

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Notice

Declaration of Intention for revision of sanctioned Development Plan of 6 villages and to prepare Development Plan of 26 villages of Khopta New Town Notified Area

(Under section 23(1) read with section 38 of the MR&TP Act, 1966)

No. CIDCO/KHOPTA/CP/BN-19/

Whereas, Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") *vide* Urban Development Department Notification No. TPS- 1208/1739/CR/142/02/UD-12 dated 13th November 2003 and notification dated 22nd November 2005, notified an area comprised of 32 villages (7 villages from Panvel Tehsil and 25 villages from Uran Tehsil of Raigad District) to be the site of Khopta New Town and appointed City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) to be the Special Planning Authority (hereinafter referred to as "the said Special Planning Authority") for the said notified area as specified therein;

And whereas, Divisional Commissioner, Konkan Division published notification dated 18th May 2006 under Maharashtra PAP Rehabilitation Act, 1999 declared the Maha Mumbai Integrated SEZ (MISEZ) in 45 villages of Uran and Pen Taluka. This comprised 21 villages of Khopta New Town and isolates other 5 villages of Khopta New Town due to boundary of MISEZ, losing contiguity with remaining Khopta New Town area;

And whereas, the said Special Planning Authority has prepared and published the Development Plan of 6 villages viz. Barapada, Karnala (Tara), Dolghar, Sai, Kasarbhat, Dighati dated 3rd April 2008 under section 26(1) of the said Act. The Government of Maharashtra, *vide* Urban Development Department Notification No. TPS-1209/932/CR390/09/UD-12 dated 4th April 2012 has sanctioned the said Development Plan along with Development Control Regulations of Khopta New Town for 6 villages under section 31 of the said Act excluding the part under EPs. And *vide* notification No. TPS-1209/932/CR390/09/UD-12 dated 4th February 2015 sanctioned the Excluded Portions (EP's);

And whereas, Government of Maharashtra *vide* letters dated 13th November 2017 and 2nd June 2021 issued directives to the said Special Planning Authority to prepare and publish the development plan of the remaining 26 villages of Khopta New Town notified area;

And whereas, Government of Maharashtra sanctioned UDCPR *vide* notification No. TPS-1818/CR-236/18/DP&RP/Sec.37(1AA)(c) & Sec.20(4)/UD-13 dated 2nd December 2020, and made applicable to Khopta New Town notified area. To have equivalency of land use zones in the UDCPR for Khopta New Town (32 villages), there is need for revision of sanctioned Development Plan for 6 villages under section 38 of the said Act along with preparation of new development plan for balance 26 villages;

And whereas, as per sub-section (1) of section 23 of the said Act "A Planning Authority shall, before carrying out a survey and preparing an existing-land-use map of the area as provided in section 21, by a resolution make a declaration of its intention to prepare a Development Plan";

And whereas, the Board of Directors of the Corporation has passed Resolution No.12473 in its meeting held on dated 16th October 2021 as follows:—

1. "RESOLVED THAT the Board do and hereby approve the proposal for revision of Sanctioned Development Plan for 6 villages under section 38 of MR&TP Act, 1966.

2. "RESOLVED FURTHER THAT the Board do and hereby approve the proposal for Declaration of intention for the preparation of Development plan of Khopta New Town (32 villages) as SPA under section 23 of MR&TP Act, 1966.

3. "RESOLVED FURTHER THAT, the CP(NAINA) be and hereby authorized to publish Notice in the prescribed manner about the Declaration of Intention for inviting suggestion/objection from the public in the *Government Gazette* and local Newspapers.

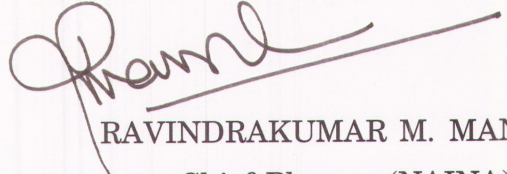
Now, therefore, in pursuance of the powers conferred by sub-section (1) of the section 23 of the said Act, the Corporation hereby issues and publishes notice declaring its intention for revision of the sanctioned Development Plan of 6 villages and to prepare Development Plan for 26 villages in the said notified area (including subdivided/amalgamated villages) within notified boundary as shown in declaration plan and inviting suggestions or objections from the public in writing within a period of not less than sixty days from the publication of this notice in the *Maharashtra Government Gazette*.

The suggestions or objections shall reach the office of Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614, as required under section 23(2) of the Maharashtra Regional and Town Planning Act, 1966. Copy of the notice and plan are also available on CIDCO's website <http://cidco.maharashtra.gov.in/NAINA.aspx>.

Further, in pursuance of sub-section (2) of the section 23 of the said Act, copy of aforesaid plan will be open to inspection of the public during office hours on all working days at the following offices for a period of sixty days:—

1. The Commissioner, Konkan Division, Konkan Bhavan, Navi Mumbai.
2. CIDCO's registered office Nirmal, 2nd floor, Nariman point, Mumbai 400 021
3. The Chief Planner (NAINA), 8th Floor, Tower No. 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614
4. Office of the Collector, Raigad District.
5. Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai
6. Assistant Director of Town Planning, Raigad Branch, Raigad-Alibag.
7. Office of the Tahasildar Panvel/Uran.

By the order of Board of Directors of the Corporation.


RAVINDRAKUMAR M. MANKAR,

Chief Planner (NAINA),

CIDCO.

Regd. Office:

Nirmal, 2nd floor, Nariman point,
Mumbai 400 021.

Date : 26th October 2021.

