



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ५, अंक ५७]

बुधवार, सप्टेंबर १८, २०१९/भाद्र २७, शके १९४१

[पृष्ठे १९, किंमत : रुपये ११.००

असाधारण क्रमांक १०७

प्राधिकृत प्रकाशन

नगरविकास विभाग

मुख्य इमारत, ४ था मजला, मंत्रालय, मुंबई- ४०० ०३२ दिनांक १६ सप्टेंबर २०१९

सूचना

क्र.टीपीएस-१७१७/स.क्र.२७५०/प्र.क्र.९१/२०१९/ई.पी./नवि-१२.— ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII १९६६ ) (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आला आहे), च्या कलम ४० च्या उप-कलम (१) मधील खंड (ख) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने दिनांक १० जानेवारी २०१३ रोजीच्या अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२ (यापुढे ज्याचा उल्लेख “ उक्त अधिसूचना ” असा करण्यात आला आहे.) अन्वये त्यात नमूद केल्याप्रमाणे नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र (नेना), (यापुढे ज्याचा उल्लेख “ उक्त अधिसूचित क्षेत्र ” असा करण्यात आला आहे.) साठी शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (यापुढे ज्याचा उल्लेख “ उक्त महामंडळ ” असा करण्यात आला आहे.) म्हणजे ‘ सिडको ’ ची विशेष नियोजन प्राधिकरण (यापुढे ज्याचा उल्लेख “ उक्त प्राधिकरण ” असा करण्यात आला आहे.) म्हणून नेमणूक केली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २३ च्या उप-कलम (१) अन्वये प्रदान करण्यात आलेल्या अधिकारांचा वापर करून उक्त महामंडळाने उक्त अधिसूचित क्षेत्राची विकास योजना तयार करण्याचा त्यांचा इरादा घोषित केल्याबाबत नोटीस प्रसिद्ध केल्यापासून साठ दिवसांचे कालावधीत जनतेकडून त्यावर हरकती/सूचना मागविण्यासाठीची नोटीस महाराष्ट्र शासन राजपत्र भाग-२, गुरूवार ते शुक्रवार, दिनांक १५-२१ मे २०१४ द्वारे प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिसूचित क्षेत्राच्या विकास योजनेचा आराखडा तयार होईपर्यंत महामंडळाने उक्त अधिनियमात नमूद तरतुदींचे पालन करून २३ गावांसाठी ‘ प्रारूप अंतरिम विकास योजना ’ तयार व प्रसिद्ध करून महाराष्ट्र शासनास उक्त अधिनियमाच्या कलम ३० अन्वये दिनांक २२ सप्टेंबर २०१५ रोजी मंजूरीसाठी सादर केलेली आहे व शासनाने दिनांक २७ एप्रिल २०१७ रोजी सदर अंतरिम विकास योजनेस मंजूरी दिलेली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम २५ अन्वये, उक्त महामंडळाने उक्त अंतरिम विकास आराखड्याचे क्षेत्र वगळता उर्वरित उक्त अधिसूचित क्षेत्रामध्ये समाविष्ट असलेल्या जमिनींचे सर्वेक्षण करून त्यातील जमिनींचा विद्यमान वापर दर्शविणारा जमीन-वापर नकाशा तयार करून दिनांक ०९ नोव्हेंबर २०१५ रोजी शासनाला सादर केला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ४० च्या उप-कलम (१) मधील खंड (ख) अंतर्गत प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाने अधिसूचना क्रमांक-टीपीएस-१८१५/अनौसं/७८/१५//नवि-१३, दिनांक १७ फेब्रुवारी २०१६ अन्वये महाराष्ट्र राज्य रस्ते विकास महामंडळाची सदर अधिसूचनेमध्ये नमूद केलेल्या गावांच्या क्षेत्रासाठी विशेष नियोजन प्राधिकरण म्हणून नियुक्ती केली आहे. तसेच, महाराष्ट्र शासनाने १८ मार्च २०१६ च्या अधिसूचनेन्वये (पुरवणी) प्रस्तावित खालापूर विशेष उद्देशिय वाहन (SPV) मधील गावे व महाराष्ट्र औद्योगिक विकास महामंडळाच्या विशेष नियोजन प्राधिकरणातील गावे महाराष्ट्र राज्य रस्ते विकास महामंडळाच्या अधिसूचित क्षेत्रामधून वगळली आहेत ;

आणि ज्याअर्थी, महाराष्ट्र शासनाच्या दिनांक १७ फेब्रुवारी २०१६ व दिनांक १८ मार्च २०१६ च्या अधिसूचनांन्वये सिडकोचे अधिसूचित क्षेत्र आता २२४ गावांसाठी मर्यादित राहिले आहे. (यापुढे ज्याचा उल्लेख “ उक्त सुधारित अधिसूचित क्षेत्र ” असा करण्यात आला आहे.)

आणि ज्याअर्थी, उक्त महामंडळाने उक्त अंतरिम विकास आराखड्याचे क्षेत्र वगळता उक्त सुधारित अधिसूचित क्षेत्रासाठी प्रारूप विकास योजना, विकास योजना अहवाल आणि प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली तयार केली आहे ;

आणि ज्याअर्थी, उक्त महामंडळाच्या संचालक मंडळाने दिनांक २७ ऑक्टोबर २०१६ रोजीच्या ठराव क्र.११७२९ अन्वये सदर प्रारूप विकास योजना, प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली आणि विकास योजना अहवालास मंजूरी दिली आहे ;

आणि ज्याअर्थी, उक्त महामंडळाने उक्त अधिनियमाच्या कलम २६ च्या उप-कलम (१) अन्वये प्रदान करण्यात आलेल्या अधिकारांचा वापर करून उक्त अंतरिम विकास आराखड्याचे क्षेत्र वगळता सुधारित अधिसूचित क्षेत्रासाठी प्रारूप विकास योजना, विकास योजना अहवाल आणि प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावली तयार करून त्यासंबंधीची सूचना **महाराष्ट्र शासन राजपत्र** भाग-२, क्र.१०२, दिनांक ७ नोव्हेंबर २०१६ द्वारे प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८ च्या उप-कलम (२) अन्वये गठीत करण्यात आलेल्या नियोजन समितीने हरकती व सूचनांची सुनावणी घेऊन त्यानुसार दिनांक २८ जुलै २०१७ रोजी उक्त महामंडळास अहवाल सादर केलेला आहे ;

आणि ज्याअर्थी, नियोजन समितीने हरकती व सूचनांसह सादर केलेला अहवाल विचारात घेता उक्त महामंडळाने त्यांच्या संचालक मंडळाच्या दिनांक ११ ऑगस्ट २०१७ रोजीच्या ठराव क्र.११०९४ अन्वये काही बदलासह सदर प्रारूप विकास योजना २२४ गावांसाठी लागू करण्यात आलेल्या प्रारूप विकास नियंत्रण व प्रोत्साहन नियमावलीसह उक्त अधिनियमाच्या कलम २८ च्या उप-कलम (४) अन्वये दिनांक १ सप्टेंबर २०१७ रोजीच्या **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध केली आहे व उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम ३० च्या उप-कलम (१) अन्वये दिनांक २० सप्टेंबर २०१७ रोजी शासनास अंतिम मंजूरीसाठी सादर केलेली आहे ;

आणि ज्याअर्थी, नियोजनाच्या दृष्टीने उक्त सुधारित अधिसूचित क्षेत्राची अखंडता विचारात घेता खालापूर तालुक्यातील ३५ गावे व ठाणे तालुक्यातील १४ गावे उक्त सुधारित अधिसूचित क्षेत्रातून वगळणे आवश्यक आहे असे शासनाचे मत झाले आहे आणि त्यामुळे उक्त सुधारित अधिसूचित क्षेत्र आता उपरोक्त गावे वगळून १७५ गावांसाठी मर्यादित झाले आहे (यापुढे ज्याचा उल्लेख “ अंतिम अधिसूचित क्षेत्र ” असा करण्यात आला आहे ) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) नुसार उक्त प्रारूप विकास योजनेतील प्रस्तावासंदर्भात शासनाने योग्य ती चौकशी केल्यानंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचार विनिमय करून शासन, नगरविकास विभागाने अधिसूचना क्र.टीपीएस-१७१७/ स.क्र.२७५०/प्र.क्र.९१/२०१९/नवि-१२, दिनांक १६ सप्टेंबर २०१९ अन्वये उक्त विशेष नियोजन प्राधिकरणाची उक्त प्रारूप विकास योजना भागशः ह्या सूचनेसोबत **परिशिष्ट-ब** मध्ये नमूद केल्यानुसार आणि विकास योजना नकाशावर वगळलेला भाग ई.पी-१ ते ई.पी-३८ म्हणून दर्शविल्याप्रमाणे शासनाने प्रस्तावित केलेले सारभूत स्वरूपाचे प्रस्तावित फेरबदल (यापुढे ज्याचा उल्लेख “ उक्त वगळलेला भाग ” असा करण्यात आला आहे.) वगळून मंजूर केलेली आहे.

आणि ज्या अर्थी हे फेरबदल सारभूत स्वरुपाचे असल्याने उक्त अधिनियमांच्या कलम ३१ अन्वये प्रसिद्ध करणे आवश्यक आहे.

आता त्याअर्थी, उक्त अधिनियमांच्या कलम ३१ चे पोट- कलम १ नुसार प्रदत्त अधिकाराचा वापर करून शासन याद्वारे :—

(अ) सदर सूचनेसोबतचे परिशिष्ट-ब मधील प्रस्तावित सारभूत स्वरुपाचे फेरबदलासंदर्भात सदर सूचना **शासकीय राजपत्रात** प्रसिद्ध झाल्यापासून एक महिन्याच्या आत कोणत्याही व्यक्तीकडून हरकती /सूचना मागविण्यासाठी सदर सूचना प्रसिद्ध करण्यात येत आहे. सर्व हरकती व सूचना सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, तिसरा मजला, कक्ष क्र. ३०५, बेलापूर, नवी मुंबई, यांचेकडे उपरोक्त विहित मुदतीत पाठविण्यात यावेत व सदर विहित मुदतीत प्राप्त झालेल्या हरकती व सूचना शासनाकडून उक्त वगळलेल्या भागाची विकास योजना मंजूर करताना विचारार्थ घेण्यात येतील.

(ब) सदर प्राप्त हरकती/सूचनांवर सुनावणी देऊन शासनास अहवाल सादर करण्यासाठी सहसंचालक, नगररचना, कोकण विभाग यांची अधिकारी म्हणून नियुक्ती करण्यात येत आहे.

(क) परिशिष्ट-ब मध्ये नमूद वगळलेला भाग ई.पी-१ ते ई.पी.३८ हे प्रस्तावित सारभूत फेरबदल दर्शविणारा विकास योजनेचा नकाशा जनतेच्या अवलोकनार्थ खालील नमूद कार्यालयात कार्यालयीन कामकाजाचे दिवशी कार्यालयीन वेळेत पाहण्यासाठी उपलब्ध राहिल.

- (१) सहसंचालक, नगररचना, कोकण विभाग, कोकणभवन, तिसरा मजला, कक्ष क्र. ३०५, बेलापूर, नवी मुंबई,
- (२) सहायक संचालक, नगररचना, रायगड अलिबाग,
- (३) मुख्य नियोजनकार, नैना सिडको.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

**अशोक का. खांडेकर,**

कार्यासन अधिकारी.

## विकास योजना-नैना

(खालापूर तालुक्यातील ३५ गावे आणि ठाणे तालुक्यातील १४ गावे वगळून)  
(महाराष्ट्र शासन, नगर विकास विभाग, सूचना क्र.टिपीएस-१७१७/सं.क्र.२७५०/प्र.क्र.११/२०१९/ई.पी./नवि-१२, दि.१६.०९.२०१९ चे सहपत्र)  
विवरणपत्र ब

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये शासनाने प्रस्तावित केलेले सारभूत स्वरूपाचे बदल (वगळलेला भाग)

Sr. No.	Excluded Part	Modification No.	Proposal as Published under section 26 of the MR&TP Act, 1966	Proposal submitted to the Government under section 30 of the MR&TP Act, 1966	Modification of substantial nature proposed by the Government under Section 31(1) of the MR&TP Act, 1966 (EP)
1	2	3	4	5	6
1	EP-1	M5	561_BD, (area 20.62 ha.), Mahodar, Panvel	<p>iii. To reduce area of Bus Depot (561_BD) to 8.0 ha as shown on Plan.</p> <p>iv. Part area of Bus Depot 561_BD to be deleted and is to be included in adjoining N7 zone and new reservation no. 553A_P as shown on Plan.</p>	Modification under section 30 is proposed to be sanctioned.
2	EP-2	M6	553_P (area 3.4 ha.), Chindhran, Panvel	<p>iii. To delete part reservation 553_P from private s.no.120 &amp; others and is to be included partly in N7 zone and N4 zone as shown on Plan.</p> <p>iv. To access the already proposed park (553_P) in s. no. 114, a new 12 m wide road is proposed along the water body through private lands as shown on Plan.</p>	Modification under section 30 is proposed to be sanctioned.
3	EP-3	M8	Proposed 24 m wide road at village Wangani Tarf Taloje, Panvel	<p>iii. To propose new 24 m wide road upto the service road of proposed Mumbai-Vadodara SPUR as shown on Plan.</p> <p>iv. Area deleted under 24m wide road is to be included in adjoining N7 Zone as shown on Plan.</p>	Modification under section 30 is proposed to be sanctioned.
4	EP-4	M10	LDZ, Residential zone (area 6.8 ha.) at village Kevale, Panvel	The proposed N1 (earlier R1 zone) and N7 (earlier LDZ) Zone on part s. no. 42 and N7 (earlier LDZ) zone on part s. no. 43 on West side of proposed 36m wide road to be deleted and is to be included in new TBR reservation no. 405A_TBR as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
5	EP-5	M11	392_GH, at village Harigram, Panvel	iii. New 24m wide road is proposed towards south direction of 392_GH between 24m	Modification under section 30 is proposed to be sanctioned.

					wide road and 36m wide road considering the existing road and s.no.49 & accordingly to revise the shape of 392_GH as shown on Plan. iv. Small pocket of R1 zone between new 24m wide road and 392_GH to be deleted and is to be included in 392_GH as shown on plan.	
6	EP-6	M13		402 STP-11 (area 3.20 ha.) at village Harigram, Panvel Forest shown on S. no. 1L/1F, 1L/1B, 1L/1D, at village Deharang Panvel Forest at village Nandgaon Panvel	The N1 Zone (earlier R1 zone) on s. no 84/4K to be deleted and is to be included in adjoining reservation 402 STP-11 as shown on plan. Forest shown on part of survey no 1L to be deleted and is to include in adjoining N7 & N4 zone as shown on plan as shown on plan. iii. Part of survey nos.37, 38, 39 and 40 on the eastern side of 45m wide road to be deleted from Forest and is to be included in adjoining 243_GC reservation as shown on plan. iv. Part of survey nos. 35 and 36 on the western side of 45m wide road to be deleted from Forest and is to be included in adjoining N7 Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned. Modification under section 30 is proposed to be sanctioned. Modification under section 30 is proposed to be sanctioned.
7	EP-7	M14				
8	EP-8	M15				
9	EP-9	M16		Recreation Zone (R4) at village Nandgaon, Vadavali, Turmale, Sangurli, Chinchwan, Shirdhon, Panvel	N5 Zone shown along Phase-1 boundary in village Nandgaon, Vadavali, Turmale, Sangurli, Chinchwan and Shirdhon to be deleted and is to be included in N7 Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned.
10	EP-10	M18		268 GC (area 9.31 ha.) at village Chirvat, Panvel	Part Area of 268_GC shown within 200 mt of Chirvat Gaothan to be deleted and is to be included in adjoining N4 Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned.
11	EP-11	M20		Urban village Zone for Gaothans which falls along NAINA Boundary	The new N4 Zone to be shown in Village Shirdhon falling within 200 M Influence of Giravale Gaothan of MSRDC jurisdiction as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
12	EP-12	M22		Mixed Use Zone at village Bhingarwadi, Panvel	The N3 zone (earlier R2) & N4 Zone (earlier R3) shown on s. no. 03 to be deleted and is to be included in Forest as shown on Plan.	Modification under section 30 is proposed to be sanctioned.

13	EP-13	M23	Recreation Zone at village Pali Bk, Panvel	The N5 Zone (earlier Recreation Zone) within proposed 24 m wide loop road and North-West side of 24 mt wide loop road to be deleted and is to be included in N7 Zone as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
14	EP-14	M24	Forest shown on S no 18, 20, 32, 36, 50, 51, 52, 53, 55, 57, 58, 59 at village Nanoshi, Panvel	Survey no. 18,20,32,36, 50,51,52,53,55,57,58,59 to be deleted from Forest and are to be included in the adjoining N7 zone as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
15	EP-15	M25	Proposed 36 m wide road at village Nanoshi, Panvel	iii. Proposed 36m wide road is to be extended towards South upto the foothill as shown on Plan. iv. A new loop of 24m wide is proposed for connecting the settlements and joined further to the extended 36 m wide road coming from village Patnoli as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
16	EP-16	M26	Proposed 24m wide road at village Veshvi, Dighode, Kanthavali, Uran	The width of proposed 24m wide road to be increased to 36m towards eastern side as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
17	EP-17	M27	Proposed 60 m wide road at village Dighode, Uran	iv. The width of proposed 60m wide road to be reduced to 45m and realigned the entire stretch of road to create better junctions at both ends as shown on Plan. v. Area deleted under 60m wide road is to be included in adjoining N7 & N4 Zone as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
18	EP-18	M28	Proposed 24m wide road at village Kalhe, Panvel	vi. A new 24m wide road is proposed to access 594 P reservation as shown on Plan. iii. The width of existing 5m wide road to be increased to 12m, till the culvert as shown on Plan. iv. A proposed 24m wide Road to be extended towards eastern side till 24m wide DP road which further connects to NH17 as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
19	EP-19	M40	New 24 m wide road, at village Hamarapur, Pen	A new 24m wide road to be proposed along the boundary of village Hamrapur from proposed 45m wide road upto the proposed MMC as shown on Plan.	Modification under section 30 is proposed to be sanctioned.

20	EP-20	M41	Proposed 45m wide road at Pen	<p>v. A part of 45m wide road to be deleted and is to be included in adjoining N7 Zone, water body, Marshy and Salt Pans as shown on plan.</p> <p>vi. A new 60m wide road towards West side is proposed passing through Salt Pans and N7 Zone as shown on plan.</p> <p>vii. A new 45m wide road is proposed to connect a new 60m wide road as shown on plan.</p> <p>viii. A new 60m wide road is proposed towards East side to connect MMC as shown on plan.</p>	Modification under section 30 is proposed to be sanctioned.
21	EP-21	M42	Proposed 24m wide road at village Davansar, Pen	<p>iii. The proposed 24m wide road is realigned as per existing road and site contours along the foothill for better road geometry as shown on plan.</p> <p>iv. The proposed 24m wide road to be deleted at some locations and is to be included partly in adjoining N4, N7 Zone and Forest as shown on plan.</p>	Modification under section 30 is proposed to be sanctioned.
22	EP-22	M43	Waterbody at village Wave, pen	<p>iii. To show the s. nos. 199, 201, 202, 203, 204, 205 on Draft DP as shown on plan.</p> <p>iv. The waterbody shown on s. nos. 199, 201, 202, 203, 204, 205 to be deleted and is to be included in adjoining N4 and N7 Zones as shown on plan</p>	Modification under section 30 is proposed to be sanctioned.
23	EP-23	-	N7 (LDZ), Village Mahodar		The 24 M wide road traversing from village Chindhran to Mahodar and shown upto MDR-13 in village Mahodar is proposed to be extended upto 60 M wide road as shown on plan.
24	EP-24	-	Proposed 100 M wide Mumbai Vadodara Expressway (SPUR) passing through Village Wangani Tarf Taloje	Proposed 100 M wide Mumbai Vadodara Expressway (SPUR) passing through Village Wangani Tarf Taloje.	A new underpass is to be proposed in continuity with 24 M wide road shown upto proposed 100 M wide Mumbai V. odara Expressway (SPUR) as shown on plan.

25	EP-25	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	Proposed 24 M wide DP road is proposed to be straightened from common boundary of village Shiravali, and Chinchavali Tarf Taloje and to be extended upto 45 M wide road at village Chinchavali Tarf Taloje. The area so released from earlier 24.00 M wide road alignment is proposed to be included in adjoining N-4 and N-7 zone as shown on plan.
26	EP-26	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	Industrial zone around villages Turade, Waveghar, Parade, Ladavali Taluka Panvel
27	EP-27	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	Industrial zone around villages Turade, Waveghar, Parade, Gulsunde, Ladavali Taluka Panvel
28	EP-28	-	Proposed 24 M wide road in Village Dighode	284_P reservation on land bearing S. No 19, 11/1, 11/2, 11/3, 11/4, 11/5 and 11/6 of village Chinchvan Taluka-Panvel
29	EP-29	-	Proposed 24 M wide road in Village Dighode	24.00 M wide road in Village Dighode
30	EP-30	-	Proposed 24 M wide road at Village Wangani Tarf Taloje	Proposed reservations 365_GC, 372_PS, 371_PHC, 361_DB in village Lonivali, Taluka-Panvel
31	EP-31	-	Proposed 24 M wide road at Village Wangani Tarf Taloje	Proposed reservations 365_GC, 372_PS, 371_PHC, 361_DB in village Lonivali, Taluka-Panvel are proposed to be deleted and land so released are proposed to be included in adjoining zone as shown on plan. A new 24 M wide road giving access to S. No 7,8,12 etc of village Wangani Tarf Taloje is to be proposed as shown on plan. The area to the North of Gulsunde Gaathan beyond proposed N-4 Zone and up to S. No 18 is proposed to be deleted from Industrial zone and is proposed to be included in N-1 Zone as shown on plan.



32	EP-32	Proposed 60 M road passing through village Bhingarwadi to Khanavale, Tal- Panvel	Proposed 60 M road passing through village Bhingarwadi to Khanavale, Tal- Panvel	The proposed 60 M wide road is proposed to be re-aligned in line with existing road constructed on site and the area so deleted from proposed 60 M road is proposed to be included in Growth Centre reservation as shown on plan. After Regulation No 16.1.1, following new provision is proposed to be included; (i) SPA-NAINA shall construct city level trunk infrastructure upto the Integrated Township Project on top priority and within 5 to 7 years from the date of issue of the first commencement certificate to the ITP. (ii) In case the Developer constructs PMAY apartments, he shall not be obligated to construct Social Housing tenements to such extent i.e. the dwelling units/flats as per PMAY norms and specifications. Provided that, such PMAY component shall be to the extent of minimum 25% of total residential component
33	EP-33	Proposed 60 M road passing through village Bhingarwadi to Khanavale, Tal- Panvel	New Clause	New Clause After Regulation No 16.1.1, following new provision is proposed to be included; (i) SPA-NAINA shall construct city level trunk infrastructure upto the Integrated Township Project on top priority and within 5 to 7 years from the date of issue of the first commencement certificate to the ITP. (ii) In case the Developer constructs PMAY apartments, he shall not be obligated to construct Social Housing tenements to such extent i.e. the dwelling units/flats as per PMAY norms and specifications. Provided that, such PMAY component shall be to the extent of minimum 25% of total residential component
34	EP-34	New regulation	New regulation	After Table No 31, following additional Note is proposed to be inserted: (viii) PMAY shall be permissible in N1 and N4 Zone subject to condition that, the developer shall provide all basic infrastructure on his own cost and obtaining special permission from SPA-NAINA.
35	EP-35	Table 31 I-9 Industry not listed above, but excluding red category industries as defined by MPCB.	Table 31 I-9 Industry not listed above, but excluding red category industries as defined by MPCB.	Following provision is proposed to be added in I-9 provision of table 31: ..... defined by MPCB However, expansion of already

36	EP-36	Annexure 2, 6.1(i)	(i) Multi-storey buildings which are more than 15 m height;	(i) Multi-storey buildings which are more than 24 m height; Modification under section 30 is proposed to be sanctioned.	approved red category industry undertaken by the same owner shall be permissible in industrial zone subject to all necessary clearances. This regulation is proposed to be Sanctioned with following changes : (i) Multi-storey buildings which are more than 24 m height; Modification under section 30 is proposed to be sanctioned.
37	EP-37	DM-12 Note at Sr. No 9 of Table No 15.1	9. Warehousing in LDZ with minimum 5 Ha area and with 20.0 M wide access road can avail additional FSI of 0.3 with payment of FLP for activities I-1, I-7 and I-8 of Table 31.3	If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting and the applicable FSI of such lands shall be permissible to be utilized on balance land within the project. Area of such land shall be restricted to Maximum 40% of the total area of the project.	This regulation is proposed to be Sanctioned with following changes : If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting. Area of such land shall be restricted to Maximum 40% of the total area of the project.
38	EP-38	DM-26 Regulation No 18.1	If the site is hilly and having gradient more than 22.5 <sup>o</sup>	If the site is hilly and having gradient more than 22.5 <sup>o</sup>	This regulation is proposed to be Sanctioned with following changes : If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting and the applicable FSI of such lands shall be permissible to be utilized on balance land within the project. Area of such land shall be restricted to Maximum 40% of the total area of the project.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अशोक का. खांडेकर.

कार्यासन अधिकारी.

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032 Dated the 16th September 2019.

### NOTICE

No. TPS.1717/2750/C.R.91/2019/E.P./UD-12.— WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) declared by Notification, No. TPS.1712/475/CR-98/12/UD-12: dated 10th January, 2013 (hereinafter referred to as “the said Notification”) City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “the said Corporation”) as Special Planning Authority (hereinafter referred to as “the SPA”) for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as “the said notified area”) as specified therein ;

And whereas, in pursuance of the provisions of sub-section (1) of the section 23 of the said Act, the said Corporation published a notice declaring its intention to prepare Development Plan for the said notified area, and inviting objections or suggestions from the public within a period of sixty days from the publication of the notice in the *Maharashtra Government Gazette*, Part-2, Thursday to Friday, dated 15-21 May, 2014 ;

And whereas, pending the preparation of draft Development plan for the said notified area, the said Corporation after following due procedure stipulated in the said Act has prepared, published and submitted the Draft Interim Development Plan (IDP) for 23 villages to the Government for sanction on 22nd September 2015 under section 30 of the said Act and the Government has accorded its sanction to the said Interim Development Plan on 27th April 2017 ;

And whereas, in accordance with the provisions of section 25 of the said Act, the said Corporation has carried out survey of the lands included in the said notified area excluding the lands included in the said Interim Development Plan (IDP), and prepared an existing land-use map of the said lands and submitted it to the Government on 9th November, 2015 ;

And whereas, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (1) of the section 40 of the said Act by its Notification No. TPS.1815/UOR/78/15/UD-13, dated 17th February, 2016, appointed the Maharashtra State Road Development Corporation Limited (MSRDC) to be the Special Planning Authority for the area of villages mentioned therein. Further, the Government of Maharashtra *vide* Notification (addendum) dated 18th March, 2016 has excluded villages of proposed Khalapur Special Purpose Vehicle (SPV) and area for which MIDC is a Special Planning Authority from the notified area of MSRDC ;

And whereas, in accordance with the Government of Maharashtra Notification dated 17th February, 2016 and dated 18th March, 2016, CIDCO's notified area is now limited to 224 villages (hereinafter referred to as “the revised notified area”) ;

And whereas, the said Corporation has prepared a Draft Development Plan with Draft Report and Draft Development Control and Promotion Regulations for the said revised notified area excluding the area of said Interim Development Plan (IDP) ;

And whereas, the Board of Directors of the said Corporation *vide* Resolution No. 11729 dated 27th October, 2016 have approved the said Draft Development plan, Draft Development Control and Promotion Regulations and Development Plan Report ;

And whereas, in exercise of the powers conferred by sub-section (1) of the section 26 of the said Act, the said Corporation has published the Draft Development Plan, Development Plan Report and Draft Development Control and Promotion Regulations for the said revised notified area excluding the area of the said Interim Development Plan (IDP) in the *Maharashtra Government Gazette*, Extraordinary Part-2, No. 102, dated 7th November, 2016 ;

And whereas, the Planning Committee appointed in accordance with the provisions of sub-section (2) of Section 28 of the said Act, after considering the objections and suggestions received, has submitted its report to the said Corporation on 28th July, 2017 ;

And whereas, after considering the report submitted by the Planning Committee including objections and suggestions received from public, the said Corporation *vide* Board Resolution No. 11904, dated 11th August, 2017 has made certain changes in the said Draft Development Plan and draft Development Control and Promotion Regulations for 224 villages, in accordance with provisions of sub-section (4) of section 28 of the said Act, published in the *Maharashtra Government Gazette*, dated 1st September, 2017 and submitted the said Draft Development Plan under section 30 (1) of the said Act on 20<sup>th</sup> September, 2017 to the Government for final sanction ;

And whereas, considering the contiguity of the said revised Notified area from planning point of view, the Government is of the opinion that 35 villages from Khalapur Tahsil and 14 villages from Thane Tahsil are required to be deleted from the said revised Notified area and thereby the said revised Notified area has now limited to 175 villages (hereinafter referred to as “the final notified area”) ;

And whereas, in accordance with sub-section (1) of section 31 of the said Act, the Government, after making necessary enquiry and consulting the Director of Town Planning, Maharashtra State, Pune, has sanctioned Part of the said Development Plan of the said Corporation *vide* Urban Development Department, Notification No. TPS.1717/MIS 2750/ C.R. 91/2019/UD-12, dated 16th Septemeber 2019 alongwith sanctioned modifications mentioned in **Schedule A**, excluding the substantial modification (hereinafter referred to as “the said Excluded Part”) proposed by the Government as described in **Schedule B** appended to this Notice and shown on the development plan and marked as Excluded Part *i.e.* E.P.-1 to E.P.-38 ;

And whereas, these Modifications, being of substantial nature are required to be published under section 31 of the said Act.

Now, therefore, in exercise of the powers conferred under sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby –

(a) Publishes this Notice inviting objections and suggestions from any persons in respect of the proposed modifications of substantial nature as specified in Schedule-B appended to this Notice, within a period of One Month from the date of publication of this Notice in the *Official Gazette*. The Objections/ Suggestions received within the aforesaid period shall be considered by the Government while approving the Excluded Part of the said development plan.

(b) Appoints the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Belapur, Navi Mumbai as the officer to hear any person or persons in respect of such objections and suggestions and to submit his report to the Government.

(c) Directs that the said Draft Development Plan showing the proposed modifications of substantial nature as per Schedule-B as Excluded Part E.P.-1 to E.P.-38 shall be kept open for inspection by general public during working hours on all working days in the following offices of the—

(i) Joint Director of Town Plannings Konkan Division.

Konkan Bhavan, Belapur, Navi Mumbai.

(ii) Asstt. Director of Town Plannings Raigad-Alibag Branch.

(iii) The Chief Planner, NAINA.

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

ASHOK K. KHANDEKAR

Section Officer.

**Development plan of NAINA**

(Excluding 35 villages from Khalapur Tahsil and 14 villages from Thane Tahsil)  
(Accompaniment to Government of Urban development Department's Notice No TPS-1717/MIS 2750/C.R.91/2019/E.P./UD-12, dated 16.09.2019)

**Schedule -B**

Modification of substantial nature as proposed by the State Government under Section 31(1) of the MR&TP Act, 1966 (Excluded Part-EP)

Sr. No.	Excluded Part	Modification No.	Proposal as Published under section 26 of the MR&TP Act, 1966	Proposal submitted to the Government under section 30 of the MR&TP Act, 1966	Modification of substantial nature proposed by the Government under Section 31(1) of the MR&TP Act, 1966 (EP)
1	2	3	4	5	6
1	EP-1	M5	561_BD, (area 20.62 ha.), Mahodar, Panvel	i. To reduce area of Bus Depot (561_BD) to 8.0 ha as shown on Plan. ii. Part area of Bus Depot 561_BD to be deleted and is to be included in adjoining N7 zone and new reservation no. 553A_P as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
2	EP-2	M6	553_P (area 3.4 ha.), Chindhran, Panvel	i. To delete part reservation 553_P from private s.no.120 & others and is to be included partly in N7 zone and N4 zone as shown on Plan. ii. To access the already proposed park (553_P) in s. no. 114, a new 12 m wide road is proposed along the water body through private lands as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
3	EP-3	M8	Proposed 24 m wide road at village Wangani Tarf Taloje, Panvel	i. To propose new 24 m wide road upto the service road of proposed Mumbai-Vadodara SPUR as shown on Plan. ii. Area deleted under 24m wide road is to be included in adjoining N7 Zone as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
4	EP-4	M10	LDZ, Residential zone (area 6.8 ha.) at village Kevale, Panvel	The proposed N1 (earlier R1 zone) and N7 (earlier LDZ) Zone on part s. no. 42 and N7 (earlier LDZ) zone on part s. no. 43 on West side of proposed 36m wide road to be deleted and is to be included in new TBR reservation no. 405A TBR as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
5	EP-5	M11	392_GH, at village Harigram, Panvel	i. New 24m wide road is proposed towards south direction of 392_GH between 24m	Modification under section 30 is proposed to be sanctioned.

				wide road and 36m wide road considering the existing road and s.no.49 & accordingly to revise the shape of 392_GH as shown on Plan. ii. Small pocket of R1 zone between new 24m wide road and 392_GH to be deleted and is to be included in 392_GH as shown on plan.	
6	EP-6	M13	402_STP-11 (area 3.20 ha.) at village Harigram, Panvel	The N1 Zone (earlier R1 zone) on s. no 84/4K to be deleted and is to be included in adjoining reservation 402_STP-11 as shown on plan.	Modification under section 30 is proposed to be sanctioned.
7	EP-7	M14	Forest shown on S. no 11/1F, 1L/1B, 1L/1D, at village Deharang Panvel	Forest shown on part of survey no. 1L to be deleted and is to include in adjoining N7 & N4 zone as shown on plan as shown on plan.	Modification under section 30 is proposed to be sanctioned.
8	EP-8	M15	Forest at village Nandgaon Panvel	i. Part of survey nos.37, 38, 39 and 40 on the eastern side of 45m wide road to be deleted from Forest and is to be included in adjoining 243_GC reservation as shown on plan. ii. Part of survey nos. 35 and 36 on the western side of 45m wide road to be deleted from Forest and is to be included in adjoining N7 Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned.
9	EP-9	M16	Recreation Zone (R-4) at village Nandgaon, Vadavali, Turmale, Sangurli, Chinchwan, Shirdhon, Panvel	N5 Zone shown along Phase-I boundary in village Nandgaon, Vadavali, Turmale, Sangurli, Chinchwan and Shirdhon to be deleted and is to be included in N7 Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned.
10	EP-10	M18	268_GC (area 9.31 ha.) at village Chirvat, Panvel	Part Area of 268_GC shown within 200 mt of Chirvat Gaothan to be deleted and is to be included in adjoining N4 Zone as shown on plan.	Modification under section 30 is proposed to be sanctioned.
11	EP-11	M20	Urban village Zone for Gaothans which falls along NAINA Boundary	The new N4 Zone to be shown in Village Shirdhon falling within 200 M Influence of Giravale Gaothan of MSRDC jurisdiction as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
12	EP-12	M22	Mixed Use Zone at village Bhingarwadi, Panvel	The N3 zone (earlier R2) & N4 Zone (earlier R3) shown on s. no. 03 to be deleted and is to be included in Forest as shown on Plan.	Modification under section 30 is proposed to be sanctioned.

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15	EP-15	M25	Proposed 36 m wide road at village Nanoshi, Panvel	i. Proposed 36m wide road is to be extended towards South upto the foothill as shown on Plan. ii. A new loop of 24m wide is proposed for connecting the settlements and joined further to the extended 36 m wide road coming from village Patnoli as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
16	EP-16	M26	Proposed 24m wide road at village Veshvi, Dighode, Kanthavali, Uran	The width of proposed 24m wide road to be increased to 36m towards eastern side as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
17	EP-17	M27	Proposed 60 m wide road at village Dighode, Uran	i. The width of proposed 60m wide road to be reduced to 45m and realigned the entire stretch of road to create better junctions at both ends as shown on Plan. ii. Area deleted under 60m wide road is to be included in adjoining N7 & N4 Zone as shown on Plan. iii. A new 24m wide road is proposed to access 594 P reservation as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
18	EP-18	M28	Proposed 24m wide road at village Kalhe, Panvel	i. The width of existing 5m wide road to be increased to 12m, till the culvert as shown on Plan. ii. A proposed 24m wide Road to be extended towards eastern side till 24m wide DP road which further connects to NH17 as shown on Plan.	Modification under section 30 is proposed to be sanctioned.
19	EP-19	M40	New 24 m wide road, at village Hamarapur, Pen	A new 24m wide road to be proposed along the boundary of village Hamrapur from proposed 45m wide road upto the proposed MMC as shown on Plan.	Modification under section 30 is proposed to be sanctioned.

20	EP-20	M41	Proposed 45m wide road at Pen	<p>i. A part of 45m wide road to be deleted and is to be included in adjoining N7 Zone, water body, Marshy and Salt Pans as shown on plan.</p> <p>ii. A new 60m wide road towards West side is proposed passing through Salt Pans and N7 Zone as shown on plan.</p> <p>iii. A new 45m wide road is proposed to connect a new 60m wide road as shown on plan.</p> <p>iv. A new 60m wide road is proposed towards East side to connect MMC as shown on plan.</p>	Modification under section 30 is proposed to be sanctioned.
21	EP-21	M42	Proposed 24m wide road at village Davanser, Pen	<p>i. The proposed 24m wide road is realigned as per existing road and site contours along the foothill for better road geometry as shown on plan.</p> <p>ii. The proposed 24m wide road to be deleted at some locations and is to be included partly in adjoining N4, N7 Zone and Forest as shown on plan.</p>	Modification under section 30 is proposed to be sanctioned.
22	EP-22	M43	Waterbody at village Wave, pen	<p>i. To show the s. nos. 199, 201, 202, 203, 204, 205 on Draft DP as shown on plan.</p> <p>ii. The waterbody shown on s. nos. 199, 201, 202, 203, 204, 205 to be deleted and is to be included in adjoining N4 and N7 Zones as shown on plan</p>	Modification under section 30 is proposed to be sanctioned.
23	EP-23	-	N7 (LDZ), Village Mahodar	N7 (LDZ), Village Mahodar	The 24 M wide road traversing from village Chindhran to Mahodar and shown upto MDR-13 in village Mahodar is proposed to be extended upto 60 M wide road as shown on plan.
24	EP-24	-	Proposed 100 M wide Mumbai Vadodara Expressway (SPUR) passing through Village Wangani Tarf Taloje	Proposed 100 M wide Mumbai Vadodara Expressway (SPUR) passing through Village Wangani Tarf Taloje.	A new underpass is to be proposed in continuity with 24 M wide road shown upto proposed 100 M wide Mumbai Vadodara Expressway (SPUR) as shown on plan.



25	EP-25	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	Proposed 24 M wide DP road is proposed to be straightened from common boundary of village Shiravali, and Chinchavali Tarf Taloje and to be extended upto 45 M wide road at village Chinchavali Tarf Taloje. The area so released from earlier 24.00 M wide road alignment is proposed to be included in adjoining N-4 and N-7 zone as shown on plan.
26	EP-26	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	Industrial zone around villages Turade, Waveghar, Parade, Gulsunde, Ladavali Taluka Panvel
27	EP-27	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	Industrial zone around villages Turade, Waveghar, Parade, Gulsunde, Ladavali Taluka Panvel as shown on plan. The Park reservation 284 P is proposed to be reduced by deleting S. No 11/1, 11/2, 11/3, 11/4, 11/5 of village Chinchvan Taluka- Panvel from the reservation and the area so released is proposed to be included in adjoining zone as shown on plan. The 24 M wide road is proposed to be re-aligned as shown on plan
28	EP-28	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	Industrial zone around villages Turade, Waveghar, Parade, Gulsunde, Ladavali Taluka Panvel
29	EP-29	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	Industrial zone around villages Turade, Waveghar, Parade, Gulsunde, Ladavali Taluka Panvel
30	EP-30	-	Proposed 24 M wide road at Village Wangani Tarf Taloje	Proposed reservations 365_GC, 372_PS, 371_PHC, 361_DB in village Lonivali, Taluka-Panvel are proposed to be deleted and land so released are proposed to be included in adjoining zone as shown on plan. A new 24 M wide road giving access to S. No 7,8,12 etc of village Wangani Tarf Taloje is to be proposed as shown on plan.
31	EP-31	-	Proposed 24 M wide road at Village Wangani Tarf Taloje	The area to the North of Gulsunde Gaathan beyond proposed N-4 Zone and up to S. No 18 is proposed to be deleted from Industrial zone and is proposed to be included in N-1 Zone as shown on plan.

32	EP-32		Proposed 60 M road passing through village Bhingarwadi to Khanavale, Tal- Panvel.	Proposed 60 M road passing through village Bhingarwadi to Khanavale, Tal- Panvel.	The proposed 60 M wide road is proposed to be re-aligned in line with existing road constructed on site and the area so deleted from proposed 60 M road is proposed to be included in Growth Centre reservation as shown on plan.
33	EP-33		Proposed 60 M road passing through village Bhingarwadi to Khanavale, Tal- Panvel	New Clause	After Regulation No 16.1.1, following new provision is proposed to be included: (i) SPA-NAINA shall construct city level trunk infrastructure upto the Integrated Township Project on top priority and within 5 to 7 years from the date of issue of the first commencement certificate to the ITP. (ii) In case the Developer constructs PMAY apartments, he shall not be obligated to construct Social Housing tenements to such extent i.e. the dwelling units/flats as per PMAY norms and specifications. Provided that, such PMAY component shall be to the extent of minimum 25% of total residential component
34	EP-34		Proposed 60 M road passing through village Bhingarwadi to Khanavale, Tal- Panvel	New regulation	After Table No 31, following additional Note is proposed to be inserted: (viii) PMAY shall be permissible in N1 and N4 Zone subject to condition that, the developer shall provide all basic infrastructure on his own cost and obtaining special permission from SPA-NAINA.
35	EP-35		Proposed 60 M road passing through village Bhingarwadi to Khanavale, Tal- Panvel	Table 31 I-9 Industry not listed above, but excluding red category industries as defined by MPCB.	Following provision is proposed to be added in I-9 provision of table 31: ..... defined by MPCB. However, expansion of already

36	EP-36	Annexure 2, 6.1(i)	(i) Multi-storey buildings which are more than 15 m height;	(i) Multi-storey buildings which are more than 15 m height;	approved red category industr/ undertaken by the same owner shall be permissible in industrial zone subject to all necessary clearances. This regulation is proposed to be Sanctioned with following changes : (i) Multi-storey buildings which are more than 24 m height; Modification under section 30 is proposed to be sanctioned.
37	EP-37	DM-12 Note at Sr. No 9 of Table No 15.1	9. Warehousing in LDZ with minimum 5 Ha area and with 20.0 M wide access road can avail additional FSI of 0.3 with payment of FLP for activities I-1, I-7 and I-8 of Table 31.3	9. Warehousing in LDZ with minimum 5 Ha area and with 20.0 M wide access road can avail additional FSI of 0.3 with payment of FLP for activities I-1, I-7 and I-8 of Table 31.3	This regulation is proposed to be Sanctioned with following changes : If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting and the applicable FSI of such lands shall be permissible to be utilized on balance land within the project. Area of such land shall be restricted to Maximum 40% of the total area of the project.
38	EP-38	DM-26 Regulation No 18.1	If the site is hilly and having gradient more than 22.5°	If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting and the applicable FSI of such lands shall be permissible to be utilized on balance land within the project. Area of such land shall be restricted to Maximum 40% of the total area of the project.	This regulation is proposed to be Sanctioned with following changes : If the site is hilly and having gradient more than 1:5 No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes, access road to developable pocket within the same development with minimum cutting. Area of such land shall be restricted to Maximum 40% of the total area of the project.

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

ASHOK K. KHANDEKAR,  
Section Officer.