

विकास योजना-नैना (वगळलेले क्षेत्र)

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
चे कलम ३१(१) अन्वये मंजूरी देणेबाबत...

महाराष्ट्र शासन

नगर विकास विभाग

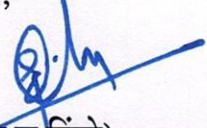
मुख्य इमारत, ४ था मजला, मंत्रालय, मुंबई- ४०० ०३२.

शासन निर्णय क्रमांक-टिपीएस- १२२१/१०४१/प्र.क्र.७१/२१/नवि-१२,

दिनांक :- २४ जून, २०२२.

शासन निर्णय :- सोबत जोडलेली अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(पु.म.शिंदे)

कार्यासन अधिकारी

प्रति,

- १) व्यवस्थापकिय संचालक, सिडको, सिडको भवन, बेलापूर, नवी मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य-पुणे.
- ३) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी-मुंबई.
- ४) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- ५) सहसचिव (नगर रचना,) मंत्रालय, मुंबई -२१ यांचे स्विय सहाय्यक.
- ६) सहाय्यक संचालक नगर रचना, रायगड-अलिबाग शाखा, रायगड.

(त्यांना विनंती करण्यात येते की, सोबतच्या अधिसूचनेच्या अनुषंगाने शासनाकडून अधिप्रमाणित करावयाच्या विकास योजना नकाशाच्या सात प्रती अधिप्रमाणित करण्याकरीता शासनास विहीत मार्गाने तात्काळ सादर कराव्यात.)

- ७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय चर्नी रोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्र, कोकण विभागीय पुरवणी, भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी ५ प्रती या विभागास, व्यवस्थापकिय संचालक, सिडको, नवी मुंबई, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन व सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग शाखा, जि. रायगड यांना पाठवाव्यात)

- ८) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

- ९) निवडनस्ती (कार्यासन-नवि-१२)

विकास योजना-नैना (वगळलेला भाग)
महाराष्ट्र प्रादेशिक व नगर रचना
अधिनियम, १९६६ चे कलम ३१(१)
अन्वये मंजूरी.

महाराष्ट्र शासन

नगर विकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई-४०० ०३२.

दिनांक :- २४ जून, २०२२.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६,

क्रमांक-टिपीएस-१२२१/१०४१/प्र.क्र.७१/२१/नवि-१२,

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) च्या कलम ४० च्या उपकलम (१) मधील खंड (ख) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने दिनांक १० जानेवारी, २०१३ रोजीची अधिसूचना क्रमांक टिपीएस-१७१२/४७५/प्र.क्र.९८/१२/नवि-१२ (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे) अन्वये त्यात नमूद केल्याप्रमाणे नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र (नैना), (यापुढे ज्याचा उल्लेख "उक्त अधिसूचित क्षेत्र" असा करण्यात आला आहे) साठी शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (यापुढे ज्याचा उल्लेख "उक्त महामंडळ" असा करण्यात आला आहे) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (यापुढे ज्याचा उल्लेख "उक्त विशेष नियोजन प्राधिकरण" असा करण्यात आला आहे) म्हणून नेमणूक केली आहे;

आणि ज्याअर्थी, उक्त अधिसूचित क्षेत्राच्या २३ गावांची अंतरिम विकास योजना उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (१) मधील तरतुदीनुसार शासन नगर विकास विभागाची अधिसूचना क्र.टिपीएस-१२१५/२४५/प्र.क्र.३३२/१६/नवि-१२, दि.२७/४/२०१७ अन्वये मंजूर झाली असून, ती दि.२७/५/२०१७ पासून अंमलात आली आहे;

आणि ज्याअर्थी, उक्त अधिसूचित क्षेत्राच्या उर्वरित १५२ गावांची प्रारूप विकास योजना (यापुढे ज्याचा उल्लेख "उक्त विकास योजना" असा करण्यात आला आहे) उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (१) मधील तरतुदीनुसार भागशः शासन नगर विकास विभागाची अधिसूचना क्र.टिपीएस-१७१७/२७५०/प्र.क्र.९१/१९/नवि-१२, दि.१६/९/२०१९ अन्वये मंजूर झाली असून, ती दि.१५/१०/२०१९ पासून अंमलात आली आहे;

आणि ज्याअर्थी, शासनाने उक्त विकास योजनेमधील सारभूत स्वरूपाच्या फेरबदलांवर (यापुढे ज्याचा उल्लेख "उक्त वगळलेला भाग" असा करण्यात आला आहे) म्हणजेच ईपी-१ ते ईपी-३८ वर उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (१) मधील तरतुदीनुसार शासन नगर विकास विभागाची सूचना क्र.टिपीएस-१७१७/२७५०/प्र.क्र.९१/१९/ईपी/नवि-१२, दि.१६/९/२०१९ (यापुढे ज्याचा उल्लेख "उक्त सूचना" असा करण्यात आला आहे) अन्वये आम जनतेकडून सूचना/हरकती मागविण्यासाठी प्रसिध्द करण्यात आली आहे, जी दि.१८/९/२०१९ रोजीच्या शासन राजपत्रात प्रसिध्द झाली आहे;



आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(२) अंतर्गत उक्त वगळलेल्या भागाच्या सारभूत बदलांवर प्राप्त झालेल्या हरकती/सूचनांबाबत नागरीकांना सुनावणी देवून शासनास अहवाल सादर करण्यासाठी सहसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई यांची अधिकारी म्हणून नियुक्ती (यापुढे ज्याचा उल्लेख “उक्त अधिकारी” असा करण्यात आला आहे) उक्त सूचनेन्वये करण्यात आली आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांनी दि.१ ऑक्टोबर, २०२० च्या पत्रान्वये शासनास अहवाल सादर केला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (३) नुसार शासनाने प्राप्त झालेल्या हरकती/सूचना आणि उक्त अधिका-यांचा अहवाल विचारात घेतला आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (१) व त्याअनुषंगाने शासनास प्रदत्त असलेल्या इतर अधिकाराचा वापर करून व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर शासन उक्त विकास योजनेच्या उक्त वगळलेल्या भागाच्या विकास योजनेपैकी ईपी-१२, ईपी-२३, ईपी-२६, ईपी-२७, ईपी-३२, ईपी-३३ व ईपी-३५ यासोबत जोडलेल्या फेरबदलाच्या अनुसूचीमध्ये नमूद केल्यानुसार मंजूर करीत आहे, जो नैना क्षेत्राच्या १५२ गावांच्या अंतिम विकास योजनेचा भाग असेल;

०२. सदर मंजूर सारभूत स्वरुपाचे बदल ईपी-१२, ईपी-२३, ईपी-२६, ईपी-२७, ईपी-३२, ईपी-३३ व ईपी-३५, शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून एक महिन्याच्या कालावधीनंतर अंमलात येईल.

०३. सदरची अधिसूचना नागरीकांच्या अवलोकनार्थ खालील कार्यालयामध्ये कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी एक महिन्याच्या कालावधीकरीता उपलब्ध राहील.

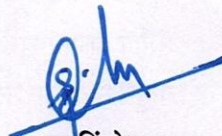
१) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, सीबीडी बेलापूर, नवी मुंबई.

२) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

३) सहाय्यक संचालक, नगर रचना, रायगड-अलिबाग शाखा, जि. रायगड.

०४. सदर फेरबदलाची अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावांने,


(पु.म.शिंदे)
कार्यासन अधिकारी

परिशिष्ट

शासन अधिसूचना क्रमांक टिपीएस-१२२१/१०४१/प्र.क्र.७१/२१/नवि-१२, दिनांक २४/६/२०२२ सोबतचे सहपत्र

Sr. No.	Excluded Part No.	Modification No.	Proposal as per published plan under section 26 of MR&TP Act, 1966	Proposal of Draft Development Plan as per submitted plan under section 30 of MR&TP Act, 1966	Modification of substantial nature as proposed by the State Government under section 31(1) of MR&TP Act, 1966	Modification sanctioned by the Government under section 31(1) of MR&TP Act, 1966
1.	EP-12	M-22	Mixed Use Zone at village Bhingarwadi, Panvel.	The N3 Zone (earlier R2) & N4 Zone (earlier R3) shown on S. No. 03 to be deleted and is to be included in Forest as shown on Plan	Modification under section 30 is proposed to be sanctioned.	Sanctioned as proposed.
2.	EP-23	-	N7 (LDZ) Village Mahodar.	N7 (LDZ) Village Mahodar.	The 24.00 mt. wide road traversing from village Chindhra to Mahodar and shown upto MDR-13 in village Mahodar is proposed to be extended upto 60.00mt. wide road as shown on plan.	Sanctioned as proposed.
3.	EP-26	-	Industrial Zone around villages Turade, Waveghar, Parade, Gulsunde,	Industrial Zone around villages Turade, Waveghar, Parade, Gulsunde,	Urban Village Zone Boundary (N4) is proposed to be shown around the villages Turade, Waveghar, Parade, Gulsunde,	Village Parade is deleted from NAINA notified area and included in



			Ladavali, Tal. Panvel.	Ladavali, Tal. Panvel.	Ladavali, Tal. Panvel as shown on plan.	the Notified Area for which MSRDC is a Special Planning Authority appointed vide notification no. TPS-1717/2750/CR-91/19/MSRDC/UD-12, dated 19/9/2016. Hence village Parade is deleted from this EP. Remaining EP is sanctioned as proposed.
4.	EP-27	-	284-P Reservation on land bearing S. No. 19, 11/1, 11/2, 11/3, 11/4, 11/5 and 11/6 of village Chinchvan Tal. Panvel.	284-P Reservation on land bearing S. No. 19, 11/1, 11/2, 11/3, 11/4, 11/5 and 11/6 of village Chinchvan Tal. Panvel.	The Park reservation 284-P is proposed to be reduced by deleting S. No. 11/1, 11/2, 11/3, 11/4, 11/5 of village Chinchvan Taluka Panvel from the reservation and the area so released is proposed to be included in adjoining zone as shown on paln.	The Park reservation 284-P is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.
5.	EP-32	-	Proposed 60.00mt. road is passing through village Bhingarwadi to	Proposed 60.00mt. road is passing through village Bhingarwadi to	The proposed 60.00 mt. wide road is proposed to be re-aligned in line with existing road constructed on site and the	The proposed 60.00 mt. wide road is sanctioned as per the plan published

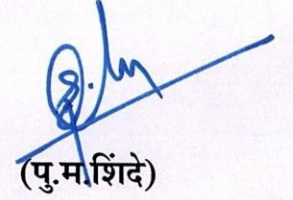
			Khanavale, Tal. Panvel.	Khanavale, Tal. Panvel.	area so deleted from proposed 60.00 mt. road is proposed to be included in Growth Centre reservation as shown on plan.	under section 26 of the MR&TP Act, 1966. The alignment of existing road is sanctioned as per the alignment shown in EP. The proposed width of this existing road is reduced to 18.00 mt. wide.
6.	EP-33	-	New Clause	New Clause	<p>After Regulation No. 16.1.1, following new provision is proposed to be included.</p> <p>(iii) SPA-NAINA shall construct city level trunk infrastructure upto the Integrated Township Project on top priority and within 5 to 7 years from the date of issue of the first commencement certificate to the ITP.</p> <p>(iv) In case the Developer constructs PMAY apartments, he shall</p>	<p>After Regulation No. 16.1.1, following new provision is proposed to be included.</p> <p>(iii) SPA-NAINA shall construct city level trunk infrastructure including Road, Water Supply & Electricity Supply upto the Integrated Township Project on top priority and within 5 years from</p>

					<p>not be obligated to construct Social Housing tenements to such extent i.e. the dwelling units /flats as per PMAY norms and specifications. Provided that, such PMAY component shall be to the extent of minimum 25% of total residential component.</p>	<p>the date of issue of the first commencement certificate to the ITP.</p> <p>(iv) In case the Developer constructs the dwelling units/ flats in the project/ Integrated Township Project as per PMAY area norms, he shall not be obligated to construct such Social Housing tenements.</p> <p>Provided that, such dwelling units/ flats mentioned above shall be to the extent of minimum 25% of total residential component of the ITP.</p>
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7.	EP-35	-	Table-31 I-9 Industry not listed above but excluding red category industries as defined by MPCB.	Table-31 I-9 Industry not listed above but excluding red category industries as defined by MPCB.	Following provision is proposed to be added in I-9 provision of table 31:.....defined by MPCB. However, expansion of already approved red category industry undertaken by the same owner shall be permissible in industrial zone subject to all necessary clearances.	Sanctioned as proposed.
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महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(पु.म.शिंदे)
कार्यासन अधिकारी

Development Plan of NAINA
(Excluded Part)

Sanction under section 31(1) of
the Maharashtra Regional &
Town Planning Act, 1966...

Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai – 400 032

Date:- 24th June, 2022

NOTIFICATION

Maharashtra Regional & Town Planning Act, 1966,
No. TPS-1221/1041/CR 71/21/UD-12

Whereas, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared by Notification No. TPS - 1712/475/CR-98/12/UD-12 dated 10th January, 2013 (hereinafter referred to as “the said Notification”) City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “the said Corporation”) as Special Planning Authority (hereinafter referred to as “the SPA”) for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as “the said notified area”) as specified therein;

And whereas, the Interim Development Plan for 23 villages of the said notified area has been sanctioned by the Government in Urban Development Department under sub-section(1) of the section 31 of the said Act, vide Notification No. TPS-1215/245/CR.332/ 16/UD-12, dated 27/4/2017 which has come into force with effect from 27/5/2017;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government of Maharashtra has sanctioned a part of the draft Development Plan of the remaining 152 villages of the said notified area, (hereinafter referred to as “the said Development Plan”) vide Urban Development Department’s notification no. TPS-1717/2750/CR.91/19/UD-12, dated 16/9/2019 which has come into force with effect from 15/10/2019;

And whereas, the Government published the proposed modifications of substantial nature as the excluded parts of the said Development Plan (hereinafter referred to as “the said Excluded Parts”), namely EP-1 to EP-38, vide Urban Development Department’s Notice No. TPS-1717/2750/CR.91/19/E.P./UD-12, dated 16/9/2019 (hereinafter referred to as “the said Notice”) which is published in the Official



Gazette dated 18/9/2019 for inviting objections / suggestions from the general public under second proviso to sub-section (1) of Section 31 of the said Act;

And whereas, in accordance with sub-section (2) of Section 31 of the said Act, the Government, vide the said Notice, appointed the Joint Director of Town Planning, Konkan Division, Navi Mumbai as "the Officer" to hear the persons submitting objections or suggestions in respect of the proposed modifications of substantial nature and to submit his report to the Government (hereinafter referred to as "the said Officer");

And whereas, the said Officer submitted his report to the Government vide letter dated the 1st October 2020;

And whereas, in accordance with sub-section (3) of section 31 of the said Act, the Government of Maharashtra has taken into consideration the objections and suggestions received and the report of the said Officer;

Now therefore, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and all other powers enabling it on that behalf, and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government hereby sanctions the said Excluded Part of the said Development Plan partly, namely EP-12, EP-23, EP-26, EP-27, EP-32, EP-33 and EP-35 as specified in the Schedule of Modifications annexed hereto, which shall be a part of the final Development Plan of NAINA (152 villages);

02. The final Development Plan in respect of the EP-12, EP-23, EP-26, EP-27, EP-32, EP-33 and EP-35 shall come into force after one month from the date of publication of this Notification in Official Gazette.

03. This Notification shall be kept for inspection of general public during office hours on all working days at following offices.

- 1) The Managing Director, City and Industrial Development Corporation, CIDCO Bhavan, CBD Belapur, Navi Mumbai.
- 2) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 3) Assistant Director of Town Planning, Raigad Alibaug Branch, Alibaug.

04. This Notification is also available on the Govt. website www.maharashtra.gov.in (Acts/Rules)

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


(P.M. Shinde)

Section Officer to the Government

SCHEDULE

Accompaniment to the Government Notification No.

TPS-1221/1041/CR.71/21/UD-12, dated 24/6/2022

Sr. No.	Excluded Part No.	Modification No.	Proposal as per published plan under section 26 of MR&TP Act, 1966	Proposal of Draft Development Plan as per submitted plan under section 30 of MR&TP Act, 1966	Modification of substantial nature as proposed by the State Government under section 31(1) of MR&TP Act, 1966	Modification sanctioned by the Government under section 31(1) of MR&TP Act, 1966
1.	EP-12	M-22	Mixed Use Zone at village Bhingarwadi, Panvel.	The N3 Zone (earlier R2) & N4 Zone (earlier R3) shown on S. No. 03 to be deleted and is to be included in Forest as shown on Plan	Modification under section 30 is proposed to be sanctioned.	Sanctioned as proposed.
2.	EP-23	-	N7 (LDZ) Village Mahodar.	N7 (LDZ) Village Mahodar.	The 24.00 mt. wide road traversing from village Chindhra to Mahodar and shown upto MDR-13 in village Mahodar is proposed to be extended upto 60.00mt. wide road as shown on plan.	Sanctioned as proposed.
3.	EP-26	-	Industrial Zone around villages Turade, Waveghar,	Industrial Zone around villages Turade, Waveghar, Parade,	Urban Village Zone Boundary (N4) is proposed to be shown around the	Village Parade is deleted from NAINA notified

			Parade, Gulsunde, Ladavali, Tal. Panvel.	Gulsunde, Ladavali, Tal. Panvel.	villages Turade, Waveghar, Parade, Gulsunde, Ladavali, Tal. Panvel as shown on plan.	area and included in the Notified Area for which MSRDC is a Special Planning Authority appointed vide notification no. TPS-1717/2750/CR-91/19/MSRDC/UD-12, dated 19/9/2016. Hence village Parade is deleted from this EP. Remaining EP is sanctioned as proposed.
4.	EP-27	-	284-P Reservation on land bearing S. No. 19, 11/1, 11/2, 11/3, 11/4, 11/5 and 11/6 of village Chinchvan Tal. Panvel.	284-P Reservation on land bearing S. No. 19, 11/1, 11/2, 11/3, 11/4, 11/5 and 11/6 of village Chinchvan Tal. Panvel.	The Park reservation 284-P is proposed to be reduced by deleting S. No. 11/1, 11/2, 11/3, 11/4, 11/5 of village Chinchvan Taluka Panvel from the reservation and the area so released is proposed to be included in adjoining zone as shown on plan.	The Park reservation 284-P is reinstated as per the plan published under section 26 of the MR&TP Act, 1966.

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5.	EP-32	-	Proposed 60.00mt. road is passing through village Bhingarwadi to Khanavale, Tal. Panvel.	Proposed 60.00mt. road is passing through village Bhingarwadi to Khanavale, Tal. Panvel.	The proposed 60.00 mt. wide road is proposed to be re-aligned in line with existing road constructed on site and the area so deleted from proposed 60.00 mt. road is proposed to be included in Growth Centre reservation as shown on plan.	The proposed 60.00 mt. wide road is sanctioned as per the plan published under section 26 of the MR&TP Act, 1966. The alignment of existing road is sanctioned as per the alignment shown in EP. The proposed width of this existing road is reduced to 18.00 mt. wide.
6.	EP-33	-	New Clause	New Clause	After Regulation No. 16.1.1, following new provision is proposed to be included. (i) SPA-NAINA shall construct city level trunk infrastructure upto the Integrated Township Project on top priority and within 5 to 7 years	After Regulation No. 16.1.1, following new provision is proposed to be included. (i) SPA-NAINA shall construct city level trunk infrastructure including Road,

					<p>from the date of issue of the first commencement certificate to the ITP.</p> <p>(ii) In case the Developer constructs PMAY apartments, he shall not be obligated to construct Social Housing tenements to such extent i.e. the dwelling units /flats as per PMAY norms and specifications. Provided that, such PMAY component shall be to the extent of minimum 25% of total residential component.</p>	<p>Water Supply & Electricity Supply upto the Integrated Township Project on top priority and within 5 years from the date of issue of the first commencement certificate to the ITP.</p> <p>(ii) In case the Developer constructs the dwelling units/ flats in the project/ Integrated Township Project as per PMAY area norms, he shall not be obligated to construct such Social Housing tenements. Provided that,</p>
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						such dwelling units/ flats mentioned above shall be to the extent of minimum 25% of total residential component of ITP.
7.	EP-35	-	Table-31 I-9 Industry not listed above but excluding red category industries as defined by MPCB.	Table-31 I-9 Industry not listed above but excluding red category industries as defined by MPCB.	Following provision is proposed to be added in I-9 provision of table 31:.....defined by MPCB. However, expansion of already approved red category industry undertaken by the same owner shall be permissible in industrial zone subject to all necessary clearances.	Sanctioned as proposed.

By order and in the name of Governor of Maharashtra.


 (P.M.Shinde)
 Section Officer.