

PUNE CANTONMENT BOARD

Golibar Maidan, Pune 411 001.

PUBLIC NOTICE

WHEREAS the Order dated 26 Mar 1984, restrictions on Floor Space Index were imposed under Section 181A of the then Cantonments Act 1924 in Pune Cantonment by the General Officer Commanding - in- Chief.

AND WHEREAS by this Order the permissible FSI was fixed at 1 in the notified Civil area and Bazar areas and at 0.5 in the remaining areas.

AND WHEREAS representations were received to the effect that the FSI of 1 in Civil and Bazar areas was very stringent and unfair as the FSI in the neighbouring Municipal Corporation is more liberal, i.e. between 1.5 and 2 in congested areas which are comparable with the Civil areas of Pune Cantonment.

AND WHEREAS the General Officer Commanding-in-Chief is inclined to believe that their grievance is genuine and that it is not advisable to have wide disparity between the FSI applicable in the Cantonment and that applicable in Municipal areas in the neighbourhood.

NOW THEREFORE it is proposed by the General Officer Commanding-in-Chief to rescind the said Order dated 26-03-1984 and substitute it with the following Scheme of Restrictions.

- (a) The permissible Floor Space Index shall be 2.0 in
 - the civil area notified under Section 43A of the then Cantonment Act.
 - Bazar area notified under Rule 2 (b) of the Cantonment Land Administration Rules 1937; and
- (b) The permissible Floor Space Index shall be 1.0 in
 - Bungalow area
 - Ghorpuri Village
 - Bhairoba Nallah and Fatima Nagar
- (c) The permissible Floor Space Index shall be 0.5 in
 - Sy.No. 72-76 Mundhwa
 - Sy.No. 463 Stavely Road
- (d) The maximum number of storeys permissible shall be ground + 3 floors or stilt + 4 floors in the area mentioned at (a) above and ground + 2 floors or stilt + 3 floors at (b) & (c) above. The stilt floor shall be used for parking purpose only and shall not be counted in FSI.
- (e) The height of the buildings will be restricted to a maximum of 22 mtrs for area at (a) above and shall be 16 mtrs. for area at (b) & (c) above.

- (f) The maximum height of any floor shall not exceed 4.6 mtrs for commercial purposes with 50 % loft of maximum height of 1.6 mtrs and the height for residential purposes shall not exceed 4 mtrs.
- (g) In view of the proposed upward revision of FSI as above stated, additional 0.25 FSI on account of tenants in a premises will be allowed hereafter in terms of Appendix 'H' of building Bye-laws of Pune Cantonment Board.
- (h) Staircases, basements/stilts common passages, lift machine rooms and balconies shall be free of FSI
- (i) Basement shall not be partitioned and shall be used strictly for parking purposes. However portions of the basement may be permitted to be used for services like transformers, air conditioner plants, underground water storage tanks, bank safe deposit vaults. Basement shall not be permitted in the areas at (b) & (c) above.
- (j) In cases of demolition and reconstruction Buildings in the past, the same may be regularized by the Board/Competent Authority to the extent of old authorized builtup area or FSI 2.0, whichever is more, on payment of composition fees as per rules. For these cases the scheme of restriction of FSI shall not be applicable.
- (k) In the cases of hospitals, school buildings, educational and charitable institutions, religious buildings in the Cantonment area the FSI norms shall be dealt on case to case basis.

This Public Notice is issued for the information of all persons affected or likely to be affected by the proposed restrictions and notice is hereby given as required by provision to Section 240 of the Cantonments Act 2006 that the said proposal will be taken into consideration by the General Officer Commanding-in-Chief after the expiry of a period of 30 days from the publication of this Notice.

Any objection or suggestion which may be received by the General Officer Commanding-in-Chief Southern Command, Pune, from any person likely to be affected by the said proposal before the expiry of the period of 30 days specified above will be considered by the General Officer Commanding-in-Chief, Southern Command.

Dated: 31st December 2008.

Sd/xxx
CHIEF EXECUTIVE OFFICER,
PUNE CANTONMENT BOARD,
(S.K.SARDANA)