

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 सुचना 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/सुचनांबाबत 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 ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (१) मधील तरतुदीनुसार उक्त वगळलेल्या भागाच्या विकास योजनेपैकी ईपी-१२, ईपी-२३, ईपी-२६, ईपी-२७, ईपी-३२, ईपी-३३ व ईपी-३५, अधिसूचनेसोबत जोडलेल्या परिशिष्टामध्ये नमूद केल्यानुसार, शासन अधिसूचना क्र.टिपीएस-१२२१/१०४१/प्र.क्र.७१/२१/नवि-१२, दि.२४/६/२०२२ अन्वये मंजूर केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (१) मधील तरतुदीनुसार उक्त वगळलेल्या भागाच्या विकास योजनेपैकी ईपी-२९ अधिसूचनेसोबत जोडलेल्या परिशिष्टामध्ये नमूद केल्यानुसार, शासन अधिसूचना क्र.टिपीएस-१२२१/१०४१/प्र.क्र.७१/२१/ई.पी.२९/नवि-१२, दि.२६/७/२०२३ अन्वये मंजूर झाला आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (१) मधील तरतुदीनुसार उक्त वगळलेल्या भागाच्या विकास योजनेपैकी ईपी-३४ अधिसूचनेसोबत जोडलेल्या परिशिष्टामध्ये नमूद केल्यानुसार, शासन अधिसूचना क्र.टिपीएस-१७१७/२७५०/प्र.क्र.९१/१९/ई.पी.३४/नवि-१२, दि.१५/७/२०२४ अन्वये मंजूर झाला आहे;

त्याअर्थी, आता उक्त अधिनियमाच्या कलम ३१ च्या उपकलम (१) व त्याअनुषंगाने शासनास प्रदत्त असलेल्या इतर अधिकारांचा वापर करून व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलती केल्यानंतर शासन उक्त विकास योजनेच्या उक्त उर्वरित



वगळलेल्या भागाच्या विकास योजनेपैकी ईपी-०९ यासोबत जोडलेल्या फेरबदलाच्या अनुसूचीमध्ये नमूद केल्यानुसार मंजूर करीत आहे, जो नैना क्षेत्राच्या अंतिम विकास योजनेचा भाग असेल;

०२. सदर मंजूर सारभूत स्वरूपाचा बदल ईपी-०९, 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 (कायदे/नियम) प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावांने,

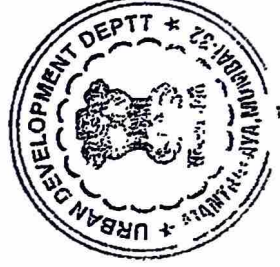



(निर्मलकुमार चौधरी)
उप सचिव, महाराष्ट्र शासन

परिशिष्ट

शासन अधिसूचना क्रमांक टीपीएस-१२२१/१०४१/प्र.क्र.७१/२१/ईपी.०९/नवि-१२, दिनांक १०/१०/२०२४ 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-09	M16	Recreation Zone (R4) at village Nandgaon, Vadvali, Turmale, Sangurli, Chichwan, Shirdhon, Panvel.	N5 Zone shown along Phase-I boundary in village Nandgaon, Vadvali, Turmale, Sangurli, Chichwan, Shirdhon to be deleted and is to be included in N7 Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned.	Sanctioned as proposed.



(निर्मलकुमार चौधरी)
उप सचिव, महाराष्ट्र शासन

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 :- 10th October, 2024

NOTIFICATION

**Maharashtra Regional & Town Planning Act, 1966,
No. TPS-1221/1041/CR 71/21/EP-09/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;

And whereas, under sub-section (1) of Section 31 of the said Act, the Government has sanctioned 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 with the notification, vide Urban Development Department's notification no. TPS-1221/1041/CR.71/21/ UD-12, dated 24/6/2022;

And whereas, under sub-section (1) of section 31 of the said Act, the Government

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-09 as specified in the Schedule of Modification annexed hereto, which shall be a part of the final Development Plan of NAINA (152 villages);

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-09 as specified in the Schedule of Modification 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-09 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.

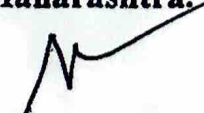
2) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

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.




(Nirmalkumar Chaudhari)
Deputy Secretary to Government

SCHEDULE

Accompaniment to the Government Notification No.
TPS-1221/1041/CR-71/21/EP-09/UD-12, dated 10/10/2024.

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
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(Nirmalkumar Chaudhari)

Deputy Secretary to the Government