

Maharashtra Regional and Town Planning  
Act 1966: Instructions about the  
manner of preparation and presentation  
of Development Plans - Planning  
Standards.

GOVERNMENT OF MAHARASHTRA

Urban Development and Public Health Department.

Circular No. TPS 3674/18773 UD.5.

Mantralaya, Bombay-400 032, Dated 14th June 1979.

CIRCULAR OF GOVERNMENT

Development Plans under the provisions of the Maharashtra Regional and Town Planning Act, 1966, are being prepared by the Local Authorities taking into consideration the Planning Standards prescribed in the Government Circular, Urban Development and Public Health Department No. TPS 3664-N, dated 23rd March 1965. A large number of Development Plans has been prepared and the experience gained by their implementation during the last few years indicates that these Planning Standards need to be revised. Government has, therefore, considered the question of revision of Planning Standards to make the Development Plans more pragmatic and realistic, and is pleased to direct that the Planning Standards shown in Annexure 'C' to the Government Circular Urban Development and Public Health Department No. TPS 3664-N dated 23rd March 1965, should be revised and should be as shown in Appendix 'A' to this Circular. These revised Planning Standards should hereafter be generally adopted by the local authorities, as far as possible, while framing proposals for development plans under the Maharashtra Regional and Town Planning Act, 1966 and while scrutinizing such plans already prepared. Similarly, these standards should be taken into consideration while implementing proposals of sanctioned development plans.

By order and in the name of the Governor of Maharashtra



( R.B. DONALD ),

Deputy Secretary to Government.

To

- All Divisional Commissioners;
- The Metropolitan Commissioner, Bombay Metropolitan Region Development Authority, Bombay;
- The Director of Town Planning, Maharashtra State Pune (with 100 spare copies)
- All Collectors of the Districts;
- All Presidents of Municipal Councils;
- The Municipal Commissioner, Bombay Municipal Corporation of Greater Bombay;
- The Municipal Commissioner, Pune Municipal Corporation Pune;
- The Municipal Commissioner, Sholapur Municipal Corporation, Sholapur;
- The Municipal Commissioner, Kolhapur Municipal Corporation, Kolhapur;
- The Municipal Commissioner, Nagpur Municipal Corporation, Nagpur;
- The Chief Director of Information and Public Relations, Bombay;
- All Deputy Director of Town Planning;
- All Assistant Director of Town Planning;
- All Town Planners;
- All Departments of Mantralaya.



## APPENDIX-A

### PREPARATION OF DEVELOPMENT PLANS

#### PLANNING STANDARDS

1) Open Spaces : In every Development Plan provision shall be made for public parks, playgrounds and miscellaneous open spaces in addition to playgrounds attached to schools as also regional or national parks, nature reserves, places of scenic beauty, lakes, rivers and other water bodies. The standards for providing such open spaces should be as under :-

- i) Reservation of land for the purposes of playgrounds and gardens should be made at the rate of 0.4 and 0.2 hectare per 1000 population respectively of the total population of the town and such reservations should be so distributed that they are located as far as possible within a distance of 0.80 K.M. to 1.20 km from the farthest residential population in a neighbourhood unit.
- ii) Within a gaathan, provision of open space should be made at the rate of 0.1 ha. per 1000 population of the projected population for the gaathan area in the form of air lungs and totlots. This should be in addition to the reservations made under (i) above.
- iii) To encourage positive use of open spaces reserved in residential layouts, buildings for recreational purposes may be permitted to the extent of not more than 1/10th of the total area of such reservation. K.G. Schools may also be permitted in such open spaces.

All these reservations should be made in addition to the open spaces available within layouts of private lands.

2. Schools:- The school going population should be calculated at 15% of total population of primary schools and 7.5% of total population for secondary schools.

- i) Primary School :- One site should be provided for an average size school of 400 to 500 pupils.

Reservation of a plot for a primary school building should be on the basis made of 5 sq.m. per student, provided that in smaller towns where only ground floor structures are expected to be built for schools, the reservation may be at the rate of 10 sq.m. per student. Preferably, every primary school should have its attached playground which should be provided at the rate of 3 sq.m. of per student.

- ii) Secondary School : One site should be provided for an average size school of 750 to 1000 pupils.

Reservation of a plot for a secondary school building should be made on the basis of 4 sq.m. per student. Every Secondary School should have its independent playground either attached or within easy walking distance not more than 0.8 km. away. Such playground reservation should be made at the rate of 11 sq.m. per student.

3. Health & Medical facilities:- Reservation of a plot for dispensary and maternity home should be made at the rate of 0.25 ha. per 10,000 population.



Vegetable Market : Reservation of plot a for vegetable market should be made at the rate of 0.2 ha. per 10,000 population.

5. Library : Neighbourhood library sites should be provided at the rate of 0.05 ha. per 10,000 population.

6. Town Hall : Site for town hall should be reserved as far as possible not smaller than 0.5 ha. This should be combined with a central library.

7. Circulation Pattern : The existing standards should continue to apply. However, road proposals to be included in the Development Plan should cover only the primary distributors and local distributors. As far as possible, widening of roads in existing developed area should be proposed by way of regular lines of street under the Maharashtra Municipalities Act, 1965. If the existing roads are required to be widened immediately to a width of 15 m. and above, such proposals should be supported by traffic volume survey and these proposals should be shown on firm lines.

8. Parking : Provision for parking of private and public vehicles should be made especially in the vicinity of railway stations, S.T. Stands, Cinema Theatres, Markets, concentrated shopping centres and other traffic generators, at the rate of 25 sq.m. per P.C.U. depending upon size and habits of communities.

9. Adequate sites for the following purposes should be provided as depending upon the needs of the towns-

- i) Burial & Cremation grounds.
- ii) Compost pits.
- iii) Slaughter Houses.
- iv) Fire brigade and allied services
- v) Multipurpose Halls, Community centres, theatres and cinemas
- vi) Cultural Centres.
- vii) Swimming pools and Gymnasium.

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GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT  
Circular No. TPS-8692/1727/UD-11,  
Mantralaya, Bombay-400 032.  
Dated the 15th June 1992.

CIRCULAR OF GOVERNMENT

PLANNING OBJECTIVES :

The Directorate of Town Planning is responsible for the three-tier planning comprising of

- Regional Plan (Macro)
- Development Plan (Settlement)
- Town Planning Schemes (Micro)

The objectives of Development Plan, are

- to meet the present and growing needs of the society composed of different groups based on age, sex, employment and socio-economic status
- to make the best use of the available resources such as soil and land, water fresh and salty, climate and seasons, location, size and diversity, and rate of growth,
- to cater to evolving technological advances in manufacturing, services and social sciences, and
- to improve the quality of life and environment.

In order to meet these objectives and in amplification of the instructions issued by Government from time to time, the following may be strictly adhered to by all officers of the Directorate of Town Planning ;

PLANNING STANDARDS :

Planning Standards are to be used as an enabling instrument to provide for the required amenities to a satisfactory level. They are not an end in themselves. The level of existing facilities, and the special needs based on ground reality may call for suitable modification of planning



Standards suggested by Government in the past. In future each Development Plan must contain a separate chapter on the ground-reality and specific rational on which the Planning Standards have been adopted for that plan.

#### SPATIAL DISTRIBUTION :

It is necessary to ensure comparatively central location for the amenity so that the majority of the needy population benefits in terms of travel time-cost. Carving out smaller planning sector, and recording of all existing facilities of that amenity - say, existing primary schools, - would help to ensure this.

#### LOCATIONAL FELICITY :-

This can be ensured, for example, by reserving plots for Primary Schools away from the Main Roads, but for Parking Lots where vehicles can move, into and out of, without unnecessary movement into side or narrow lanes. Similarly, locating a cattle bazaar or industrial estate next to a hospital does not bespeak of locational felicity.

#### LAND OWNERSHIP :

To put a small plot which is the only one owned by a person/family under a reservation, when much larger holdings of companies, Trusts, Societies and persons/families are available, does not constitute social justice. Just because a poorer person's plot has remained open, it is not justifiable to let go the richer person's partly built-up plot and reserve the other one's unbuilt plot. Hence in future it would be necessary to examine the holding of the persons whose plots/lands are likely to come under reservation. Similarly handicapped and vulnerable persons and smaller holdings should not be subject to reservations in preference to plots of larger landholders.



#### PUBLICITY :

Publication in the Maharashtra Government Gazette is required by Law. But many persons do not get to see, much less read, the contents of the Gazette. Another legal requirement is publication of draft Development Plan in the newspaper. But in the newspapers, only the intention or intimation is given and the contents of Plans are said to be kept in one or two offices. The public does not always go there to refer to these plans.

#### PARTICIPATION :

In future, it is necessary to ensure that more concrete and practical efforts are made to bring about public knowledge and participation in the preparation in the Development Plan. It would be helpful to ensure that the elected wards are given the relevant draft Plans. The assistance of the elected representative may be taken to publicise the draft Development Plan by his calling for public meetings on the Development Plan. This should be done before the Planning Committee finalises its recommendations to be placed before the Planning Authority.

#### IMPLEMENTATION AND REVIEW :

A proper analysis and review of the implementation of the sanctioned development plan should be taken by the officers of the Directorate of Town Planning once in three or four years. The allocation of resources, prioritisation of Development Plan proposals, the method and speed of acquisition, the proper and timely use of grants etc should be reviewed and improved upon. Salient successful features from other municipal areas should be examined and included by way of minor modifications to the sanctioned Development Plans.

By order and in the name of the Governor of  
Maharashtra,

Sd/-  
(D.T. JOSEPH)  
Secretary to Government,  
Urban Development Department.



Maharashtra Regional & Town Planning  
Act, 1966

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Manner of preparation of Development  
Plans - Units Planning -

GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Circular No.TPS-3691/2453/CR-254/91/UD-11,  
Mantralaya, Bombay- 400 032.

Dated the 5th October, 1993.

- Read : 1) Circular No.TPS-3674/18773/UD-5,  
dated 19th June 1979.  
2) Circular No.TPS-8692/1727/UD-11,  
dated 15 June 1992 of Urban Development  
Department.

CIRCULAR OF GOVERNMENT

The State Government has from time to time issued instructions regarding the manner of preparation of Development Plan. Government circular dated 19 June 1979 deals with the quantitative aspects of provision of public amenities- their extent and areas, optimum distances at which they should be available etc. Circular dated 15 June 1992, interalia, emphasises the need of balanced spatial distribution of amenities. Both these circulars indirectly speak of preparation of plans by adopting neighbourhood principle of planning.

Read : 1) Circular No. TPS-3674/18773/UD-5,  
The Estimate Committee in its 18th Report - 1988-89 has gone deep in the issue of reservations in development plan, their acquisition and timely development, and even their lapsing. One of their observations is that many times the amenities so reserved in plans are not useful to the residents because the aspect of their optimum location has still been lost sight of. It is, therefore, reiterated that while preparing Development Plan the Town Planning Officers should first divide the planning area into suitable planning units. Depending upon the size of the city/town there could be more than one tiers of sub-division such as planning districts, planning sectors, neighbourhoods etc. This would ensure that appropriate level of amenity is easily available at optimum distance e.g. open spaces, Recreation Grounds, retail markets,



primary school and playground facility should be necessarily available at neighbourhood level, Secondary School facility at sector level and College at district or city level depending upon the size of settlement. The Planning Authorities, Special Planning Authorities, Development Authorities, and the officers of Director of Town Planning and other organisations involved in the exercise of the Development Plan making should bear these instructions in mind.

By order and in the name of the Governor of  
Maharashtra.

Sd/xxx-

( N. S. KULKARNI )  
Under Secretary to Government.

To,  
The Director of Town Planning, Maharashtra State, Pune.

xxx 000 xxx

No.DP/General/TPV-7/ 6630

Central Offices,  
Pune.411001,Dt.25/10/1993.

Copy forwarded for information and necessary action  
to :-

- 1) Joint Director of Town Planning, Implementation Wing, Pune/  
Valuation, Pune.
- 2) Dy. Director of Town Planning, Development Plan, Thane/A'bad/  
Kolhapur/Pimpri-Chinchwad/Ahmednagar/Nagpur/Valuation, Bombay  
T & T. Pune
- 3) Assistant Director of Town Planning Traffic & Transportation  
Aurangabad/Valuation, Pune/Nagpur/Aurangabad/Probet and  
Valuation, Bombay/S. amp & Valuation, Gr. Bombay/Pune/Thane/  
Nagpur.
- 4) Town Planner D.P. Unit- Ratnagiri/Bhivandi/Nanded/Akola/  
Jalgaon/Ahmednagar/Sangli/Miraj/Mira-Bhayandar/Wardha.
- 5) Desk Officer, (Head Office) TPV-1/2/3/4/5/6/  
Divisional
- 7) Town Planner (Cl.1)/Commissioner Office, Pune/Konkan/Nagpur  
Aurangabad/Nashik/Amarawati
- 8) Town Planner, Urban Land Ceiling, Pune/District Court, Pune  
P.C.N.T.D.A. Nigadi, Pune.



- 9) Town Planner C/o Dy. Collector (Stamp & Valuation) Kolhapur/  
Sangli/Solapur/Aurnagabd/Nanded/Nashik/Jalgaon/Akola/  
Amarawati/Ahmednagar.
- 10) Town Planner C/o Tahasildar (Stamp & Valuation) Satara/Beed/  
Dhule/Parbhani/Osmanabad/Yeotmal/Chandrapur/Buldhana.
- Asst Town Planner C/o Jt. District Registrar (Stamp & Val.) Raigad/  
Ratnagiri/Jalna/Latur/Wardha/Sindhudurg/Bhandara.
- Town Planner C/o Dy. I.G.R.- Nashik/Aurnagabd/Nagpur/Thane/  
Bombay (IMP).
- 11) Town Planner (Training) C/o College of Engineering, Pune-5.  
Town Planning Br. Shri. Pednekar/Shri. Bodkhe.

Dy Dir — Kalyan / Solapur

for Director of Town Planning,  
Maharashtra State, Pune.

Kadam/-