

**DRAFT**

**DEVELOPMENT CONTROL REGULATIONS**

**For**

**Draft DP**

**PUBLISHED UNDER SECTION 26 (1) OF MR & TP ACT, 1966**

**ULHASNAGAR MUNICIPAL CORPORATION**



**ULHASNAGAR MUNICIPAL CORPORATION (UMC), MAHARASHTRA.**



**TECHNICAL ASSISTANCE:**

**CENTER FOR ENVIRONMENTAL PLANNING & TECHNOLOGY (CEPT), AHMEDABAD**

#### 4.6. SERVICE PLAN

Plans and sectional elevations of private water supply, sewage disposal system and details of building services, where required by the Planning Authority, shall be made available on a scale not less than 1:100 before undertaking development.

#### 4.7. SPECIFICATIONS

The specifications of the proposed construction, giving the type and grade of materials to be used, to be sent with the application under regulation 4.2 shall be duly signed by a Licensed Architect/Engineer/Structural Engineer/Supervisor as the case may be.

#### 4.8. CERTIFICATE OF SUPERVISION:

The certificate of supervision to be sent with the application under regulation 4.2 shall be in the form prescribed by the Authority and shall be duly signed by the licensed architect/Engineer/Structural Engineer/Supervisor, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, the further development work shall stand suspended till a new licensed technical personnel is appointed and his certificate of supervision along with a certificate for the previous work erected is accepted by Planning Authority.

#### 4.9. SCRUTINY FEE:

The application under regulation 4.2 shall be accompanied by an attested copy of receipt of payment of scrutiny fee. The rate of fees for scrutiny of development proposal shall be as mentioned in Appendix C. The Planning Authority may revise the rates of fees as deemed appropriate. The total plinth area on all floors shall be taken as the basis for calculation of fees including the basement floor and accessory buildings.

##### 4.9.1. EXEMPTIONS

For special housing schemes for economically weaker sections, low income group and slum clearance redevelopment schemes undertaken by public agencies or subsidized by State Government with carpet area of a tenement as prescribed by Government from time to time, no development permission fee is chargeable.

#### 4.10. SECURITY DEPOSIT

To ensure compliance with these Regulations and the directions given in the sanctioned plan and other conditions, a security deposit, shall be paid by the owner at rates specified by the Planning Authority. It shall be returned to the owner one year after the Planning Authority is satisfied with the compliance with various conditions stipulated in the development permission.

#### 4.11. ENVIRONMENTAL IMPACT ASSESSMENT AND COASTAL ZONE REGULATIONS

Any person who intends to carry out any development of the type listed in the Environment Impact Assessment Notification S.O. No. 1533 dated 14th September 2006 and the Coastal Regulation Zone Notification dated 06<sup>th</sup> January 2011 as amended from time to time by the MOEF, Govt. of India shall obtain due permission from the Authority, only in the manner and to the extent as may be allowed under the relevant Regulations of MOEF.

#### 4.12. EXCAVATION AND RESTORATION PLAN FOR QUARRYING

In case of application for quarrying an excavation and restoration plan prepared in accordance with the guide-lines given in Appendix AC prescribed by Planning Authority or other additional guidelines amended from time to time by competent authority, shall be submitted along with an undertaking to observe all necessary care and precaution during quarrying operating as required under Appendix-AC.

## APPENDIX BB: REGULATIONS FOR DEVELOPMENT OF SPECIAL TOWNSHIP. (Regulation 7.3.1 c (iii))

Development of Special Townships shall be as per the regulations mentioned hereby

### BB.1. APPLICABILITY-

These Regulations would be applicable to the area under sanctioned Development Plan of the Notified Area of Ulhasnagar Municipal Corporation of Thane District, excluding the area under Maharashtra Industrial Development Corporation if any.

#### BB 1.1: AREA REQUIREMENT.

Any suitable area having sufficiently wide means of access (not less than 18 m wide) can be identified for the purpose of development as 'Special Township'. The area notified under Special Township shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 40 ha (100 acres) at one place which shall not include the area under forest, water bodies like river, creek, canal, reservoir, lands falling within the belt of 500 m. from the HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation projects, land falling within the belt of 200 m from the historical monuments and places of Archeological importance, Archeological Monuments, Heritage precincts and places, any restricted areas, notified National Parks, existing and proposed Industrial Zone, Gathan areas or congested areas, Truck Terminus specially earmarked on Regional Plan, wildlife corridors and biosphere reserves, Eco-sensitive Zone/area, quarry zone and Recreational Tourism Zone, catchment areas of water bodies, Defense areas, Cantonment areas, notified areas of SEZ, designated Port/Harbour areas, designated Airport areas, quarry zone.

#### BB. 1.2 MANNER OF DECLARATION:

Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under section 37 of the Maharashtra Regional and Town Planning Act 1966 and also in such other manner as may be determined by it for the purpose of development as 'Special Township Project.' However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township, the procedure under section 37 of said act shall not be necessary.

#### BB. 1.3 INFRASTRUCTURE FACILITIES:

The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the one site infrastructure, i.e roads, including D.P.Roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Development Plan, in accordance with the prevailing regulations.

(A) **WATER SUPPLY:** The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority including the Planning Authority for meeting the daily water requirement of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance system and shall specially undertake rainwater harvesting groundwater recharging and waste water recycling projects within the Township.

(B) **DRAINAGE AND GARBAGE DISPOSAL:** The developer shall make suitable and environment friendly arrangements for the disposal and Treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer.