

**Draft Minutes of the meeting on Lavasa Hill
Station Project held on 14th July 2007**

1. A meeting to understand the Lavasa Hill Station project and to discuss the problems encountered in its implementation was held by the Chief Minister of Maharashtra on Saturday, 14th July '07 at Ekaant, Lavasa. The meeting was attended by Shri Sharad Pawar, Union Minister for Agriculture; Shri Ajit Pawar, Minister for Irrigation, GoM; Chief Secretary to GoM; Addl. Chief Secretary, UDD; Shri Ajit Gulabchand, Chairman, Lavasa Corp.Ltd (LCL); and the officials of the GoM, and Directors and officials of the LCL. A complete list of the persons who attended the meeting is enclosed as Annexure A.
2. At the outset, Shri Ajit Gulabchand welcomed the Chief Minister and other dignitaries and thanked them for visiting the project. Shri Nathan Andrews, Chief Development Officer, then made a presentation of the overall concept of the project, its Master Plan, the hospitality and educational tie ups that LCL had firmed up, physical-cum-financial progress, and the environmental and rehabilitation aspects of the project. This was followed by discussion on improving connectivity of the project site.
3. The Chairman, LCL suggested that up-gradation of the road from Somatane intersection on the Expressway to Pirangut via Hinjwadi would improve access to Hinjwadi's IT park, Balewadi Sport Complex, and Lavasa hill station. He further suggested that if that was to be accomplished before the scheduled Commonwealth Youth Games in 2008, the up-gradation should be done as a BOT project. On being asked if HCC or LCL could take up the project, the Chairman, LCL indicated that it was possible. The Chief Minister accepted the suggestion and asked Shri Ajit Pawar to examine the feasibility and

coordinate the efforts of the various agencies to ensure speedy implementation.

4. In his presentation, Shri S.P.Pendharkar, Chief Planner, LCL highlighted the support needed from the GoM to remove difficulties faced by LCL in obtaining clearance for the layout and building plans. The issues raised and the response to them from the GoM officials were as follows:

1) Designating Town Centre and allowing mixed users, allowing additional height of building, and reducing marginal distances:

According to the ACS (UDD), while the concept of a town centre with mixed-use development was accepted, for deciding the permissible height of buildings, norms for hill stations recommended in the UDPFI guidelines of the Ministry of Urban Development, GoI would have to be considered. It was pointed out to him that the intended character of a Town Centre as a hub of commercial, retail, and entertainment activities demanded a compact, high density development with mixed users. Moreover, visually, the town centre should stand out against the low-rise, low-density surrounding residential development. It was agreed that the UDD will give due consideration to these aspects before taking a final decision.

2) Permitting heights of G+6 or 30 m. for hotel buildings:

The Chairman, LCL pointed out that the modern star-hotels were being designed as compact, vertically integrated buildings with extra floor heights. This offered style and operational efficiency. The ACS (UDD) indicated that these suggestion would be considered in the context of the GoI norms and standards.

3) Permitting heights of G+3 or 15 m. for service quarters:

The necessity of permitting G+3 storied Service Quarters (as against G+2) with height of 15 m. for reducing the cost of the

- b) Issue of directive U/S 154 for immediately bringing into force the proposed modifications - 2 weeks
- c) Appointment of LCL as SPA for the hill station notified area - 4 weeks

As regards (b) above Shri S.P.Pendharkar pointed out that the GoM had used those powers in the past to enforce proposed regulations forthwith. On similar lines, the UDD should examine the possibility of using these powers to avoid any further delay for the project.

The Chief Minister desired that the actions as proposed should be taken expeditiously, preferably, as per the timelines indicated in the foregoing.

6. The meeting then ended with thanks to the Chair.

Annexure A: List of attendees

माहितीचा अधिकार अधिनियम २००५
अंतर्गत दि. २०/०५/२०१७ रोजी कित/प्रमाणित प्रत.
जत्र माहितीचा अधिकार तथ्या
कार्यालय अधिकारी-टि पी व्ही-१/३,
मुख्य कार्यालय, पुणे-१