

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक १ मार्च २०२४.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२४/०६/प्र.क्र.२३/२४/नवि-१२.— ज्याअर्थी, प्रारूप नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] (यापुढे ज्याचा उल्लेख “ उक्त प्रारूप परियोजना ” असा करण्यात आला आहे), उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आला आहे) चे कलम १५१ (१) मधील तरतुदीनुसार प्रदान केलेल्या अधिकारात उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) मधील तरतुदीनुसार अधिसूचना क्रमांक सिडको/नैना/टीपीएस-७/प्रा. यो./२०२२, दिनांक २१ ऑक्टोबर २०२२ अन्वये मंजूर केली आहे ;

आणि ज्याअर्थी, शासनाच्या नगरविकास विभागाने अधिसूचना क्रमांक टीपीएस-१२२२/२१५२/प्र.क्र.१४८ /२२/नवि-१२, दिनांक २ डिसेंबर २०२२अन्वये श्री. अभिराज गिरकर, निवृत्त सह संचालक, नगररचना यांची उक्त अधिनियमाच्या कलम ७२ च्या पोट-कलम (१) मधील तरतुदीनुसार उक्त मंजूर प्रारूप परियोजनेसाठी 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 नगररचना परियोजना नैना क्र. ७, [देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] उक्त अधिनियमाच्या कलम ७२ चे उप-कलम (५) मधील तरतुदीनुसार दिनांक २९ डिसेंबर २०२३ च्या पत्रान्वये शासनास मंजुरीकरिता सादर केली असून ती शासनास दिनांक २ जानेवारी २०२४ 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 नगररचना परियोजना नैना क्र. ७, [मौजे चिखले (भाग), मोहो (भाग), पालीखुर्द (भाग), शिवकर (भाग) तालुका पनवेल, जिल्हा 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 अधिकारांचा वापर करून शासन, प्राथमिक नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] यासोबत जोडलेल्या परिशिष्ट-१, २ (अंतिम भूखंडांबाबत), परिशिष्ट-३ (नगररचना परियोजना नैना क्र. ७ च्या विशेष विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत) मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर करीत आहे ;

२. उक्त मंजूर करण्यात आलेली प्राथमिक नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] ही उक्त अधिनियमाच्या कलम ८६ (२) (ख) नुसार, सदरची अधिसूचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या कालावधीनंतर अंमलात येईल ;

३. मंजूर प्राथमिक नगररचना परियोजना नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] मंजुरीची 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 नैना क्र. ७, [मौजे देवद (भाग), विचुंबे (भाग), उसलीं खुर्द (भाग), कोळखे (भाग) (नवीन-कोळखे पेठ), शिवकर (भाग), तालुका पनवेल, जिल्हा रायगड] यांचे कार्यालय, सीबीडी, बेलापूर, नवी मुंबई,

(३) सह संचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

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

४. सदरची अधिसूचना ही शासनाच्या www.maharashtra.gov.in या वेबसाईटवर देखील उपलब्ध करण्यात यावी.

परिशिष्ट - १

प्राथमिक नगर रचना परियोजना नैना क्रमांक ७

शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-१२२४/०६/प्र.क्र.२३/२४/नवि-१२,

दि. १ मार्च, २०२४ सोबतची सहपत्रे

Sr. No.	Name Of category	F.P No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
1	Change in shape without change in area (Slight Change on Same Location)	8, 11, 12, 14, 15, 49, 79A, 84, 102, 132, 134, 135, 137, 141, 142, 143, 144, 161A, 166, 169, 192, 193, 194, 196, 197, 198A, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 234, 235, 236, 237, 244, 246, 247, 248, 249, 256, 259, 284, 325, 326, 334, 375, 389, 462, 476, 475, 520, 522, 523, 530	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7

Sr. No.	Name Of category	F.P No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
2	Modification due to Structure	7, 9, 43, 51, 60, 63, 65, 74, 76, 85, 104, 109, 120, 133, 156, 177, 264, 424, 421, 461A, 502, 503, 506, 507, 508, 509	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
3	Change in location (Reconstitution near or on OP)	16, 95, 107, 129B, 129C, 153, 154, 161B, 292, 293, 320B, 345B, 397, 405, 477, 478, 488, 514, 524, 529, 535A.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
4	Change in location Due to layout requirement	75, 100, 118, 119, 167A, 198B, 240, 286, 287, 310B, 306, 385, 386, 394, 398, 400, 401, 403, 404, 408, 409, 410, 411, 412, 419, 420, 423, 439, 465, 466, 494, 495,	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of

Sr. No.	Name Of category	F.P No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
		505A	revised as shown in Plan no 4.	Preliminary Town Planning Scheme NAINA No. 7
5	Amalgamation of FP	342, 396, 536	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
6	Sub-division of F.P. into two or more than two F.P.'s	52A, 52B, 91A, 91B, 96A, 96B, 155A, 155B, 200A, 200B, 250A, 250C, 268A, 268B, 274A, 274B, 305A, 305B, 491, 492, 504A, 504B,	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7

Sr. No.	Name Of category	F.P No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
7	Change in shape & Area	3, 17, 45, 46, 47, 73, 87, 103, 108, 111, 238, 266, 267, 270, 278, 283, 285, 290, 291, 296, 299, 310A, 321, 327, 340, 358, 371A, 376, 377, 384, 388, 390, 391, 392, 393, 406, 413, 453, 454, 468, 498, 521,	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
8	Change in location or Shape due to Road realignment	130, 415, 425, 456, 457, 458, 459	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
9	Newly proposed FP	490A, 490B, 499A, 499B	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of

Sr. No.	Name Of category	F.P No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
			revised as shown in Plan no 4.	Preliminary Planning Scheme NAINA No. 7 Town Scheme

परिशिष्ट - २

प्राथमिक नगर रचना परियोजना नैना क्रमांक ७

शासन नगर विकास विभागाची अधिसूचना क्र. टीपीएस-१२२४/०६/प्र.क्र.२३/२४/नवि-१२,

दि. १ मार्च, २०२४ सोबतची सहपत्रे

Sr No	Nature OF Category	F.P No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
1	Layout Amenity	5, 44, 61, 72, 90, 94, 105, 150A, 160, 178, 181, 258, 277, 298, 345A, 357, 407, 418, 432, 469, 479, 497A, 501, 551, 560	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
2	School	54, 328, 349.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
3	Primary Health Centre	147, 158.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7

Sr No	Nature OF Category	F.P No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
4	Daily Bazar	40, 57, 353	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
5	Police Station	444	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
6	Electric Sub-Station	260.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
7	Sewage treatment Plant	472	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme

Sr No	Nature OF Category	F.P No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
			shown in Plan no 4.	NAINA No. 7
8	Cremation & Burial Ground	1, 431, 474A.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
9	Growth Centre	183, 184, 189	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
10	City Park	333	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
11	Park	10A, 10B, 18, 19, 21, 185, 186, 186A, 187, 187A, 188, 336, 374, 382, 430, 433,	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of

Sr No	Nature OF Category	F.P No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
		435, 452, 455, 489	B. The Final Plot is revised as shown in Plan no 4.	Preliminary Town Planning Scheme NAINA No. 7
12	Playground	53, 332, 350, 500	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
13	Layout Open Space	2, 6, 82, 86, 110, 136, 145, 170A, 195, 199, 202, 210, 214, 233, 241A, 241C, 241B, 250B, 269B, 273, 288, 289, 308, 318, 335, 363, 371B, 379, 380, 381, 414, 416, 426, 461B, 473, 474B, 496, 544, 526, 553, 553A, 562	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
14	EWS/LIG Housing	50, 64, 112, 131, 139, 269, 307, 315, 395	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme

Sr. No.	Nature Of Category	F.P. No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
			shown in Plan no 4.	NAINA No. 7
15	Sale Plots	41, 48, 79B, 129D, 150B, 167B, 167C, 170B, 201, 383, 387, 460, 481, 497B, 510, 535B	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
16	Public/Semi-public lands	22, 23, 27, 29, 68, 69, 77, 78, 99+100, 129A, 162A, 162B, 239, 242, 243, 265, 323, 262B, 320A, 362A, 362B, 379, 442, 450, 451.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7

परिशिष्ट - ३

प्राथमिक नगर रचना परियोजना नैना क्रमांक ७

शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-१२२४/०६/प्र.क्र.२३/२४/नवि-१२,

दि. १ मार्च, २०२४ सोबतची सहपत्रे

Sr. No.	Re g. No.	Draft sanctioned Regulation.	Re g. No.	Proposal submitted by the Arbitrator to othe 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 / Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the Sanctioned DCPRs of NAINA. Provided that, the final plots fronting on roads having width of 12 m or more shall be permissible for development either under regulations of Predominantly Residential zone or under mixed use zone of the sanctioned DCPR irrespective of the actual zonal boundaries of the IDP.	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 -2019 irrespective of the actual zonal boundaries of the IDP.	Sanctioned as proposed.
2	2	Boundaries of the Final Plots shall not be changed, modified or altered during any development.	2	Boundaries of the Final Plots shall not be 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 of adjacent schemes 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 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 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 instalments within a period up to 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 instalments within a period up to 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 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-2019.	Sanctioned as proposed.
7	7	The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPRs of NAINA shall not be enforced in developing Final Plot, admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of playgrounds 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-2019 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 Plots admeasuring 2.00 ha or	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	Sanctioned as proposed.

		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.		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.	
9	9	The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a subdivision 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 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 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 and layout road, then while processing amended CC or OC of such final plots, land area as per CC for Open Space, Amenity shall not be insisted upon. However, location and land area of remaining Open Space and Amenity inside the final plot shall be maintained as per CC.	9	SPA-NAINA has adopted the principle that land owners will get at least 40% of original land in form of a final plot and as far as possible existing structures will be protected and final plot to be given around existing structure. Accordingly, in the scheme area, final plot to the tune of 40% of the original plots are generally granted but by considering sanctioned development permission and existing structures of any kind, the final plot upto 100% are also granted. The regulations at serial no. 7, 8, & 9 are proposed because the land owners have shared their lands for the provisions of roads, open spaces and amenity. Therefore, they shall not be taxed again for 10% RG and 5% Amenity space. However, SPA-NAINA has proposed the note that the said facility will not be applicable for final plot having area more than 50% of the original plot. The logic behind the said condition is not understood. Regarding the said condition, proper decision shall be taken at Govt. level. Remaining regulation in sanctioned Draft TPS- 06 shall be approved	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 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.	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. $\text{FSI of Final Plot} = \frac{\text{Area of Original Plot}}{\text{Area of Respective Final Plot}}$ 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. Provide further that, the land parcels eligible for 1.00 FSI as per provisions of 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 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. $\text{FSI of Final Plot} = \frac{\text{Area of Original Plot}}{\text{Area of Respective Final Plot}}$ 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. Provide further that, the land parcels eligible for 1.00 FSI as per provisions of 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.	Sanctioned as proposed.
12	12	The permissible FSI in respect of Final Plots, whose owners have been awarded 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.	The permissible FSI in respect of Final Plots, whose owners have been awarded 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.
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 restrictions / fire fighting 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 Scheme subject to	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 restrictions / fire fighting 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 Scheme subject to	Sanctioned as proposed.

		i) The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable. ii) 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. iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00 iv) 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. v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future. vi) 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.		i) The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable. ii) 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. iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00 iv) 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. v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future. vi) 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.		The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, 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. 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 increases maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of	Sanctioned as proposed. Sanctioned as proposed. Sanctioned as proposed. Sanctioned as proposed.
14	14		14	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		15	The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, in this scheme shall be 1.00.			Sanctioned as proposed.
16	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.			Sanctioned as proposed.
17	17		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 increases maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of			Sanctioned as proposed.

		NAINA for every increase of FSI of 0.30.		NAINA for every increase of FSI of 0.30.																																								
18	---		---	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	----		----	The Permissible FSI in Final Plots designated to Crematoria shall be 1.00	Sanctioned as proposed.																																							
20	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 floor or ground plus one upper floor. Such structures shall be at one corner of the respective final plot and shall be used for any use complementary to the designated use.	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 floor or ground plus one upper floor. Such structures shall be at one corner of the respective final plot and shall be used for any use complementary to the designated use.	Sanctioned as proposed.																																							
20	19	The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows: - Front, Side and Rear Marginal Distances	19	The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows: - Front, Side and Rear Marginal Distances	Sanctioned as proposed.																																							
		<table><tr><th>Area of Plot</th><th>Category of Building</th><th>Maximum permissible height of the building</th><th>Min. Marginal Spaces (in m)</th><th>Open Spaces (in m)</th></tr><tr><th></th><th></th><th></th><th>Side</th><th>Rear</th></tr><tr><td>40 sq. m. to less than 150 sq. m.</td><td>Row House Type</td><td>Up to 15 m</td><td>0.0</td><td>1.5</td></tr><tr><td>*Please refer</td><td>Semi-detached type</td><td>Up to 15 m</td><td>1.5</td><td>1.5</td></tr></table>	Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Spaces (in m)	Open Spaces (in m)				Side	Rear	40 sq. m. to less than 150 sq. m.	Row House Type	Up to 15 m	0.0	1.5	*Please refer	Semi-detached type	Up to 15 m	1.5	1.5		<table><tr><th>Area of Plot</th><th>Category of Building</th><th>Maximum permissible height of the building</th><th>Min. Marginal Spaces (in m)</th><th>Open Spaces (in m)</th></tr><tr><th></th><th></th><th></th><th>Side</th><th>Rear</th></tr><tr><td>40 sq. m. to less than 150 sq. m.</td><td>Row House Type</td><td>Up to 15 m</td><td>0.0</td><td>1.5</td></tr><tr><td>*Please refer</td><td>Semi-detached type</td><td>Up to 15 m</td><td>1.5</td><td>1.5</td></tr></table>	Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Spaces (in m)	Open Spaces (in m)				Side	Rear	40 sq. m. to less than 150 sq. m.	Row House Type	Up to 15 m	0.0	1.5	*Please refer	Semi-detached type	Up to 15 m	1.5	1.5
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	21	20	<table><tr><td>e</td><td>Above 37.5 m up to 60.0 m</td><td>H/5 or 9.00 whichever is less</td><td>H/5 or 9.00 whichever is less</td><td>Above 37.5 m up to 60.0 m</td><td>H/5 or 9.00 whichever is less</td></tr><tr><td></td><td>Above 60.00 m</td><td>12.00</td><td>12.00</td><td>Above 60.00 m</td><td>12.00</td></tr></table> a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factors 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 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.	e	Above 37.5 m up to 60.0 m	H/5 or 9.00 whichever is less	H/5 or 9.00 whichever is less	Above 37.5 m up to 60.0 m	H/5 or 9.00 whichever is less		Above 60.00 m	12.00	12.00	Above 60.00 m	12.00	Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement.	Sanctioned as proposed.
e	Above 37.5 m up to 60.0 m	H/5 or 9.00 whichever is less	H/5 or 9.00 whichever is less	Above 37.5 m up to 60.0 m	H/5 or 9.00 whichever is less												
	Above 60.00 m	12.00	12.00	Above 60.00 m	12.00												

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 Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO.	Sanctioned as proposed.
23	22	Every building or group of buildings together shall be either connected to a Drainage system or be provided with a 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 a 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, National Highways, 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 all the above cases for final plots in the Town Planning scheme Ribbon development rules shall not be applicable	23	The service road of the State highways, National Highways, 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 all the above cases for final plots in the 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 12.0 m as maximum. This distance shall also be treated as a means of access/ driveway and no separate setback/ marginal distance shall be insisted from such driveway.	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 a means of access/ driveway and no separate setback/ marginal distance shall be insisted from such 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.	25	Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m.	Sanctioned as proposed.

		above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.		above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.	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				Suggested Modification by NAINA in Special DCPR 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.
29			---	Redevelopment of contravening structures included in the Final Plot of Town Planning (TP) Scheme: For the redevelopment/reconstruction of contravening structures situated in TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible as under:	Refused to accord sanction.

The tenants residing in contravening structure, which are existed on the date of declaration of Town Planning Scheme and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of year as notified by the GoM from time to time shall be accommodated by giving alternative accommodation in the development/redevelopment scheme of any final plot in the same Town Planning Scheme, irrespective of their original holding. Such tenants shall be granted accommodation at the rate of 27.88 sq. mt. in case of residential / residential cum commercial occupants and in case of commercial occupants, existing area or 20.9 sq. mt. whichever is less. at the price of construction cost as per Ready Reckoner rate of that year. For the purpose of this redevelopment scheme, the owner/developer of the Final Plot shall get further additional FSI to the extent of 50% of the rehabilitation area of the accommodated tenants, provided further that the overall FSI of the Final Plot shall not exceed 4.0. <u>Notes:</u> For the purpose of this Regulations the contravening structures shall mean: - Structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme. - Structures which are partly included in the final plot allotted to a person and partly included in the roads / sites reserved for public purpose / adjoining final plot - Structures which are included in the TP Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the Planning Authority has no objection for rehabilitation of such structures. - However, structures included in the common area comprising of original plots and final plots shall	
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			not be treated as contravening structures.		Sanctioned as proposed.
30			<u>New Regulations:</u> As per regulation no. 6.5.2 of DCR – 2019, in specific cases where a clearly demonstrable hardship is caused, the CEO, may by recording such reasons in writing permit any of the dimensions prescribed by this regulation to be modified provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighborhood and for that premium shall not be charged.		

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, 4th Floor, Main Building, Mumbai, 400 032, dated 1st March, 2024

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1224/06/C.R. 23/24/UD-12.— Whereas, the Draft Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (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 Act *vide* Notification No. CIDCO/NAINA/TPS-7/Draft Scheme/2022, dated 21st October 2022 ;

And whereas, the Government of Maharashtra in Urban Development Department has appointed Shri. Abhiraj Girkar, Retired Joint 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/C.R.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 the 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 finalizing the said Draft Scheme, has submitted Preliminary Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] to the Government for sanction under sub-section (5) of section 72 of the said Act, *vide* letter dated 29th December 2023 for approval, which has been received by the Government on 2nd January 2024 (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 said Preliminary Town Planning Scheme, NAINA No. 7, [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (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 Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] with some changes as described in the schedule-I, II (regarding Final Plots), Schedule-III (regarding Special Development Control and Promotion Regulations of the Preliminary Town Planning Scheme NAINA No.7).

2. The said sanctioned Preliminary Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] shall come into force after one month from the date of publication of this notification in the *Maharashtra Government Gazettee* as per section 86(2)(b) of the said Act.

3. This Notification of sanctioning the Preliminary Town Planning Scheme, NAINA No. 7 [Villages Devad (pt), Vichumbe (pt), Usarli Khurd (pt), Kolkhe (pt), (New-Kolkhe Peth) and Shivkar (pt), Tal. Panvel, 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, Town Planning Scheme, NAINA No. 7 [Villages Devad (pt.), Vichumbe (pt.), Usarli Khurd (pt.), Kolkhe (pt.) (New-Kolkhe Peth) and Shivkar (pt.), Tal. Panvel, Dist. Raigad] 8th Floor, Tower-10, 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, Raigad.

4. This Notification shall also be made available on the Government Website www.maharashtra.gov.in

SCHEDULE - I

Preliminary Town Planning Scheme NAINA No. 7
Accompaniment to the Government in Urban Development Department's Notification
No. TPS-1224/06/C.R.23/24/UD-12, Dated 1st March, 2024.

Sr. No.	Name Of category	F.P No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
1	Change in shape without change in area (Slight Change on Same Location)	8, 11, 12, 14, 15, 49, 79A, 84, 102, 132, 134, 135, 137, 141, 142, 143, 144, 161A, 166, 169, 192, 193, 194, 196, 197, 198A, 203, 204, 205, 206, 207, 208, 209, 211, 212, 213, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 234, 235, 236, 237, 244, 246, 247, 248, 249, 256, 259, 284, 325, 326, 334, 375, 389, 462, 476, 475, 520, 522, 523, 530	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7

Sr. No.	Name Of category	F.P No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
2	Modification due to Structure	7, 9, 43, 51, 60, 63, 65, 74, 76, 85, 104, 109, 120, 133, 156, 177, 264, 424, 421, 461A, 502, 503, 506, 507, 508, 509	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
3	Change in location (Reconstitution near or on OP)	16, 95, 107, 129B, 129C, 153, 154, 161B, 292, 293, 320B, 345B, 397, 405, 477, 478, 488, 514, 524, 529, 535A.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
4	Change in location Due to layout requirement	75, 100, 118, 119, 167A, 198B, 240, 286, 287, 310B, 306, 385, 386, 394, 398, 400, 401, 403, 404, 408, 409, 410, 411, 412, 419, 420, 423, 439, 465, 466, 494, 495,	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of

Sr. No.	Name Of category	F.P No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
		505A	revised as shown in Plan no 4.	Preliminary Town Planning Scheme NAINA No. 7
5	Amalgamation of FP	342, 396, 536	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
6	Sub-division of F.P. into two or more than two F.P.'s	52A, 52B, 91A, 91B, 96A, 96B, 155A, 155B, 200A, 200B, 250A, 250C, 268A, 268B, 274A, 274B, 305A, 305B, 491, 492, 504A, 504B,	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7

Sr. No.	Name Of category	F.P.No. As per Table-B in Preliminary T. P. Scheme	Proposal Submitted by Arbitrator under Section 72 (5) of the MR & TP Act, 1966 to the Government	Modification Sanction by Government under Section 86(2) of MR & TP Act, 1966
1	2	3	4	5
			revised as shown in Plan no 4.	Preliminary Planning Scheme NAINA No. 7

SCHEDULE -II

Preliminary Town Planning Scheme NAINA No. 7
Accompaniment to the Government in Urban Development Department's Notification
No. TPS-1224/06/C.R.23/24/UD-12, Dated 1st March, 2024.

Sr No	Nature OF Category	F.P No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
1	Layout Amenity	5, 44, 61, 72, 90, 94, 105, 150A, 160, 178, 181, 258, 277, 298, 345A, 357, 407, 418, 432, 469, 479, 497A, 501, 551, 560	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
2	School	54, 328, 349.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
3	Primary Health Centre	147, 158.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7

Sr No	Nature OF Category	F.P No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
4	Daily Bazar	40, 57, 353	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
5	Police Station	444	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
6	Electric Sub-Station	260.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
7	Sewage treatment Plant	472	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme

Sr. No.	Nature Of Category	F.P.No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
			shown in Plan no 4.	NAINA No. 7
8	Cremation & Burial Ground	1, 431, 474A.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
9	Growth Centre	183, 184, 189	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
10	City Park	333	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
11	Park	10A, 10B, 18, 19, 21, 185, 186, 186A, 187, 187A, 188, 336, 374, 382, 430, 433,	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of

Sr No	Nature OF Category	F.P No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
		435, 452, 455, 489	B. The Final Plot is revised as shown in Plan no 4.	Preliminary Town Planning Scheme NAINA No. 7
12	Playground	53, 332, 350, 500	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
13	Layout Open Space	2, 6, 82, 86, 110, 136, 145, 170A, 195, 199, 202, 210, 214, 233, 241A, 241C, 241B, 250B, 269B, 273, 288, 289, 308, 318, 335, 363, 371B, 379, 380, 381, 414, 416, 426, 461B, 473, 474B, 496, 544, 526, 553, 553A, 562	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
14	EWS/LIG Housing	50, 64, 112, 131, 139, 269, 307, 315, 395	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as	Sanctioned as proposed as shown on the Plan and as described in Table-A and Table-B of Preliminary Town Planning Scheme

Sr. No.	Nature OF Category	F.P No. As per Table-B in Preliminary T. P. Scheme	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	2	3	4	5
			shown in Plan no 4.	NAINA No. 7
15	Sale Plots	41, 48, 79B, 129D, 150B, 167B, 167C, 170B, 201, 383, 387, 460, 481, 497B, 510, 535B	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7
16	Public/Semi-public lands	22, 23, 27, 29, 68, 69, 77, 78, 99+100, 129A, 162A, 162B, 239, 242, 243, 265, 323, 262B, 320A, 362A, 362B, 379, 442, 450, 451.	Draft Scheme Proposal is proposed to be modified as mentioned in Table A and Table B. The Final Plot is revised as shown in 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. 7

SCHEDULE-III

Preliminary Town Planning Scheme NAINA No. 7
Accompaniment to the Government in Urban Development Department's
Notification No.TPS-1224/06/C.R.23/24/UD-12, Dated 1st March, 2024

Sr. No.	Re g. No.	Draft sanctioned Regulation.	Re g. No.	Proposal submitted by the Arbitrator to the Government for sanction under section 72(5) and 82(2) 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 / Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the Sanctioned DCPRs of NAINA. Provided that, the final plots fronting on roads having width of 12 m or more shall be permissible for development either under regulations of Predominantly Residential zone or under mixed use zone of the sanctioned DCPR irrespective of the actual zonal boundaries of the IDP.	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 -2019 irrespective of the actual zonal boundaries of the IDP.	Sanctioned as proposed.
2	2	Boundaries of the Final Plots shall not be changed, modified or altered during any development.	2	Boundaries of the Final Plots shall not be 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 of adjacent	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 within the	Sanctioned as proposed.

		schemes shall be permitted considering sum of their areas as one unit for development.		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 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 instalments within a period up to 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 instalments within a period up to 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 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-2019.		Sanctioned as proposed.
7	7	The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPRs of NAINA shall not be enforced in developing Final Plot. admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of playgrounds 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-2019 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 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 Development Plan for which owners of the original plots have	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		Sanctioned as proposed.

		shared their lands.			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 DCPR-2019 read with Annexure-4 shall not be made applicable for a subdivision 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 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 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 and layout road, then while processing amended CC or OC of such final plots, land area as per CC for Open Space, Amenity shall not be insisted upon. However, location and land area of remaining Open Space and Amenity inside the final plot shall be maintained as per CC.	9		SPA-NAINA has adopted the principle that land owners will get at least 40% of original land in form of a final plot and as far as possible existing structures will be protected and final plot to be given around existing structure. Accordingly, in the scheme area, final plot to the tune of 40% of the original plots are generally granted but by considering sanctioned development permission and existing structures of any kind, the final plot upto 100% are also granted. The regulations at serial no. 7, 8, & 9 are proposed because the land owners have shared their lands for the provisions of roads, open spaces and amenity. Therefore, they shall not be taxed again for 10% RG and 5% Amenity space. However, SPA-NAINA has proposed the note that the said facility will not be applicable for final plot having area more than 50% of the original plot. The logic behind the said condition is not understood. Regarding the said condition, proper decision shall be taken at Govt. level. Remaining regulation in sanctioned Draft TPS- 06 shall be approved	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 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.	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	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	Sanctioned as proposed.

		under section 100 of the Act, then the FSI permissible in a Final Plot shall be computed as below. $\text{FSI of Final Plot} = \frac{\text{Area of Original Plot}}{\text{Area of Respective Final Plot}}$ 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. Provide further that, the land parcels eligible for 1.00 FSI as per provisions of 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.	under section 100 of the Act, then the FSI permissible in a Final Plot shall be computed as below. $\text{FSI of Final Plot} = \frac{\text{Area of Original Plot}}{\text{Area of Respective Final Plot}}$ 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. Provide further that, the land parcels eligible for 1.00 FSI as per provisions of 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.		
12	12	The permissible FSI in respect of Final Plots, whose owners have been awarded 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.	The permissible FSI in respect of Final Plots, whose owners have been awarded 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.	12	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 restrictions / fire fighting 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 Scheme subject to i) The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable.	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 restrictions / fire fighting 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 Scheme subject to i) The provisions of Regulation No. 43 of the sanctioned DCPR of NAINA shall be applicable.	13	Sanctioned as proposed.

	ii) 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.	ii) 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.	
	iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00	iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00	
	iv) 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.	iv) 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.	
	v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.	v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.	
	vi) 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.	vi) 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.	
14	14 The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.	14 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 this scheme shall be 1.00.	15 The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR, 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.	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 Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increases maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs 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 increases maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.	Sanctioned as proposed.
18	----	----	Sanctioned

19	----	----	Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.	as proposed.																	
20	18	---	The Permissible FSI in Final Plots designated to Crematoria shall be 1.00	Sanctioned as proposed.																	
20	18	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 floor or ground plus one upper floor. Such structures shall be at one corner of the respective final plot and shall be used for any use complementary to the designated use.	Sanctioned as proposed.																	
20	19	19	The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows: -	Sanctioned as proposed.																	
Front, Side and Rear Marginal Distances <table border="1"> <thead> <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> </thead> <tbody> <tr> <td>40 sq. m. to less than 150 sq. m.</td><td>Row House Type</td><td>Up to 15 m</td><td>0.0</td><td>1.5</td></tr> <tr> <td>150 sq. m. to less than 300 sq. m.</td><td>Semi-detached type</td><td>Up to 15 m</td><td>1.5</td><td>1.5</td></tr> </tbody> </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 than 150 sq. m.	Row House Type	Up to 15 m	0.0	1.5	150 sq. m. to less than 300 sq. m.	Semi-detached type	Up to 15 m	1.5	1.5
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Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)																		
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40 sq. m. to less than 150 sq. m.	Row House Type	Up to 15 m	0.0	1.5																	
150 sq. m. to less than 300 sq. m.	Semi-detached type	Up to 15 m	1.5	1.5																	
*Special Note - Irrespective of the road width on which these plots abuts, the maximum front																					

margin shall be 3.00 m.				
150 sq. m. to less than 450 sq. m.	Semi Detached type	Up to 15 m	1.5	2.25
	Detached type	Up to 15 m	2.25	2.25
		Above 15 m up to 24 m	H/5	H/5
450 sq. m. to less than 1000 sq. m.	Detached type	Up to 15 m	3.00	3.00
		Above 15 m up to 24 m	H/5	H/5
		Above 24 m up to 37.5 m	6.00	6.00
1000 sq. m. and above	Detached type	Up to 15 m	3.00	3.00
		Above 15 m up to 24 m	H/5	H/5
		Above 24 m up to 37.5 m	6.00	6.00
		Above 37.5 m up to 60.0 m	H/5 or 9.00 whichever is less	H/5 or 9.00 whichever is less
		Above 60.00 m	12.00	12.00
a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted				

margin shall be 3.00 m.				
150 sq. m. to less than 450 sq. m.	Semi Detached type	Up to 15 m	1.5	2.25
	Detached type	Up to 15 m	2.25	2.25
		Above 15 m up to 24 m	H/5	H/5
450 sq. m. to less than 1000 sq. m.	Detached type	Up to 15 m	3.00	3.00
		Above 15 m up to 24 m	H/5	H/5
		Above 24 m up to 37.5 m	6.00	6.00
1000 sq. m. and above	Detached type	Up to 15 m	3.00	3.00
		Above 15 m up to 24 m	H/5	H/5
		Above 24 m up to 37.5 m	6.00	6.00
		Above 37.5 m up to 60.0 m	H/5 or 9.00 whichever is less	H/5 or 9.00 whichever is less
		Above 60.00 m	12.00	12.00
a) Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted				

	upon. Long length factors 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 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.		upon. Long length factors 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 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.		upon. Long length factors 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 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.	
21	20	Mechanical/Hydraulic / Stack parking / multi storey parking with or without car lift may be allowed to meet the requirement.	20	Mechanical/Hydraulic / Stack parking / multi storey 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	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	Sanctioned as proposed.	

	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.		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.		Sanctioned as proposed.
23	Every building or group of buildings together shall be either connected to a Drainage system or be provided with a 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 a 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	The service road of the State highways, National Highways, 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 all the above cases for final plots in the Town Planning scheme Ribbon development rules shall not be applicable	23	The service road of the State highways, National Highways, 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 all the above cases for final plots in the Town Planning scheme Ribbon development rules shall not be applicable		Sanctioned as proposed.
25	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 a means of access/ driveway and no separate setback/ marginal distance shall be insisted from such driveway.	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 a means of access/ driveway and no separate setback/ marginal distance shall be insisted from such driveway.		Sanctioned as proposed.
26	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	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;	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;		Sanctioned as proposed.

	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.		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.	Refused to accord sanction.
28			Suggested Modification by NAINA in Special DCPR 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.
29	---	---	Redevelopment of contravening structures included in the Final Plot of Town Planning (TP) Scheme: For the redevelopment/reconstruction of contravening structures situated in TP Schemes, additional FSI over and above permissible FSI prescribed under these Regulations shall be admissible as under: The tenants residing in contravening structure, which are existed on the date of declaration of Town Planning Scheme and where structures and inhabitants names are appeared in the Legislative Assembly Voter's List of year as notified by the GoM from time to time shall be accommodated by giving alternative accommodation in the development /redevelopment scheme of any final plot in the same Town Planning Scheme, irrespective of their original holding.	Refused to accord sanction.

30		Such tenants shall be granted accommodation at the rate of 27.88 sq. mt. in case of residential / residential cum commercial occupants and in case of commercial occupants, existing area or 20.9 sq. mt. whichever is less, at the price of construction cost as per Ready Reckoner rate of that year. For the purpose of this redevelopment scheme, the owner/ developer of the Final Plot shall get further additional FSI to the extent of 50% of the rehabilitation area of the accommodated tenants, provided further that the overall FSI of the Final Plot shall not exceed 4.0. <u>Notes:</u> For the purpose of this Regulations the contravening structures shall mean: - Structure situated outside the original plot but included fully or partly within the final plot allotted to a person in the TP Scheme. - Structures which are partly included in the final plot allotted to a person and partly included in the roads / sites reserved for public purpose / adjoining final plot - Structures which are included in the TP Scheme area but situated outside the final plot allotted to a person and are affected by sites reserved for public purpose, provided the Planning Authority has no objection for rehabilitation of such structures. - However, structures included in the common area comprising of original plots and final plots shall not be treated as contravening structures.	Sanctioned as proposed.
		<u>New Regulations:</u> As per regulation no. 6.5.2 of DCR – 2019, in specific cases where a clearly demonstrable hardship is caused, the CEO, may by recording such reasons in writing permit any of the dimensions prescribed by this regulation to be modified	

		provided the relaxation sought does not violate the health safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighborhood and for that premium shall not be charged.	

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

NIRMALKUMAR CHAUDHARY,
Deputy Secretary to Government.