

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
RAJYA SABHA
UNSTARRED QUESTION NO. 1817
ANSWERED ON 17/03/2025**

MANDATORY RAINWATER HARVESTING IN HOUSING SOCIETIES IN MAHARASHTRA

1817. DR. MEDHA VISHRAM KULKARNI:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether Government has made rainwater harvesting mandatory for new buildings and housing societies in the state of Maharashtra's urban areas;
- (b) if so, the implementation status and enforcement mechanism thereof;
- (c) whether any penalties or incentives are provided for compliance or non-compliance; and
- (d) if not, whether Government plans to introduce such regulations to improve water sustainability?

ANSWER

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING AND URBAN AFFAIRS

(SHRI TOKHAN SAHU)

(a) to (d): Urban Planning and Building are State / Urban Local Bodies (ULBs) subjects and responsibility of the Urban Development Bodies/ Authorities. Government of India supplements the efforts of the States through schematic interventions/ advisories.

The Ministry of Housing & Urban Affairs (MoHUA), Government of India has issued Urban and Regional Development Plan Formulation and Implementation (URDPFI) Guidelines, 2014 ([https://mohua.gov.in/upload/uploadfiles/files/URDPFI%20Guidelines%20Vol%20I\(2\).pdf](https://mohua.gov.in/upload/uploadfiles/files/URDPFI%20Guidelines%20Vol%20I(2).pdf)). The Chapter - 6 "Sustainability Guidelines" of URDPFI guidelines 2014 deals with various aspects of rain water harvesting.

Ministry has also issued Model Building Bye-laws (MBBL) – 2016 (<https://mohua.gov.in/upload/uploadfiles/files/MBBL.pdf>), in which Chapter-9 deals with provisions of rainwater harvesting for adoption by the States. The MBBL provides for formulation of the practice of incentives and penalties to promote rain water harvesting by the local authority based on best practices and considering the water level and scarcity.

The State of Maharashtra has informed that the Unified Development Control and Promotion Regulations (UDCPR) are applicable to all Planning Authorities and Regional Plan areas in Maharashtra with some exceptions. As per provisions, rainwater harvesting system is mandatory for any building on plots having area not less than 500 Sq.m. Further, any building permission plan sanctioned by the Planning Authority must contain rainwater harvesting structure to be shown on Building plan. Implementation and enforcement is carried out by respective Planning Authority at the time of issuing completion certificate. The State has also informed that as per the Regulation, there is provision for penalty for non-compliance of provision of rain water harvesting structure, a fine of Rs.1000/- per annum for every 100 sq.m. of built-up area for the failure of providing rain water harvesting structures. As an incentive, there is provision for excluding the structures / area covered by rain water harvesting structure from calculation of Floor Space Index (FSI). Also, some planning authorities in the State give rebate in property tax, if provision for Rainwater Harvesting System along with solar assisted water heating system and solid waste management is implemented.
