxxiv) permissible in Agriculture Zone with maximum FSI of 0.20 without premium and additional 0.30 i.e. upto 0.50 with payment of premium @ 20% of land rate in ASR.
- iv) Gaothan expansion as specified in Regulation No.5.1.1 subject to 200 m. from the gaothan limit.

⁽¹⁾ Substituted vide Corrigendum / Addendum No. CR 121/21, dt. 02nd December, 2021

^(#) Clarification issued by the Govt. vide letter No.CR.122/23/UD-12, dt.26th October, 2023

4.15 TOURISM DEVELOPMENT ZONE

The following uses shall be permissible :-

- i) All uses permissible in Agricultural Zone (except uses at Sr.No.xviii and xxxi of Regulation No.4.11).
- ii) Gaothan expansion as specified in Regulation No.5.1.1.

4.16 AFFORESTATION ZONE

The following uses shall be permissible :-

- i) All uses permissible in Hill Top and Hill Slope Zone.
- ii) Forest houses, ⁽¹⁾ (--) meant for forest tourist / servants / technicians / owner and for storing of fertilizers etc., may be permitted subject to the following :-
It shall have built-up area not exceeding 150 sq.m., provided that, forest plot area is not less than 0.4 hectare. Structures to be erected for these purposes should be of ground + 1 floor only and should not have height more than 7.0 m. and should be of such material as would blend with the surroundings. The owner shall plant trees at the rate of 250 trees per hectare and shall maintain it properly.
Provided that, layout of the forest houses ⁽¹⁾ (--) may be permitted for areas more than 0.4 hectare.
- iii) Uses mentioned in Regulation No.4.11 (iv, v, vi, xiii, xxviii, xxix) permissible in Agriculture Zone.
- iv) Uses mentioned in Regulation No.4.11 ⁽²⁾ (xv,xvi, xxxiii, xxxiv) permissible in Agriculture Zone with FSI of ⁽¹⁾ 0.2, 0.2, 0.1, 0.15 respectively.
- v) ⁽²⁾ Development permissible adjacent to Gaothan as specified in Regulation No.5.1.1 subject to maximum 200 m. periphery from gaothan limit.
- ⁽²⁾ vi) The above uses shall not be permitted on hill slope steeper than 1:5 and such area shall not be considered for FSI.

4.17 HILL TOP - HILL SLOPE ZONE / HILLY AREA

Kept in abeyance.

4.18 GREEN ZONE - 2

The following users shall be permissible in this zone.

- i) All uses permissible in Hill Top - Hill Slope Zone.
- ii) Gaothan expansion as specified in Regulation 5.1.1.
- iii) Primary and Nursery Schools including student hostels.
- iv) Uses at Regulation No.4.11 (vi, ix, xiii, xx, xxii, xxv, xxviii) with maximum FSI of 0.20.

4.19 FOREST ZONE

The developments as may be required by the Ministry of Forest or its Authorities shall only be permissible on the lands owned and possessed by the Ministry / Department of Forest or its Authorities.

4.20 DEFENCE ZONE

- i) The developments as may be required by the Ministry of Defence or its Authorities shall only be permissible on the lands owned and possessed by the Ministry of Defence or its Authorities.

⁽¹⁾ Word "Farm house" is deleted vide Corrigendum / Addendum No. CR 121/21, dt. 02nd December, 2021.

⁽²⁾ Inserted vide Corrigendum / Addendum under Regulation No. 1.10 CR 121/21, dt. 02nd December, 2021.

ii) **Restrictive Zone –**

No development in contravention with the notification shall be permissible in the area affected by the notification under Works of Defence Act - 1903, whether earmarked as such on Development Plan / Regional Plan or not or development shall be permissible with the No Objection Certificate from the concerned Defence Authority.

Provided that, it shall be permissible to treat the area under such restrictive zone as marginal distance at the time of construction of any building proposed on contiguous unaffected area.

Provided further that, it shall be permissible to utilise the FSI and also the receiving potential of the land under this zone, on the remaining contiguous unaffected land of the same land owner.

4.21 MINES AND QUARRY ZONE

In this zone quarry, mining, stone crushing or similar operations shall be permissible subject to provisions of Regulation No.15.1. In addition to this following uses shall be permissible.

Stone quarrying, soil excavation, stone crushing or other similar activities, mining activity, bricks kilns, caretaker's quarters or residential quarters for essential staff upto maximum built-up area 20 sq.m. ancillary buildings like site offices, cafeteria with maximum built-up area upto 250 sq.m.

The existing uses within these zones such as bricks kilns, fly ash bricks, cremation ground, etc., shall be continued for the respective purposes. The mining and quarry operation shall not be permitted within the restrictive area as per their prevailing regulations. The development after the closing of existing mining areas / quarries shall be as per the closing policies of the respective department. However, the private lands which are included in Mines and Quarry Zone shall deem to be included in the adjacent zone and Authority shall grant development permission accordingly.

4.22 PUBLIC UTILITY ZONE

The following users shall be permissible in this zone.

Water treatment plant, water reservoirs, pumping station, water storage tank, sewage / influent treatment plant, waste water recycling plant, electric substation, cemeteries, burial ground and cremation grounds, slaughter house, solid waste landfill / management site, fire station, post, telegram and communication office, telephone exchange, cattle pond, dairy farm, public urinals including all public utilities.

4.23 WOODLAND CORRIDOR

Following uses shall be permissible in this zone.

- i) Garden, Nurseries, Horticulture and Arboriculture.

4.24 SPECIAL ECONOMIC ZONE

Following uses shall be permissible in this zone.

- i) Residential, Educational, Institutional, Assembly, Business, Mercantile, Industrial, Storage, information Technology, Recreational.
- ii) Any other land use as may be made permissible by the Government of India within SEZ.

4.25 AIRPORT AND ALLIED ACTIVITIES / SERVICE ZONE

The following uses shall be permissible in this zone.

- i) Airport and allied activities and services incidental thereto.

4.26 ADDITIONAL USES

The lists of uses mentioned under various land use zones herein above may be amended by the Authority from time to time with the consent of Director of Town Planning, Maharashtra State, Pune.

4.27 USES PERMISSIBLE IN DEVELOPMENT PLAN RESERVATIONS

- 1) The uses permissible in a reserved site shall conform to the use for which it is reserved unless specified otherwise. The required parking, public toilets and separate place for garbage bins shall also be permissible in the reserved site itself.
- 2) Where the Authority or the Appropriate Authority proposes to use land / building / premises reserved for one specific public purpose / purposes, partly for different public purpose / purposes, it may do so, provided that such partial use shall not exceed 40% of the reserved area and such combination shall not be of incompatible uses. However, public necessities like Police Stations / Chowkys, water supply establishments, Arogya Kothies (i.e. Waste Segregation Centre at Ward Level with allied uses), etc. and other public utility services can be established in the said area. This provision shall not be applicable for the purposes mentioned below in ⁽¹⁾ 4.27(5) (a), (b) and (c).
- 3) Any site reserved for specific purpose in the development plan may be allowed to be developed for any other public purpose with the permission of the Government. In doing so, buildable reservation may be allowed to be developed for buildable or open / recreational uses and open / recreational reservation may be allowed to be developed for open / recreational uses only.
- 4) Planning Authority, with the prior approval from Government, may acquire and develop any of the reservations proposed in the Development Plan, partly or fully, for multi-storeyed public parking, irrespective of its designation, if amenity of parking is direly needed in the area. However, Authority should be satisfied that there is pressing need for parking in that area and priority for parking is more important than purpose for which the reservation is made. In case of purposes mentioned at Regulation No. ⁽¹⁾ 4.27 (5)(a)(b)(c), parking may be allowed to be developed in basement/s subject to development of main purpose on the ground level with layer of soil of 1.0 m. depth and arrangement of soil water recharge.
- 5) Combination of uses as mentioned below may be permissible with the permission of the Authority even if the reservation is for a specific purpose.
 - a) **Play ground** – In play ground reservation, minimum 90% area shall be kept open for open play activities. In remaining 10% of area, covered swimming pool & allied construction, gymnasium, covered badminton court, pavilion, (with or without shops, offices beneath), watchman’s quarter, small restaurant or food stalls to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. The maximum FSI permissible shall be 0.15.
 - b) **Stadium / Sports Complex** - In addition to the uses permissible in play ground mentioned above, shops / offices below the spectators’ tiered gallery may be permitted. Permissible FSI shall be as mentioned in Regulation No.6.2.2, Table 6-E, Sr.No.8.
 - c) **Garden / Park** - In addition to the main use of garden, open swimming pool & allied construction, aquarium, water tank, booking counter, toilets, rain water harvesting system, gardener / watchman’s quarter, small restaurant or food stalls to the extent of 20 sq.m. (for every 4000 sq.m. reservation area) may be permitted. Total FSI used for such constructions shall not exceed 0.10 of the garden area. If required, the sites of park or garden may be developed for playground; however, such change shall not exceed more than 10% of the like reservations in the said sector of Development plan.
 - d) **Civic Centre / Community and Cultural Centre** - Community Hall, welfare centre, gymnasium, badminton hall, art gallery, museum, club house, public conveniences, cafeteria, gardens, exhibition centre, and like combination of uses. ⁽¹⁾ Convenience Shops may be permitted within 15% of basic FSI.

⁽¹⁾ Substituted / Inserted vide Corrigendum / Addendum No. CR 121/21, dt. 02nd December, 2021.

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- e) **Vegetable Market** - Open or covered ottas for sale of vegetables and / or mutton and fish, along with petty convenience shops and fruit stalls may be permitted.
- f) **Shopping Centre / Market** - Shopping, vegetable market, hawkers place etc. and departmental stores, offices, banks / community hall on upper floors.
- g) **Auditorium / Drama Theatre** - In addition to Auditorium, Drama theatre / Natyagriha, Art Gallery, Exhibition Hall, Library, small restaurant to the extent of 20 sq.m. (forevery 4000 sq.m. reservation area) and allied uses such as guest rooms for the artists may be permitted.
- h) **Primary School / High School** - Respective uses with their lower / ancillary uses along with canteen and ancillary uses including staff quarters, hostels. Fifteen percent of the built-up area may be permitted for commercial use, on basic FSI related to the educational purpose, on ground floor with a separate entry and exit.
- i) **Hospital / Maternity Home, etc.** - Respective uses with their lower / ancillary uses and any sort of medical facilities along with ancillary construction such as staff quarters, chemist shop, restaurant, ATM, PCO, cyber café of not more than 20 sq.m., etc. and sleeping accommodation for guests in case of bigger hospitals of built up area not less than 2000 sq.m. may be permitted.
- j) **Slum Improvement Zone** - It shall be developed for slum rehabilitation as per regulations of Slum Rehabilitation Authority.
- k) **Truck Terminus** - In addition to minimum 60% area for parking of trucks, ancillary office, restaurant, hotel, motel, lodging facility for drivers, Vehicle fuel Filling station including LPG / CNG / Ethanol /Charging Stations for Electric Vehicles, auto repair centre, auto service centre, shops for auto spare parts, shops for daily needs, ATM, PCO, Primary Health Centre / First Aid Centre and provision for loading-unloading may be permitted. Moreover, these reservations may also be developed for bus stand, bus - MRT interchange with mall.
- l) **Bus Stand for Local and Regional Services / Metro station / Transport Hub** - In addition to respective purpose, bus-metro reservation may have interchange along with other ancillary uses. Where there is / are any existing building/s accommodating owners / occupants in such reservation, they may be accommodated by the Planning Authority on upper floors of any proposed building/s on the reservation, subject to their willingness.
- m) **Fire Brigade Station** - Fire brigade station along with allied activities.
- n) **Sewage Treatment Plant (STP), Solid Waste Facility, Water Works** - respective use with allied activities and interchangeability among one another.
- o) **Parking / Parking Lot** - Parking along with ancillary uses such as public convenience, drivers room, motor garage etc. on not more than 10% area.
 Provided further that, the Planning Authority may accommodate, on the willingness of the owners / occupants residing in the existing building/s on reserved area, on the same land, on any floor of the proposed parking building.
- p) **Public Amenity** - Any amenity, along with ancillary use.
- q) **Municipal Purpose** - Any public purpose related with functioning of Municipal Authority as may be decided by the Authority.
- r) **Cremation Ground / Burial Ground** - Respective use with allied activities and interchangeability among one another.
- s) **Weekly Market** - Weekly vegetable market with open ottas, cattle market and ancillary petty convenience shops.
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- t) Multipurpose Ground** - Users permissible in sites reserved for Multi-purpose ground :
- i) Playground
 - ii) Exhibition ground
 - iii) Festival fairs, ceremonies, religious functions etc.
 - iv) Circus
 - v) Social gathering, public speeches
 - vi) Cultural activities like Kalagram etc.
 - vii) Music Concerts etc.
 - viii) Institutional programs
 - ix) Touring Talkies
 - x) Govt. or semi-government organisation functions.
 - xi) Parking.

In addition to above the Authority may add or alter the above list from time to time. No permanent construction or permanent use, except as a playground, shall be permissible in this reservation.

- u) Exhibition Ground / Open Exhibition Ground / Exhibition Centre** - All activities related to various exhibitions and ancillary structures like office, restaurant etc. of built-up area not exceeding 10% of the total area.
- v) Bio Diversity Park** - Uses permissible
- i) Agricultural, including horticultural uses.
 - ii) Forestry and Nursery.
 - iii) Park.
 - iv) Historical museum only on the lands owned by the Govt. / Authority subject to maximum floor space area not exceeding 4% of the total plot with ground floor structure without stilts.
 - v) Bio-Diversity information Centre and Research center subject to maximum floor space area not exceeding 4% of the total plot with ground floor structure without stilts.
 - vi) Public Streets having width not exceeding 9.0 m. alignment and the cross section of the street shall be finalised by the Authority without cutting the hill area.
- w) Composite development of Bus Terminal / Bus Depot / Truck Terminal for cities having population of 5 lacs and above –**
- In case of cities having population 5 lacs and above, the composite development of the reserved lands for Bus Terminal / Bus Depot / Truck Terminal, may be allowed subject to the following :-
- i) 40% land shall be kept open for basic use with proper maneuvering buses / vehicle and remaining upto 60% land may be allow to be developed for affordable housing.
 - ii) Such plot shall be owned by planning authority or development authority.
 - iii) Such composite use shall be segregated by separate entry / exit.
- x) Other reservations** - Other reservations may be developed for the respective purposes along with compatible, ancillary uses.

Note :- The permissible FSI and the maximum permissible loading limit including TDR and FSI with payment of premium for above uses in reservation, shall be as permissible for residential zone, if not specified otherwise.

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CHAPTER - 15

REGULATIONS FOR SPECIAL ACTIVITIES / PLANS

15.1 QUARRYING OPERATIONS

With the approval of the, Authority Mining or Quarrying operations may be permitted in Agriculture Zone on following conditions :

- 1) The quarrying and mining operations shall be permitted outside CRZ and notified eco-sensitive zone and heritage precinct but only at specific locations decided by the competent authority. The development permission shall be granted subject to production of order to carry out these activities from the revenue authority concerned under the Minor Minerals Act and NOC of the MPCB.
- 2) The application for Development Permission of quarrying shall include :
 - a) Original 7/12 extract along with a location plan at 1:5000 scale of the quarry site and an area upto 500 meters around the quarry site showing important natural and manmade features and contours;
 - b) A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures;
 - c) Proposed excavation plan and cross sections at 1:500 or larger scale showing proposed phasing; terracing; stepping; benching slopes; locations of process equipment; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried material; workers housing; landscaping including screen planting, mounding and measures against visual intrusion etc.;
 - d) A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying;
 - e) A report supplementing the excavation and restoration plans, costs and implementation programme;
 - f) Scrutiny fee shall be paid by the owner;
 - g) Development Charge for the land under quarrying shall be paid by the owner, as per the provisions of section 124-B of the M.R. & T.P. Act, 1966, at 0.50% of the rates of developed land mentioned in the A.S.R. of the Registration Dept. of the year in which permission is granted.
- 3) No quarrying shall commence until the excavation plan is also approved by the Director of Geology and Mining, Government of Maharashtra.
- 4) The Restoration Plan approved by the Planning Authority shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer, and the Revenue Authority.
- 5) Natural gradient of slope should be maintained during quarrying operations. Slope of the foot-wall side (Slope in the direction in which mining does not exist) should be properly organized by planting adequate trees of suitable species so as to have soil binding vegetation.
- 6) In the case of murum quarrying, entire weathered soil or murum shall not be excavated exposing hard rock; instead, a capping of at least half a meter be left so that it can support vegetation and plantation that be done later on. Similarly, these operations shall not cause depression below the average ground level.
- 7) Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channelled out of any nearby human settlement.

- 8) During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.
- 9) Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks carry murum. In addition, in order to minimize dust pollution, measures such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust extrication system for conveyance, shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.
- 10) No Quarrying and crushing shall be permitted if a highway or public road having width of 30 m. or more, railway line or any human settlement is located within 200 m. from the quarrying site. However, for quarrying with blasting operations, the distance shall be at least 500 m.
- 11) Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited
- 12) The development permission for quarrying shall be granted for period of 1 year and may be revalidated every year for a maximum period of 3 years. After this fresh permission for further quarrying will be necessary. In granting such fresh permission, the Authority shall have regard to the applicant's performance in observing the approved excavation and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

15.2 ERECTION OF MOBILE TOWERS

Erection / setting up Telecommunication Cell Sites / Base Stations and installation of the equipment for Telecommunication network shall be permissible as per the norms of Department of Telecommunication / Information Technology or concerned Department of the Central / State Government.

^(#) Directives u/s.154 of the M.R. & T.P. Act, 1966 by the Govt. vide Order No.CR.179/2022/UD-13, dt.25th August, 2023 regarding inclusion of Addendum to Model Building Bye-Laws – 2016.

15.3 PREPARATION OF LOCAL AREA PLAN

A local area plan is a plan for comprehensive development of particular area in city / town, which may consist of detail provisions than that of development plan addressing the local requirements of the area. The Authority may prepare such plan consisting of planning requirement at micro level, local area specific regulations, urban design etc. The local area plan shall be prepared by following procedure similar to that of section 33 of the Maharashtra Regional and Town Planning Act, 1966. After approval to this plan by the State Government, it shall come into force. In the event of provisions of local area plan not consistent with UDCPR, the provisions of local area plan shall prevail.

15.4 GUIDELINES FOR STREET DESIGN IN CITY / TOWN.

The authority shall ensure complete design of street i.e. streets shall be designed to cater to the needs of all users and activities like smooth and convenient vehicular movement, safe and unhampered pedestrian movement for all age groups, safe and easy movement of differently abled persons, street furniture etc.





PROOF OF SERVICE

Adv Sangram Singh R Bhonsle <srb.chambers@gmail.com>

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Service: O.A. No. 114 of 2025 pending before the Hon'bel National Green Tribunal, Western Zone Pune

1 message

Adv Sangram Singh R Bhonsle <srb.chambers@gmail.com>

Sun, Dec 7, 2025 at 8:55 PM

To: rahul.garg@mgklegal.com

Cc: Adv Sangram Singh Bhonsle <sangramsinghbhonsle@gmail.com>

Sir,

We are the Advocates appearing on behalf of the Respondent NJo. 1 in the above mentioned matter. Please find attached herewith Reply on behalf of the Respondent No. 1.

Please consider this email as a service of the same on your esteemed office.

 Reply 07.12.2025_OA 114 of 2025.pdf

Regards,

Sangram Singh R. Bhonsle

Advocate On Record

Supreme Court of India

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