

GOVERNMENT OF MAHARASHTRA

No. TPS- 1808/449/CR-93/08/UD-13  
Urban Development Department  
Mantralaya, Mumbai 400 032.  
Date: 07/04/2008

✓ To  
The Chief Planner  
Lavasa Corporation Limited  
Hincon House  
Lal Bahadur Shastri Marg,  
Vikhroli (West),  
Mumbai - 400 083

Sub.: Lavasa Hill Station project at Mulshi & Velha Taluka  
Dist.Pune.

Ref :- Chief Planner Lavasa's letter dt. 8.6.2007 and other  
subsequent letters.

Sir,

With reference to letter dt. 8.6.2007 under reference and  
subsequent corospondance requesting grant of concessions in the Special  
Development Control Regulations for Development of Tourist resorts/Holiday  
Homes/Townships in Hill station type areas approval and relaxation is granted  
as follows :-

**Approval** :- As per provisions of note below appendix 'A' following approval is  
granted :-

1. Further height is permitted to the extent of 3 meters or  
the average height between the eves level and ridge  
whichever is less for pitched/sloping roof.
2. Sectorwise Global F.S.I. of development shall be  
considered and shall be used in the same sector.
3. Service Industries to be allowed on area to the extent of  
2% of developable land area

**Relaxations**:- As per provisions of rule No.30 following relaxations are granted.

- (1) Town Center is allowed with predominantly  
Commercial user. 25% of the developable area is  
allowed to be developed for Town center subject to  
conditions that:
  - (a) Percentage of area of individual user shall be  
restrieted as given in Appendix 'A'.
  - (b) Town Centre shall be permissible in the valley or  
flat lower portion and shall not be permissible on  
ridge or crest of hill.
  - (c) It shall not obstruct water course or natural  
drainage and skyline.
  - (d) No. of floors permissible shall be G+5.
  - (e) Maximum Height of building in Town Centre  
shall be 20 mts.

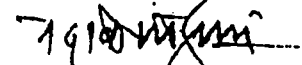
Lavasa Final

*File for  
Lavasa Corporation*

Front --- 3 mts.  
Side --- 3 mts.  
Rear --- 3 mts.

- (2) Service Quarter buildings are allowed to be constructed of G+3 storied structure subject to maximum height of 13 mts.
- (3) Development is allowed beyond 50 mts. from HFL/FSL with condition that no structures including temporary structures are allowed within 50 mts. from HFL/FSL.
- (4) Following users are permitted in the Amenity Spaces.
01. Parking Lots
  02. Ropeways
  03. Recreation grounds
  04. Gardens
  05. Clubs
  06. Swimming pools
  07. Cinema theatres, multiplexes
  08. Museums
  09. Art and cultural centers, Drama theatres
  10. Clinics, Dispensaries, Hospitals
  11. Markets, convenience shopping
  12. Religious complex
  13. Post Offices
  14. Police stations
  15. Fire Stations
  16. Security and control centre
  17. Telephone exchange
  18. Public toilets
  19. Electric sub station and electric supply equipments
  20. Water treatment plant and water supply works
  21. Sewage treatment plant and sewerage network
  22. Solid waste disposal site
  23. Crematorium
  24. Grave yard
  25. Community Centre, Day care centre
  26. Library

Yours faithfully,



(Nandkishor Patil)

Under Secretary to Government

- Copy :-
- 1) Divisional Commissioner, Pune.
  - 2) Director Town Planning, M.S. Pune,
  - 3) Collector, Pune.
  - 4) Deputy Director Town Planning, Pune Division, Pune.
  - 5) Assistant Director Town Planning, Pune Branch, Pune.

Lavasa Final