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RURAL DEVELOPMENT DEPARTMENT

Sachivalaya, Bombay-32, 30th January 1967.

BOMBAY VILLAGE PANCHAYATS ACT, 1958.

No. VPA. 1160/714-P.—In exercise of the powers conferred by clause (x) of sub-section (2) of section 176 read with entry 44 of Schedule I of the Bombay Village Panchayats Act, 1958 (Bom. III of 1959), and of all other powers enabling it in that behalf, the Government of Maharashtra hereby makes the following rules, the same having been previously published as required by sub-section (4) of the said section 176, namely :—

1. *Short title.*—These rules may be called the Maharashtra Village Panchayats (Principal for Extension of Village Sites and Regulation of Buildings) Rules, 1967.

2. *Definitions.*—In these rules, unless the context otherwise requires—

(a) “Act” means the Bombay Village Panchayats Act, 1958 ;

(b) “Mamlatdar” includes a Tahsildar ;

(c) “plot” means land covered by or to be covered by a building together with such adjacent open land as may be reserved as appurtenant to such building.

(d) “Extension Officer (Works)” means an Extension Officer who deals with matters relating to engineering and who works under a Panchayat Samiti.

3. *Selection of site for village extension.*—A panchayat shall assess the total requirements of land for the extension of a village site and shall select, with the assistance of the Mamlatdar incharge of a taluka or his Revenue Staff a suitable site which shall, as far as possible, satisfy the following requirements, that is to say,—

(a) the land comprising the site to be selected shall be fairly level and regular in shape and comparatively at a higher level as to facilitate easy flow of rain water and to prevent dampness due to sub-soil water. Low lying lands and lands traversed by nallas or having sudden depressions shall, as far as possible, be avoided. Where the land is situated near a tank or a nalla, the same shall be 300 metres away and on higher contour that is 0.5 metres above the highest water level.

(b) lands suitable for cultivation shall, as far as possible, be avoided, and those which are non-cultivable shall be given preference in the selection, keeping in view the possibility of suitable foundations being available at a reasonable depth, ordinarily not exceeding one metre.

(c) the selected site shall have an access open to public, preferably by a pucca or semi-pucca road.

(d) the site to be selected shall preferably be in the direction in which the village is growing.

(e) facility of drinking water shall be available at a reasonable distance, ordinarily not more than furlong (that is 200 metres) away. Where such facility is not available, provision shall have to be made for a plot for drinking water well keeping in view the possibility of water being available at a depth not exceeding 12 metres.

4. *Calculation of area of land comprising site to be selected for village extension.*—

(1) The area of the land comprising the site to be selected for extension of the village shall, with the assistance of the Mamlatdar or the Revenue Staff under him, be calculated as follows :—

Area to be selected.— $1.3 \times$ number of plots to be provided \times area of the individual plot to be provided in the layout.

(2) The area of each individual plot shall not, in any case be less than 150 square metres and may vary between 150 square metres and 600 square metres according to its requirement. Where varying sizes of plots in layout are provided, the area to be selected for extension shall, indicated above, be calculated separately for each size of plot and added together to get the total area. The area so calculated shall include land required for plots, roads and open spaces only and additional area shall be provided for—

(a) other public amenities, such as schools, chavdis, panchayat ghos, co-operative grain godowns, public latrines, drinking water wells, etc.

(b) plots for locating small scale cottage industries, if there be demand for the same.

5. (1) *Preparation of survey plan for site selected for village extension.*—After the selection of the land for the extension of the village site is made and the total area thereof is calculated, the village panchayat shall, with the assistance of the staff under the Mamlatdar prepare a survey plan of the land comprising the site selected for village extension, showing the position in regard to the following :—

(a) peripheral (side) and diagonal dimensions of the land comprising the site and its area ;

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(b) existing pucca and temporary structures in the land comprising the site such as buildings, wells, temples and other structures, if any ;

(c) important details, such as shady trees, existing footpaths, cart-tracks and the like ;

(d) position of the road by which the land comprising the site has an access ;

(e) other important features on the boundaries of the land comprising the site, such as, other existing roads, pucca buildings outside the site but adjacent to it ;

(f) where the land comprising the site is not fairly level, indication shall be given about the direction of the slope of the ground and other topographical features such as nalla, rivers, hillocks, ditches and the like.

(2) The survey plan so prepared shall clearly indicate the scale to which it is drawn, the north direction the direction of the wind and the survey numbers of the land comprising the site selected.

6. *Preparation of layout for site selected for village extension.*—(1) After the survey plan is so prepared, the village panchayat shall, with the assistance of the Extension Officer (Works) prepare a layout for the land comprising the site selected for the extension of the village. The layout shall, as far as possible, satisfy the following requirements, namely :—

(a) the minimum width of the internal roads in the layout with plots fronting only on one side shall be according to the following :—

Length of the Road.	Minimum width.
More than 300 metres	... 10 metres or more.
Between 150 metres and 300 metres.	... 10 metres.
Between 85 metres and 150 metres.	... 8 metres.
Less than 85 metres	... 6.5 metres.
Less than 50 metres	... 5 metres.

Provided that, provision for unnecessarily wide road shall as far as possible be avoided ;

(b) alignment of roads shall be such as to facilitate quick movement of traffic, easy drainage of rain and sullage water. The corners at the junctions of the road shall be rounded off and fencing provided ;

(c) the system of roads shall be such as to fit in with the topography of the land and the direction of traffic. Rigid geometrical patterns, shall, as far as possible, be avoided ;

(d) back lanes shall not, as far as possible, be provided. Where back lanes are provided, they shall not be wider than 4 metres so as to prevent them from being used as regular traffic roads ;

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(e) where the land fronts on a classified road such as a National Highway, State Highway, Major District Road, other District Road and Village Road, the building and control lines shall be in accordance with such standards as may be prescribed by or under any law for the time being in force, and in the absence of such law in force in the village, by executive orders for the prevention of ribbon development by the State Government ;

(f) every plot in a layout shall measure not less than 150 square metres, and the areas of the plots may generally vary between 150 square metres and 600 square metres according to the requirement of the building plan to be adopted ;

(g) every plot in a layout shall be regular in shape so as to accommodate a building with adequate front set back, side marginal open spaces and rear open space ;

(h) every plot in a layout shall have an access by a public road ;

(i) in every layout provision for open spaces having an area equal about ten per cent. of the total area of the land comprising the site shall be made ;

(j) where plots for public buildings are provided in a layout, the same shall be grouped together according to their purpose in a central place and adequate open space round the buildings shall be left ;

(k) provision of wells for drinking water shall be made at the rate of one per every fifty families ;

(l) where it is proposed to provide public latrines in a layout, they shall be located on the leeward direction, that is, on the direction away from the wind and at least 10 metres away from any drinking water source or a building. The number of seats to be provided shall be at the rate of one per every ten persons ;

(m) existing facilities such as shady trees, existing footpaths, cart tracks and the like shall be retained and minimum changes shall be made in the existing structures, alignments and the like.

(2) The layout so prepared shall be subject to the approval of the Panchayat Samiti.

7. *Construction of buildings on plots in layout to conform to certain standards.*—The panchayat which approves the plans of a building to be constructed shall be guided by the advice of the Extension Officer (Works) in this connection. The building shall conform as far as possible to the following standards, namely :—

(a) There shall be one building in each plot and the buildable area thereof, exclusive of the area covered by open areas, compound walls, bath rooms shall not exceed 40 per cent. of the area of the plot.

(b) The set back lines of the main building from the sides of the plot shall be as follows :—

Area of the plot.	Side marginal		
	Front set back.	open space on each of both sides.	Rear open space.
150 square metres upto and inclusive of 200 square metres.	Metres. 3	Metres. 1.5	Metres. 3
Above 200 square metres upto and inclusive of 300 square metres.	3	2.5	5
Above 300 square metres upto and inclusive of 600 square metres.	3	3	8

Provided that, the building may be permitted to be built with the entire marginal open space being left on one side and the building abutting on the other side of the plot.

(c) Where plots front on classified roads, such as a National Highway, State Highway, Major District Road, other District Road, or Village Road, the building and the control lines shall be in accordance with such standards as may be prescribed by or under any law for time being in force, and in the absence of such law in force in the village, by executive orders for prevention of ribbon development by the State Government.

(d) Subsidiary buildings, such as, cattle shed, latrines and the like, may be allowed to be constructed abutting the rear boundary of the plot, provided that, there is a minimum distance of 3 metres between such structures and the main building.

(e) The carpet area of a living room shall not be less than 10 square metres, and the total area of the living space and kitchen in a building inclusive of verandah shall not be less than 25 square metres.

(f) A separate kitchen or a kitchen-cum-verandah shall be provided for cooking and the same shall, as far as possible, be provided with a smokeless chula, and an arrangement for easy outlet of smoke.

(g) Every building shall, as far as possible, be provided with a pucca bathing platform enclosed on sides, having an area of not less than 5 square metres.

(h) Where the building is provided with sanitary latrine, the same shall be properly roofed and shall have an area of not less than 1.5 square metres.

(i) Sullage water from kitchen and bath shall be connected by means of suitable drains to a soak pit constructed in the rear portion of the plot, and shall not be brought to any public street, unless pucca drains are

available on the road and there is satisfactory arrangement for the disposal of the sullage water.

(j) The height of the plinth for the main building shall not be less than 5 metres and that for cattle shed and the like not less than 0.2 metres about the general ground level.

(k) The height of a living room in the case of flat roof shall not be less than 3 metres, and in the case of sloping roofs not less than 2 metres at the lowest point.

(l) All the living rooms shall be reasonably ventilated and lighted, the total open area of the windows, ventilations, grills, opening directly into open air being not less than 8 per cent. (and not less than 10 per cent. in humid areas) of the floor area of the room.

(m) Where bathrooms are provided, ventilation area thereof shall not be less than 0.1 square metre.

(n) All the doors in a building shall, as far as possible, have a uniform height which shall not be less than 2 metres.

(o) The floors of living rooms and kitchen shall, as far as possible, be of hard and non-absorbent material.

(p) Construction of detached buildings, shall, as far as possible, be encouraged, but semi-detached houses may be allowed to be constructed along the common boundary of two adjacent plots.

(q) All the gates in a compound wall shall be hung so as to open on the plot and not on the road.

(r) The buildings shall be of pucca type having an average life of not less than 25 years.

(s) In the case of the reconstruction of existing buildings, the above regulations may be relaxed where considered absolutely necessary according to circumstances.

(t) The provision for kitchen gardening in the rear open spaces of the plot should be encouraged as far as possible to enable the use of sullage and water from kitchen and bathroom so as to improve the general sanitary conditions of the house.

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

V. PRABHAKAR,
Deputy Secretary to Government.