

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक २८ फेब्रुवारी २०२४.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२४/०४/प्र.क्र.२१/२४/नवि-१२.—ज्याअर्थी, प्रारूप नगररचना परियोजना क्र. ५ [मौजे बोनशेत (भाग), भोकरपाडा (चिपळे) (भाग), देवद (भाग), मोहो (भाग), शिवकर (भाग), विचुंबे (भाग) आणि विहिघर (भाग), ता. पनवेल, जि. रायगड] (यापुढे ज्याचा उल्लेख “ उक्त प्रारूप परियोजना ” असा करण्यात आला आहे) उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांनी शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आला आहे) चे कलम १५१ मधील तरतुदीनुसार प्रदान केलेल्या अधिकारात उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) मधील तरतुदीनुसार अधिसूचना क्रमांक सिडको/नैना/न.र.यो. ५/ प्रा.यो./२०२२/५६४, दिनांक २१ ऑक्टोबर २०२२ अन्वये मंजूर केली आहे ;

आणि ज्याअर्थी, शासन, नगरविकास विभागाने अधिसूचना क्रमांक टीपीएस-१२२२/२१५२/ प्र.क्र.१४८/२२/नवि-१२, दिनांक २ डिसेंबर २०२२ अन्वये श्री. श्रीरंग दि. लांडगे, निवृत्त संचालक, नगररचना यांची उक्त अधिनियमाच्या कलम ७२ चे उप-कलम (१) मधील तरतुदीनुसार लवाद म्हणून नेमणूक केली आहे (यापुढे ज्याचा उल्लेख “ उक्त लवाद ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त लवाद यांनी विहित केलेली कार्यवाही करून उक्त परियोजनेची पोट विभागणी प्राथमिक परियोजना व अंतिम परियोजना अशी उक्त अधिनियमाचे पोट-कलम (३) कलम ७२ अन्वये केली आहे ;

आणि ज्याअर्थी, उक्त लवाद यांनी उक्त परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करून आणि उक्त परियोजना अंतिम करून, प्राथमिक नैना नगररचना परियोजना क्र. ५ [मौजे बोनशेत (भाग), भोकरपाडा (चिपळे) (भाग), देवद (भाग), मोहो (भाग), शिवकर (भाग), विचुंबे (भाग) आणि विहिघर (भाग), ता. पनवेल, जि. रायगड] उक्त अधिनियमाच्या कलम ७२ चे उप-कलम (५) मधील तरतुदीनुसार दिनांक १३ डिसेंबर २०२३ च्या पत्रान्वये शासनास मंजूरीकरिता सादर केली असून, ती शासनास दिनांक २९ डिसेंबर २०२३ रोजी प्राप्त झाली आहे (यापुढे ज्याचा उल्लेख “ उक्त प्राथमिक नगररचना परियोजना ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्राथमिक नैना नगररचना परियोजना क्र.५ [मौजे बोनशेत (भाग), भोकरपाडा (चिपळे) (भाग), देवद (भाग), मोहो (भाग), शिवकर (भाग), विचुंबे (भाग) आणि विहिघर (भाग), ता. पनवेल, जि. रायगड] काही बदलांसह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ८६ चे उप-कलम (१) (क) अन्वये प्रदत्त असलेल्या अधिकारात शासन, प्राथमिक नैना नगररचना परियोजना क्र. ५ [मौजे बोनशेत (भाग), भोकरपाडा (चिपळे) (भाग), देवद (भाग), मोहो (भाग), शिवकर (भाग), विचुंबे (भाग) आणि विहिघर (भाग), ता. पनवेल, जि. रायगड] यासोबत जोडलेल्या परिशिष्ट-१, २ (अंतिम भूखंडांबाबत) व परिशिष्ट-३ (नैना नगररचना योजना क्र. ५ च्या विशेष विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत) मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर करीत आहे ;

२. उक्त मंजूर करण्यात आलेली प्राथमिक नैना नगररचना परियोजना क्र. ५ [मौजे बोनशेत (भाग), भोकरपाडा (चिपळे) (भाग), देवद (भाग), मोहो (भाग), शिवकर (भाग), विचुंबे (भाग) आणि विहिघर (भाग), ता. पनवेल, जि. रायगड] उक्त अधिनियमाच्या कलम ८६(२) (ख) नुसार सदरची अधिसूचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या कालावधीनंतर अंमलात येईल.

३. मंजूर प्राथमिक नैना नगररचना परियोजना क्र. ५ [मौजे बोनशेत (भाग), भोकरपाडा (चिपळे) (भाग), देवद (भाग), मोहो (भाग), शिवकर (भाग), विचुंबे (भाग) आणि विहिघर (भाग), ता. पनवेल, जि. रायगड] मंजूरीची अधिसूचना खालील कार्यालयामध्ये कामकाजाच्या दिवशी कार्यालयातील वेळेत एक महिन्याच्या कालावधीकरिता आम जनतेच्या अवलोकनार्थ उपलब्ध राहील.

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

(२) लवाद, नगररचना परियोजना क्र. ५, [मौजे बोनशेत (भाग), भोकरपाडा (चिपळे) (भाग), देवद (भाग), मोहो (भाग), शिवकर (भाग), विचुंबे (भाग) आणि विहिघर (भाग), ता. पनवेल, जि. रायगड] यांचे कार्यालय, सीबीडी, बेलापूर, नवी मुंबई.

(३) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, सीबीडी, बेलापूर, नवी मुंबई.

(४) सहायक संचालक, नगररचना, रायगड-अलिबाग शाखा, जि. रायगड.

४. सदरची अधिसूचना ही शासनाच्या www.maharashtra.gov.in या वेबसाईटवरसुद्धा उपलब्ध आहे.

परिशिष्ट — १

प्राथमिक नगर रचना परियोजना नैना क्रमांक ५

शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-१२२४/०४/प्र.क्र.२१/२४/नवि-१२,

दि. २८ फेब्रुवारी, २०२४ सोबतची सहपत्रे

Sr. No.	Name of category	F.P. No. as per Table B in Preliminary T.P. Scheme	Proposal submitted by the Arbitrator under section 72(5) of the M.R.&T.P. Act, 1966 to the Government for sanction.	Modification sanctioned by the Government under section 86(2) of the M.R.&T.P. Act, 1966.
1	Change in shape without change in area. (Slight Change on Same Location)	19, 20, 25, 34, 35, 56, 57, 58A, 58B, 60, 130, 183, 184, 186, 296, 297, 298, 351, 353, 387, 388, 444, 447, 448A, 448B, 449, 450, 451, 452, 457, 458, 459A, 459B, 461, 462, 463, 464, 470, 475, 476, 490A, 490B, 491, 492, 493, 495, 496, 498, 500, 501A, 501B, 502, 511, 512 497	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
2	Change in location (Reconstitution near or on OP)	497	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
3	Change in location due to layout requirement.	354, 477	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5

4	Amalgamation of F.P.	2, 52, 294	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
5	Sub-division of F.P. into two or more than two F.P.'s	220A, 220B, 386A, 386B, 386C, 395B1, 395B2, 445A, 445B, 446A, 446B, 503A, 503B, 503C	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
6	Change in shape	370	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

परिशिष्ट - २

प्राथमिक नगर रचना परियोजना नैना क्रमांक ५

शासन नगर विकास विभागाची अधिसूचना क्र. टीपीएस-१२२४/०४/प्र.क्र.२१/२४/नवि-१२,

दि. २८ फेब्रुवारी, २०२४ सोबतची सहपत्रे

Sr. No.	Nature of use	F.P.No. as per Table B in Preliminary T.P. Scheme	Proposal Submitted by the Arbitrator under section 72(5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86(2) of the M.R.&T.P. Act, 1966
1	Daily Bazar	9, 264, 330	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
2	General Hospital	204	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
3	Layout Open Spaces	6, 36, 54, 174, 371, 479	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
4	Layout Amenities	55, 59, 77, 129, 147, 258, 293, 453, 471, 478, 499	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4. FP No. 77, 147, 258 are converted to Layout Amenities.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
5	EWS/LIG Housing	1, 10, 24, 120, 159, 514	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4. FP No. 120, 159 are converted to EWS/LIG	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5

			Housing.	
6	IDP Play Ground	26, 519, 526.	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
7	IDP School	33	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
8	IDP Primary Health Centre	352	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
9	IDP Park (Change in F.P. No.)	494	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
10	Plot for sale	9, 47, 77, 147, 258, 259, 264, 330.	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
11	Government/Public semi Public land.	17B, 103, 176, 178, 306, 318, 319, 332, 361, 382, 404, 429.	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5

परिशिष्ट - ३

प्राथमिक नगर रचना परियोजना नैना क्रमांक ५

शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-१२२४/०४/प्र.क्र.२१/२४/नवि-१२,

दि. २८ फेब्रुवारी, २०२४ सोबतची सहपत्रे

Sr. No.	Reg. No.	Draft sanctioned Regulation.	Reg. No.	Proposal submitted by the Arbitrator to the Government for sanction under section 72(5) of the MR & TP Act, 1966	Modification sanctioned by the Government under section 86(2) of the MR & TP Act, 1966
1.	1	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential zone of the sanctioned Interim Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the DCPRs of NAINA. Provided that the final plots fronting on roads having width of 12.0m or more shall be permissible for development either under regulation of predominantly residential zone or under Mixed use zone of sanctioned DCPR irrespective of the actual zonal boundaries of the IDP	1	1) The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential Zone of the sanctioned Interim Development Plan/ Development Plan and shall be eligible for development for users prescribed in Regulation No. 31 of the DCPR of NAINA. Provided that, the final plots fronting on roads having width of 12 m or more and admeasuring at least 0.20 ha in area shall be permissible for development either under regulations of Predominantly Residential Zone or under Mixed Land Use Zone of the DCPR of NAINA irrespective of the actual zonal boundaries of the IDP/DP.	Sanctioned as proposed.
2.	2	Boundaries of the Final Plots shall not be changed, modified or altered during development.	2	Boundaries of the Final Plots shall not be hereinafter changed, modified or altered during any development.	Sanctioned as proposed.

3.	3	Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.	3	Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots whether within the scheme or of adjacent schemes shall be permitted considering sum of their areas as one unit for development.	Sanctioned as proposed.
4	4.	Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form a Final Plots not allotted to the holders / owners of such original plots.	4.	Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form Final Plots not allotted to the holders / owners of such original plots.	Sanctioned as proposed.
5	5.	Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.	5	Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.	Sanctioned as proposed.
6	6	Internal Sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.	6	Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR of NAINA.	Sanctioned as proposed.
7	7	The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.	7	The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPR of NAINA shall not be enforced in developing Final Plots, admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of play-grounds, Parks and Open Spaces in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	Sanctioned as proposed.

8	8	The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.	8	The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the DCPR-2019 shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided separately in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	Sanctioned as proposed.
9.	9	The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPRs of NAINA read with Annexure- 4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides dedicated plots for EWS / LIG housing for which the owners of final plots have shared the lands from their original plot. Notes: i. The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPRs of NAINA in force shall be applicable. ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity & layout road, then while processing Amended CC or OC of such final plots, land area as per CC for such Open Space, Amenity may not be insisted. However, location & area of remaining Open Space & Amenity inside the final plot shall be maintained as per CC.	9	The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR of NAINA read with Annexure-4 of DCPR shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides EWS / LIG housing for which the owners of final plots have shared the lands from their original plots. Notes: i. The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPR of NAINA in force shall be applicable. ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity & layout road, then while processing Amended CC or OC of such final plots, land area as per CC for such Open Space, Amenity may not be insisted. However, location & land area of remaining Open Space & Amenity inside the final plot shall be maintained as per CC.	Sanctioned as proposed.
10	10	The owners of Final Plots are entitled for monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6(v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu monetary compensation as provided under section 100 of the Maharashtra Regional and Town	10	The owners of Final Plots are entitled to monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu of monetary compensation as provided under section 100 of the Maharashtra Regional	Sanctioned as proposed.

		Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.	and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.	Sanctioned as proposed.
11	11	The Base FSI applicable to the lands included under the Town Planning Scheme shall be 1.00. However, if the owners of Final plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a final plot shall be computed as below: FSI of Final Plot = (Area of Original Plot)/(Area of Final Plot) Provided that such FSI computed as above shall be permissible to those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.	The base FSI applicable to the Final Plots allotted under the Town Planning Scheme shall be 1.00. However, if the owners of Final Plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a Final Plot shall be computed as below: Respective Final Plot* * Where Final Plot means plot allotted finally in lieu of its Original Plot. Provided that such FSI computed as above shall be permissible to only those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.	Sanctioned as proposed.
12	12	Provided further that, the lands eligible of 1.00 FSI as per sanctioned DCPRs of NAINA (i.e. within 200 m of Gaothan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their 60% land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a standalone plot or amalgamated with other land parcels.	The land parcels eligible for 1.00 FSI as per provisions of sanctioned DCPR of NAINA (i.e. within 200 m of Gaothan), if included in TPS shall be permitted 25 % additional incentive FSI in lieu of their 60 % land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a standalone plot or amalgamated with other land parcels	Sanctioned as proposed.
13	13	The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00	The permissible FSI in respect of Final Plots, whose owners accept monetary compensation as per the award in Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00.	Sanctioned as proposed.
		If the FSI mentioned in the Special regulation no. 11 above permissible in a final plot becomes unable to be consumed for maintaining prescribed marginal distances / height	If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes inconsumable for constraints in maintaining prescribed marginal	Sanctioned as proposed.

		restriction / firefighting requirements or any such statutory restrictions, in such cases the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any final plot situated in this scheme subject to - 1. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable 2. Such transfer of development right from a final plot to another Final Plot shall be permitted once only. 3. The aggregate FSI in a receiving Final Plot shall not exceed 4.00 4. The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.00 5. The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future. 6. The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.	distances / height restrictions / firefighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in this scheme subject to- 1) The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable. 2) Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme shall be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated. 3) The aggregate FSI in a receiving Final Plot shall not exceed 4.00. 4) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC. 5) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future. 6) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.		Sanctioned as proposed.
14	14	The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, Primary health center shall be 2.5.	The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.		Sanctioned as proposed.
15	15	The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00.	The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, Burial Ground and Crematorium in this scheme shall be 1.00.		Sanctioned as proposed.

16	16	The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons or Final Plots reserved as sale plots in this scheme shall be 4.0	16	The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons or Final Plots reserved as sale plots in this scheme shall be 4.	Sanctioned as proposed.
17	17	The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5. Provided that the aforesaid FSI may be increased upto 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.30.	17	The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increased maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.30.	Sanctioned as proposed.
18	18	----		No TDR shall be permissible on Growth Center plots. The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.	Sanctioned as proposed.
19	18	The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground plus one floor. Such structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use. Provided that area of such plots shall not be less than 1000 sq.m.	18	The Final Plots designated as Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective plot and shall be used for any use complementary to the designated use of such final plot. Provided that area of such plots shall not be less than 1000 sq. m.	

	not be insisted upon. Long length factor for buildings above 40 meter length shall not be applicable. b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable c) For special building use No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above. d) Provided that projections required for firefighting and chajja or weather shed upto 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided. e) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m upto 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m. f) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.	open spaces mentioned above. d. Provided that projections required for firefighting and chajja or weather shed up to 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided. e. Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m up to 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m. f. The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.
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21	20	Mechanical/Hydraulic / Stack parking / multi-storeyed parking with or without car lift may be allowed to meet the requirement.	20	Mechanical/Hydraulic / Stack parking / multistoried parking with or without car lift may be allowed to meet the requirement.	Sanctioned as proposed.
22	21	If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016. Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO	21	If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.	Sanctioned as proposed.
23	22	Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.	22	Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.	Sanctioned as proposed.
24	23	The service road of the State highways and national highways shall be considered for the access to the plot. Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads. In both the cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable	23	The service road of the State highways, national highways and Multi Modal Corridor (MMC) shall be considered for the access to the plot. Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads. In both the cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable.	Sanctioned as proposed.
25	24	The distance between two main buildings in a final plot shall be that required to be provided for a taller building	24	The distance between two main buildings in a final plot shall be that required to be provided for a taller building	Sanctioned as proposed.

		amongst them subject to 12.0 m as maximum. This distance shall also be treated as means of access / driveway and no separate setback / marginal distances shall be insisted from such driveway, subject to minimum 6m driveway.			amongst them subject to 12.0 m as maximum. This distance shall also be treated as means of access / driveway and no separate setback / marginal distances shall be insisted from such driveway, subject to minimum 6m driveway.	Sanctioned as proposed.
26	25	Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.	25		Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.	Sanctioned as proposed.
27	26	Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to; a. Title Ownership & easement right of the plot on which building is proposed. b. Workmanship, soundness of material & structure safety of building. c. Variation in area from recorded areas of building unit. d. Location & boundary of building unit. e. Safety of the user of the building. f. NOC from appropriate authority. g. Structural reports and Structural drawing	26		Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to; a)Title Ownership & easement right of the plot on which building is proposed. b)Workmanship, soundness of material & structure safety of building. c)Variation in area from recorded areas of building unit. d)Location & boundary of building unit. e)Safety of the user of the building. f)NOC from appropriate authority. g)Structural reports and Structural drawing	Sanctioned as proposed.
28					For any other earlier approved proposal like ITP, Rental Scheme etc. the regulations applicable under that scheme shall be applicable to such plots.	Sanctioned as proposed.
29					Removal of Difficulties and Hardships If any difficulty arises in giving effect to the sanctioned preliminary or final scheme the VC&MD (CIDCO) may a) Remove any discrepancy in the boundary of original or of final plot	Refused to accord sanction.

			b) Correct the area in the record as per the actual measurement on site of any original plot or final plot c) Adjust the shape of original or of final plot and accordingly correct the area as per actual demarcation on site	
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महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, 4th Floor, Main Building, Mumbai 400 032, dated 28th February 2024.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1224/04/CR-21/24/UD-12.—Whereas, the Draft Town Planning Scheme No.5 [Villages Bonshet(pt.), Bhokarpada(Chipale)(pt.), Devad (pt.), Moho (pt.), Shivkar (pt.), Vichumbe (pt.) & Vihighar(pt.) Tal. Panvel, Dist. Raigad] (hereinafter referred to as “ the said Draft Scheme ”) has been sanctioned by the Vice Chairman & Managing Director, CIDCO as per the powers delegated under section 151(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as ‘ the said Act ’) under sub-section (2) of the section 68 of the said acts *vide* Notification No.CIDCO/NAINA/TPS-5/Draft Scheme/2022/564, dated the 21st October 2022 ;

And whereas, the Government in Urban Development Department has appointed Shri S. D. Landge, Retired Director of Town Planning as the Arbitrator (hereinafter referred to as ‘ the said Arbitrator ’) for the said sanctioned Draft Scheme *vide* Notification No.TPS-1222/2152/CR-148/ 22/UD-12, dated 2nd December 2022 under sub-section (1) of section 72 of the said Act ;

And Whereas, the said Arbitrator after following the prescribed procedure has sub-divided the said Scheme into Preliminary Scheme and Final Scheme as provided under sub-section (3) of section 72 of the said Act ;

And Whereas, the said Arbitrator after following the prescribed legal procedure and finalising the said Draft Scheme, has submitted Preliminary NAINA Town Planning Scheme No.5 [Villages Bonshet (pt.), Bhokarpada (Chipale) (pt.), Devad(pt.), Moho(pt.), Shivkar (pt.), Vichumbe (pt.) & Vihighar (pt.) Tal.Panvel, Dist.Raigad] to the Government for sanction under sub-section (5) of section 72 of the said Act, *vide* letter dated 13th December 2023 for approval, which has been received by the Government on dated 29th December 2023 (hereinafter referred to as ‘the said Preliminary Town Planning Scheme’);

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of the opinion that it is necessary to sanction the Preliminary NAINA Town Planning Scheme No.5 [Villages Bonshet(pt.), Bhokarpada (Chipale) (pt.), Devad (pt.), Moho (pt.), Shivkar (pt.), Vichumbe (pt.) & Vihighar (pt.) Tal. Panvel, Dist. Raigad] with some changes.

Now, therefore, in exercise of the powers conferred under sub-section (1) of section 86 of the said Act, the State Government hereby sanctions the Preliminary NAINA Town Planning Scheme No.5 [Villages Bonshet (pt.), Bhokarpada (Chipale) (pt.), Devad (pt.), Moho (pt.), Shivkar (pt.), Vichumbe (pt.) & Vihighar(pt.) Tal. Panvel, Dist. Raigad] with some changes as described in the schedule-I, II (regarding Final Plots) and schedule-III (regarding Special Development Control and Promotion Regulations of the Town Planning Scheme NAINA No.4) appended hereto ;

2. The said sanctioned Preliminary NAINA Town Planning Scheme No.5 [Villages Bonshet (pt.), Bhokarpada (Chipale) (pt.), Devad (pt.), Moho (pt.), Shivkar (pt.), Vichumbe (pt.) & Vihighar(pt.) Tal.Panvel, Dist.Raigad] shall come into force after the one month from the date of publication of this notification in the *Maharashtra Government Gazette* as per section 86(2)(b) of the said Act.

3. This Notification of sanctioning the Preliminary NAINA Town Planning Scheme No.5 [Villages Bonshet (pt.), Bhokarpada (Chipale) (pt.), Devad (pt.), Moho (pt.), Shivkar (pt.), Vichumbe (pt.) & Vihighar (pt.) Tal. Panvel, Dist. Raigad] shall be available for inspection of General public during working hours on all working days for the period of one month in the following Offices :—

(1) Managing Director, City and Industrial Development Corporation Ltd., Belapur, Navi Mumbai.

(2) Office of Arbitrator, NAINA Town Planning Scheme No. 5 [Villages Bonshet (pt.), Bhokarpada (Chipale) (pt.), Devad(pt.), Moho (pt.), Shivkar (pt.), Vichumbe (pt.) & Vihighar (pt.) Tal.Panvel, Dist.Raigad] CIDCO NAINA Office, Tower-10, 7th Floor, Belapur Railway Station Complex, Belapur, Navi Mumbai.

(3) Joint Director of Town Planning, Konkan Division, Konkan Bhavan, CBD Belapur, Navi Mumbai.

(4) Assistant Director of Town Planning, Raigad-Alibaug Branch, Dist. Raigad.

4. This notification is also made available on the Government Website *www. maharashtra.gov.in*.

SCHEDULE -I

Preliminary Town Planning Scheme NAINA No. 5
Accompaniment to the Government in Urban Development Department's Notification
No. TPS-1224/04/C.R.21/24/UD-12, Dated 28th February, 2024.

Sr. No.	Name of category	F.P. No. as per Table B in Preliminary T.P. Scheme	Proposal submitted by the Arbitrator under section 72(5) of the M.R.&T.P. Act, 1966 to the Government for sanction.	Modification sanctioned by the Government under section 86(2) of the M.R.&T.P. Act, 1966.
1	Change in shape without change in area. (Slight Change on Same Location)	19, 20, 25, 34, 35, 56, 57, 58A, 58B, 60, 130, 183, 184, 186, 296, 297, 298, 351, 353, 387, 388, 444, 447, 448A, 448B, 449, 450, 451, 452, 457, 458, 459A, 459B, 461, 462, 463, 464, 470, 475, 476, 490A, 490B, 491, 492, 493, 495, 496, 498, 500, 501A, 501B, 502, 511, 512	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
2	Change in location (Reconstitution near or on OP)	497	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
3	Change in location due to layout requirement.	354, 477	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5

4	Amalgamation of FP	2, 52, 294	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
5	Sub-division of F.P. into two or more than two F.P.'s	220A, 220B, 386A, 386B, 386C, 395B1, 395B2, 445A, 445B, 446A, 446B, 503A, 503B, 503C	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
6	Change in shape	370	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5

SCHEDULE -II
Preliminary Town Planning Scheme NAINA No. 5
Accompaniment to the Government in Urban Development Department's Notification
No. TPS-1224/04/C.R.21/24/UD-12, Dated 28th February, 2024.

Sr. No.	Nature of use	F.P.No. as per Table B in Preliminary T.P. Scheme	Proposal Submitted by the Arbitrator under section 72(5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86(2) of the M.R.&T.P. Act, 1966
1	Daily Bazar	9, 264, 330	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
2	General Hospital	204	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
3	Layout Open Spaces	6, 36, 54, 174, 371, 479	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
4	Layout Amenities	55, 59, 77, 129, 147, 258, 293, 453, 471, 478, 499	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4, FP No. 77, 147, 258 are converted to Layout Amenities.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
5	EWS/LIG Housing	1, 10, 24, 120, 159, 514	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4, FP No. 120, 159 are converted to EWS/LIG	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5

			Housing.	
6	IDP Play Ground	26, 519, 526.	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
7	IDP School	33	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
8	IDP Primary Health Centre	352	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
9	IDP Park (Change in F.P. No.)	494	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
10	Plot for sale	9, 47, 77, 147, 258, 259, 264, 330.	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5
11	Government/Public semi Public land.	17B, 103, 176, 178, 306, 318, 319, 332, 361, 382, 404, 429.	Draft scheme is proposed to be modified as mentioned in Table-A & Table-B. The layout is revised as shown on Plan no. 4.	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme NAINA No. 5

SCHEDULE-III
Preliminary Town Planning Scheme NAINA No. 5
Accompaniment to the Government in Urban Development Department's
Notification No.TPS-1224/04/C.R.21/24/UD-12, Dated 28th February, 2024.

Sr. No.	Reg. No.	Draft sanctioned Regulation.	Reg. No.	Proposal submitted by the Arbitrator to the Government for sanction under section 72(5) of the MR & TP Act, 1966	Modification sanctioned by the Government under section 86(2) of the MR & TP Act, 1966
1.	1	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential zone of the sanctioned Interim Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the DCPRs of NAINA. Provided that the final plots fronting on roads having width of 12.0m or more shall be permissible for development either under regulation of predominantly residential zone or under Mixed use zone of sanctioned DCPR irrespective of the actual zonal boundaries of the IDP	1	1) The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Predominantly Residential Zone of the sanctioned Interim Development Plan/ Development Plan and shall be eligible for development for users prescribed in Regulation No. 31 of the DCPR of NAINA. Provided that, the final plots fronting on roads having width of 12 m or more and admeasuring at least 0.20 ha in area shall be permissible for development either under regulations of Predominantly Residential Zone or under Mixed Land Use Zone of the DCPR of NAINA irrespective of the actual zonal boundaries of the IDP/DP.	Sanctioned as proposed.
2.	2	Boundaries of the Final Plots shall not be changed, modified or altered during development.	2	Boundaries of the Final Plots shall not be hereinafter changed, modified or altered during any development.	Sanctioned as proposed.
3.	3	Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for	3	Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots whether within the scheme or of adjacent schemes shall be	Sanctioned as proposed.

	development.		permitted considering sum of their areas as one unit for development.	Sanctioned as proposed.
4	4.	Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form a Final Plots not allotted to the holders / owners of such original plots.	4.	Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form Final Plots not allotted to the holders / owners of such original plots.
5	5.	Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.	5	Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.
6	6	Internal Sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.	6	Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR of NAINA.
7	7	The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.	7	The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPR of NAINA shall not be enforced in developing Final Plots. admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of play-grounds, Parks and Open Spaces in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.
8	8	The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided	8	The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the DCPR-2019 shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided

		separately in the scheme in addition to those reserved in the Interim Development Plan for which owners of the original plots have shared their lands.			separately in the scheme in addition to those reserved in the Interim Development Plan for which owners of the original plots have shared their lands from their original plots.	Sanctioned as proposed.
9.	9	The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPRs of NAINA read with Annexure- 4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides dedicated plots for EWS / LIG housing for which the owners of final plots have shared the lands from their original plot. Notes: i. The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the sanctioned DCPRs of NAINA in force shall be applicable. ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity & layout road, then while processing Amended CC or OC of such final plots, land area as per CC for such Open Space, Amenity may not be insisted. However, location & area of remaining Open Space & Amenity inside the final plot shall be maintained as per CC.	9		The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR of NAINA read with Annexure-4 of DCPR shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides EWS / LIG housing for which the owners of final plots have shared the lands from their original plots. Notes: i. The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPR of NAINA in force shall be applicable. ii. In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity & layout road, then while processing Amended CC or OC of such final plots, land area as per CC for such Open Space, Amenity may not be insisted. However, location & land area of remaining Open Space & Amenity inside the final plot shall be maintained as per CC.	Sanctioned as proposed.
10	10	The owners of Final Plots are entitled for monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6(v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu of monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.	10		The owners of Final Plots are entitled to monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu of monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.	Sanctioned as proposed.
11	11	The Base FSI applicable to the lands included under the	11		The base FSI applicable to the Final Plots allotted under	Sanctioned

		the Town Planning Scheme shall be 1.00. However, if the owners of Final Plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a final plot shall be computed as below: FSI of Final Plot=(Area of Original Plot)/(Area of Plot) Respective Final Plot^(a) * Where Final Plot means plot allotted finally in lieu of its Original Plot. Provided that such FSI computed as above shall be permissible to only those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme. The land parcels eligible for 1.00 FSI as per provisions of sanctioned DCPR of NAINA (i.e. within 200 m of Gaothan), if included in TPS shall be permitted 25 % additional incentive FSI in lieu of their 60 % land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a standalone plot or amalgamated with other land parcels	as proposed.
12	12	The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00	Sanctioned as proposed.
13	13	If the FSI mentioned in the Special regulation no. 11 above permissible in a final plot becomes unable to be consumed for maintaining prescribed marginal distances / height restriction / firefighting requirements or any such statutory restrictions, in such cases the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any final plot situated in this scheme subject to -	Sanctioned as proposed.

scheme subject to-			
14	14	1. The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable 2. Such transfer of development right from a final plot to another Final Plot shall be permitted once only. 3. The aggregate FSI in a receiving Final Plot shall not exceed 4.00 4. The owner transferring the FSI shall not develop his Final Plot at any time to consume FSI more than 1.00 5. The Final Plot after such transfer shall not be eligible for any additional FSI/TDR in future. 6. The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.	1) The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable. 2) Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme shall be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated. 3) The aggregate FSI in a receiving Final Plot shall not exceed 4.00. 4) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC. 5) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future. 6) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.
	15	The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, Primary health center shall be 2.5.	The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.
	16	The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the disposed persons or Final Plots reserved as sale plots in this scheme shall be 4.0	The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, Burial Ground and Crematorium in this scheme shall be 1.00. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons or Final Plots reserved as sale plots in this scheme shall be 4.

17	17	The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5. Provided that the aforesaid FSI may be increases maximum upto 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.30.	17	The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increased maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.30.	Sanctioned as proposed.																								
18	18	-----		No TDR shall be permissible on Growth Center plots. The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.	Sanctioned as proposed.																								
19	18	The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective final plot and structures shall be only of ground or ground plus one floor. Such structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use. Provided that area of such plots shall not be less than 1000 sq.m.	18	The Final Plots designated as Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage up to 10 % of the respective plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective plot and shall be used for any use complementary to the designated use of such final plot. Provided that area of such plots shall not be less than 1000 sq. m.																									
20	19	<table><tr><th rowspan="2">Area of plot</th><th rowspan="2">Category of building</th><th rowspan="2">Maximum permissible height of the building</th><th colspan="2">Min Marginal Open Spaces (in M.)</th></tr><tr><th>Side</th><th>rear</th></tr><tr><td>40 M2 to less than</td><td>Row houses type</td><td>Upto 15 M</td><td>0.0</td><td>1.5</td></tr></table>	Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)		Side	rear	40 M2 to less than	Row houses type	Upto 15 M	0.0	1.5	19	<table><tr><th rowspan="2">Area of Plot</th><th rowspan="2">Category of Building</th><th rowspan="2">Maximum permissible height of the building</th><th colspan="2">Min. Marginal Open Spaces (in m)</th></tr><tr><th>Side</th><th>Rear</th></tr><tr><td>40 sq. m. to less</td><td>Row House Type</td><td>Up to 15 m</td><td>0.0</td><td>1.5</td></tr></table>	Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)		Side	Rear	40 sq. m. to less	Row House Type	Up to 15 m	0.0	1.5	Sanctioned as proposed.
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150 M2	Semi-detached type	Upto 15 M	1.5	1.5
*Pls refer Special Note				
*Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.				
150 M2 to less than 450 M2	Semi-detached type	Upto 15 M	1.5	2.25
	Detached type	Upto 15 M	2.25	2.25
		Above 15 M upto 24.0 M	H/5	H/5
450 M2 to the less than 1000 M2	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0 M upto 37.5 M	6.00	6.00

		openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided. e) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m upto 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m. f) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.		and predominantly residential use (in case of mixed use) buildings of height more than 15m up to 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m. f) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.	
21	20	Mechanical/Hydraulic / Stack parking / multi-storeyed parking with or without car lift may be allowed to meet the requirement.	20	Mechanical/Hydraulic / Stack parking / multistoried parking with or without car lift may be allowed to meet the requirement.	Sanctioned as proposed.
22	21	If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at	21	If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC	Sanctioned as proposed.

	ground level should be designed for firefighting vehicular loads as per NBC 2016. Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.		2016. Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.	
23	22	Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.	22	Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority. Sanctioned as proposed.
24	23	The service road of the State highways and national highways shall be considered for the access to the plot. Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads. In both the cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable	23	The service road of the State highways, national highways and Multi Modal Corridor (MMC) shall be considered for the access to the plot. Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads. In both the cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable. Sanctioned as proposed.
25	24	The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0m as maximum.	24	The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0 m as maximum. This distance shall also be treated as means of access / driveway and no separate setback / marginal distances shall be insisted from such driveway, subject to minimum 6m driveway. Sanctioned as proposed.
26	25	Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.	25	Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department. Sanctioned as proposed.
27	26	Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or	26	Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or Sanctioned as proposed.

	endorsement of and shall not bind or render the competent authority liable in any way in regard to; a) Title Ownership & easement right of the plot on which building is proposed. b) Workmanship, soundness of material & structure safety of building. c) Variation in area from recorded areas of building unit. d) Location & boundary of building unit. e) Safety of the user of the building. f) NOC from appropriate authority. g) Structural reports and Structural drawing	endorsement of and shall not bind or render the competent authority liable in any way in regard to; a) Title Ownership & easement right of the plot on which building is proposed. b) Workmanship, soundness of material & structure safety of building. c) Variation in area from recorded areas of building unit. d) Location & boundary of building unit. e) Safety of the user of the building. f) NOC from appropriate authority. g) Structural reports and Structural drawing.	Sanctioned as proposed.
28	-	For any other earlier approved proposal like ITP, Rental Scheme etc. the regulations applicable under that scheme shall be applicable to such plots. Removal of Difficulties and Hardships If any difficulty arises in giving effect to the sanctioned preliminary or final scheme the VC&MD (CIDCO) may a) Remove any discrepancy in the boundary of original or of final plot b) Correct the area in the record as per the actual measurement on site of any original plot or final plot c) Adjust the shape of original or of final plot and accordingly correct the area as per actual demarcation on site	Refused to accord sanction.

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

NIRMALKUMAR CHAUDHARY,
Deputy Secretary to Government.