



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ५, अंक ५७(३)]

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

[पृष्ठे ९५, किंमत : रुपये ११.००

असाधारण क्रमांक १०९

प्राधिकृत प्रकाशन

नगरविकास विभाग

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

अधिसूचना

क्र. टीपीएस. १७१७/स.क्र.२७५०/प्र.क्र.९१/२०१९/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 (नैना), (यापुढे ज्याचा उल्लेख "उक्त अधिसूचित क्षेत्र" असा करण्यात आला आहे.) साठी शहर आणि औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) (यापुढे ज्याचा उल्लेख "उक्त महामंडळ" असा करण्यात आला आहे.) म्हणजे '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, गुरुवार 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 ९ 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/अनौस/७८/१५/नवि-१३, दिनांक १७ फेब्रुवारी, २०१६ अन्वये महाराष्ट्र राज्य रस्ते

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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 दि.१७ फेब्रुवारी २०१६ व दि. 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, शासनाने योग्य ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय केल्यानंतर उक्त अधिनियमाच्या कलम ३१ च्या उप कलम (१) नुसार उक्त अंतिम अधिसूचित क्षेत्राची प्रारूप विकास योजना, विकास नियंत्रण व प्रोत्साहन नियमावलीसह भागशः सोबतच्या परिशिष्ट अ मध्ये नमूद काही फेरबदलासह (काही सारभूत स्वरूपाचे प्रस्तावित केलेले परिशिष्ट ब मधील फेरबदल वगळता) मंजूर करण्याचा निर्णय घेतलेला आहे;

आणि ज्याअर्थी, शासनाने प्रस्तावित केलेले उक्त प्रारूप विकास योजनेत दर्शविलेले ई.पी.-१ ते ई.पी.-३८ म्हणून निर्देशित केलेले फेरबदल हे परिशिष्ट ब मध्ये नमूद केल्यानुसार सारभूत स्वरूपाचे असल्याने सदर फेरबदल उक्त अधिनियमाच्या कलम ३१ अन्वये स्वतंत्रपणे शासन सूचना क्र.टीपीएस. १७१७/स.क्र.२७५०/प्र.क्र.९१/२०१९/नवि-१२, दिनांक १६/०९/२०१९ अन्वये प्रसिद्ध करण्यात आलेले आहेत. (यापुढे ज्याचा उल्लेख “वगळलेला भाग” असा करण्यात आला आहे.);

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ च्या उप कलम (१) नुसार प्रदत्त आणि या अनुषंगाने प्राप्त इतर अधिकारांचा वापर करून शासन याद्वारे :

(अ) उक्त प्रारूप विकास योजनेला, विकास नियंत्रण व प्रोत्साहन नियमावलीसह सोबत जोडलेल्या परिशिष्ट अ मध्ये नमूद फेरबदलासह खालील टिपांच्या अधीन राहून अंतिम मंजूरी देत आहे (विकास योजनेत दर्शविलेले ई.पी.-१ ते ई.पी.-३८ म्हणून निर्देशित केलेले सारभूत फेरबदल वगळून)

(ब) उक्त प्रारूप विकास योजना, सोबत जोडलेल्या परिशिष्ट अ मध्ये नमूद फेरबदलासह शासनाने मंजूर केल्याप्रमाणे सदर अधिसूचना **महाराष्ट्र शासन राजपत्र** प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या कालावधीनंतर सदर विकास योजना अंमलात येईल.

(क) सदर अधिसूचनेनुसार मंजूर झालेल्या विकास योजनेच्या प्रस्तावानुसार मुंबई महानगर प्रादेशिक योजनेमधील प्रस्तावात उक्त अंतिम अधिसूचित क्षेत्रापुरते उक्त अधिनियमाचे कलम २७ अन्वये बदल झाला आहे, असे समजण्यात यावे.

टिपा:-

१. सदर अंतिम विकास योजना अंमलात आल्याच्या दिनांकापासून ती एक महिन्याच्या कालावधीकरीता जनतेच्या अवलोकनार्थ मुख्य नियोजनकार नैना यांच्या कार्यालयात कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल.

२. सदर विकास योजना अहवालात नमूद केलेले आरक्षणाखालील क्षेत्र अंदाजित असून अंतिम विकास योजनेत दर्शविलेल्या हद्दीप्रमाणे जागेवरील प्रत्यक्ष मोजणीनुसार येईल ते क्षेत्र अंतिम राहिल.

३. सर्व विद्यमान रस्ते जर अंतिम विकास योजनेत दर्शविले असले अथवा नसले तरी त्यांची स्थिती विद्यमान सार्वजनिक रस्ते म्हणून गृहीत धरण्यात यावी. तसेच विद्यमान रस्ते विकास योजनेमध्ये विकास योजना रस्ता म्हणून दर्शविले असल्यास त्याचा चर्टई क्षेत्र निर्देशांक किंवा हस्तांतरणीय विकास हक्क अनुज्ञेय होणार नाही.

४. प्रत्यक्ष जागेवरील परिस्थितीनुसार किंवा भूमी अभिलेख आणि मंजूर अभिन्यास इत्यादीनुसार पडताळणी केल्यानंतर विकास योजना नकाशामध्ये आढळून आलेल्या आरेखनातील दोष मुख्य कार्यकारी अधिकारी नैना यांनी आवश्यक खातरजमा केल्यानंतर सुधारीत करावयाच्या आहेत.

५. सीआरझेड क्षेत्रातील जमिनींचा, आरक्षणांचा व रस्त्यांचा विकास (समुद्रकिनारा, खाडी, कांदळवने, कांदळवनाचा बफर झोन इत्यादी) हा—

(अ) केंद्र शासनाच्या पर्यावरण व वन मंत्रालयाचे सागरी किनारा विनियम क्षेत्राकरीता (CRZ) च्या दिनांक १९/०२/१९९१ व दिनांक ०६/०१/२०११ च्या अधिसूचना व त्यानंतर केंद्र शासनाकडून वेळोवेळी निर्गमित करण्यात आलेल्या सुधारणांच्या अधिन राहिल.

(ब) सागरी किनारा व्यवस्थापन आराखड्याच्या अधिन राहिल.

(क) महाराष्ट्र सागरी किनारा क्षेत्र व्यवस्थापन प्राधिकरण (MCZMA) किंवा राष्ट्रीय सागरी किनारा क्षेत्र व्यवस्थापन प्राधिकरण (NCZMA) यापैकी लागू असलेल्या प्राधिकरणाच्या मंजूरीच्या अधिन राहिल.

सदरची अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे/नियम) या संकेतस्थळावर उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने

अशोक का. खांडेकर,
कार्यासन अधिकारी.

विकास योजना-बैना

(खालापूर तालुक्यातील ३५ गावे आणि ठाणे तालुक्यातील १४ गावे वगळून)

(महाराष्ट्र शासन, नगर विकास विभाग, अधिसूचना क्र.टिपीएस-१७१७/सं.क्र.२७५०/प्र.क्र.११/२०१९/नवि-१२, दि.१६.०९.२०१९ चे सहपत्र)

विवरणपत्र अ
मंजूर फेरबदलाचे परिशिष्ट

Sr. No.	Sanctioned Modification No.	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 sanctioned under section 31(1) of the MR&TP Act, 1966
1	2	3	4	5	6
1	SM-1	M7	Proposed 45m wide road at Hedutane, Kampoli village boundary	v. To modify the East-West alignment of proposed 45m wide road by shifting the junction toward North side as shown on Plan. vi. Area deleted under East-West 45m wide road is to be included in adjoining N7 Zone and Forest as shown on Plan. vii. To realign North-South 45m wide road towards East direction as shown on Plan. viii. Area deleted under North-South 45m wide road is to be included in adjoining N7 Zone as shown on Plan.	45m wide road is reinstated as per plan published under section 26.
2	SM-2	M9	Proposed 36m wide road at village Mahalungi, Panvel	iii. To realign the junction of 36m wide road towards existing road to avoid structure as shown on Plan. iv. Area deleted under 36m wide road is to be included in adjoining part N7 zone and Forest as shown on Plan.	Sanctioned as proposed under section 30.
3	SM-3	M12	396_PG (Area 2.63 Ha) at village Harigram, Panvel	A part reservation of 396_PG in the Eastern side of existing road to be deleted and is to be included in adjoining N1 Zone as shown on plan.	The existing road on eastern side of 396_PG is sanctioned to 12.00 meter width and the area of 396_PG toward east side of 12.00 M road is deleted and included in adjoining N1 Zone as shown on plan. Reservation of 396_PG towards west side of 12.0 M road is sanctioned as proposed under section 30 as shown on plan.

4	SM-4	M17	Proposed 36 m wide road at village Chirvat, Panvel.	<p>iii. The 36m wide road to be realigned through s. no. 45 (Govt. land) to access the adjoining N7 Zone (earlier LDZ) as shown on plan.</p> <p>iv. Part 36m wide road to be deleted and is to be included partly in adjoining 275_PG, N1 & N4 Zone as shown on plan.</p> <p>iii. To reduce area of Bus Depot (281_BD) to 8.0 Ha as shown on plan.</p> <p>iv. Part area of 281_BD to be deleted and is to be included in new Growth Centre reservation no. 263A_GC as shown on plan.</p>	<p>36 m wide road is reinstated as per plan published under section 26.</p> <p>A new 24.00 M wide road to the west of 36.00 M wide road from the North part of 275_PG reservation is sanctioned as shown on plan.</p> <p>Sanctioned as proposed under section 30.</p>
5	SM-5	M19	281_BD (area 14.88 Ha) at village Sangurli, Panvel	<p>v. To shift the location of RUB as per the RUB construction on site as shown on Plan.</p> <p>vi. Proposed 36m wide road which meets RUB to be realigned towards North direction as shown on Plan.</p> <p>vii. Area deleted under 36m wide road is to be included in adjoining 305_GC reservation as shown on Plan.</p> <p>viii. A triangular portion under N3 zone (earlier R2 zone) to be deleted and is to be included in 305_GC reservation as shown on Plan.</p>	<p>Sanctioned as proposed under section 30.</p>
6	SM-6	M21	Location of RUB & proposed 36m road at village Bhingarwadi, Panvel		
7	SM-7	M39	Realignment of proposed Suburban Railway line, Pen	<p>The railway alignment to be modified in consultation with MMRDA as shown on Plan.</p> <p>The GoM had granted location clearance to the proposed Special Township Project (STP) on Survey nos 40 and others, Village Wardoli, in the year 2015, based on the access through VR no 52. While preparing DP proposals, reservations of playground (350_PG) and Park (348_P) were proposed along VR no 52. However it is observed that entire frontage of the proposed STP is affected by these reservations, thereby making the scheme in-accessible.</p> <p>To honor the earlier commitments/ approvals of GoM, it is recommended to re-shape these reservations within the land holding of the STP</p>	<p>Sanctioned as proposed under section 30.</p> <p>Reshaping of reservations 350_PG and 348_P by providing 18m wide access to the proposed STP/TPP is sanctioned as proposed under section 30.</p>
8	SM-8	M44	Play Ground (350 PG), Park (348_P) at village Wardoli, Panvel		

9	SM-9	M45	Village Maldunge, Posari, Hedutane Tal- Panvel, Village Pobi, Taluka-Uran and village Tarankop, Taluka-Pen	by providing 18m wide access to the proposed STP as shown on Plan. The gaathan which are un-inhabited, the text to be written as "Un-Inhabited gaathan" on Draft DP.	Sanctioned as proposed under section 30.
10	SM-10	M46	Land use classifications in legend of Development Plan	The Land use Classifications in legend of Draft DP are rectified in accordance with sanctioned IDP DCPR's are as follows: i) R1 is rectified as N1. ii) R2 is rectified as N3. iii) R3 is rectified as N4. iv) R4 is rectified as N5. v) I is rectified as N6. vi) LDZ is rectified as N7.	Sanctioned as proposed under section 30.
11	SM-11	M47	Land use classifications in legend of Development Plan	Land use Classifications of legend of Draft DP, the word "Wetland" to be replaced by "Marshy/Submergence land".	Sanctioned as proposed under section 30.
12	SM-12	M48	Note no. 5 on Plan	5) Exact location of reservations and their area are subject to demarcation on site by TILR/DSLIR/Survey agency appointed by CIDCO for demarcation of reservations.	The note No 5 on plan is modified and sanctioned as under: 5. "The areas of reserved sites as mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site."
			Note no. 6 on Plan	6) Any changes in the village name/ survey no./ gut no./ hissa no./ survey boundary/village boundary/subdivision of villages or re-numbering/ missing survey nos. for any such reasons, necessary cognizance shall be taken of the prevailing authentic revenue records.	Sanctioned as proposed under section 30.
			Note no. 7 on Plan	7) KFSZ boundary is shown as per notification. Any change in KESZ boundary, in future, the released land shall be included in adjoining land use zone.	Note No 7on plan is modified and sanctioned as under: 7. "KESZ boundary is shown as per notification. Any change in KESZ boundary made by MoEF in future, the released land shall be included in adjoining land use zone"

			<p>Note no. 8 on Plan</p>	<p>8) Any changes in the MESZ boundary resulting in Survey number getting included in project boundary shall be dealt by regulation no. 6.5.1. of Draft DCPR.</p>	<p>Note No 8 on plan is modified and sanctioned as under: 8. " MESZ boundary is shown as per notification. Any change in MESZ boundary made by MoEF in future, such released land shall be included in major adjoining land use zone"</p>
13	SM-13	Jurisdiction	<p>Note no. 9 on Plan</p>	<p>9) In view of provision for Forest in Regulation no 31.3 of Draft DCPR, needs no separate consideration" These Regulations shall apply to the development of lands within the area of Development Plan for NAINA including IDP area. Refer Annexure 1 for list of villages forming part of NAINA.</p>	<p>Note 9 on plan is refused to sanction.</p>
14	SM-14	Reg No 1.3 Commencement	<p>Commencement</p>	<p>i) These Regulations shall come into force on the date of publication of the notice under section 26(1) of the MR & TP Act, 1966. Provided that the CEO may adopt the stringent of the provisions of these regulations and, the Development Control Regulations of Regional Plan for Mumbai Metropolitan Region, 1996-2011, draft DCR for regional plan of MMR 2016-2036, till these regulations are sanctioned by the Government under section 31 of the MR&TP Act, 1966.</p> <p>ii) After sanction of these regulations by the Government, these regulations will supersede the provisions of Sanctioned DCPRs for IDP area and will also apply to the IDP area mutatis mutandis.</p>	<p>Sanctioned with modification as under: These Regulations shall come into force on the date of coming into force of the final development plan.</p>

15	SM-15	Reg No 1.4 Savings Clause	Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations.	Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations.	Sanctioned as proposed under section 30 with modification as under: Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations
16	SM-16	Reg No 2.13	"Balcony" means a horizontal cantilever or projection shown in the figure 2.1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.(French windows included)	"Balcony" means a horizontal cantilever or projection shown in the figure 2.1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.(French windows included)	Sanctioned as proposed under section 30 with modification as under: "Balcony" means a horizontal cantilevered projection shown in the figure 2.1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.(French windows included)
17	SM-17	New Reg No 2.17			New definition is added as under: "Base FSI" means Floor Space Index permissible without levy of premium or TDR on any parcel of land as per the provisions of these

18	SM-18	Reg No 2.19 .	<p>"Built-up-Area" means any area covered by a building on all floors including cantilevered portions, mezzanine floors, if any, but except the areas excluded specifically under these Regulations.</p>	<p>"Built-up-Area" means any area covered by a building on all floors including cantilevered portions, mezzanine floors, if any, but excepting the areas specifically exempted from Floor Space Index (F.S.I.) under these Regulations.</p>
19	SM-19	Reg No 2.22	<p>"Carpet area" means the net usable floor area within a building excluding that covered by the walls, common areas (such as common staircases/ common passages and corridors) but including door jambs.</p>	<p>Sanctioned as proposed under section 30 with modification as under: "Carpet area" means the net usable floor area within a building excluding that covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.</p>
20	SM-20	Reg No 2.45	<p>"External wall" means an outer wall of a building not being party walls even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.</p>	<p>Sanctioned as proposed under section 30 with modification as under: "External wall" means an outer wall of a building not being partition walls even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.</p>
21	SM-21	Reg No 2.55	<p>"Floor space index (FSI)" means the quotient or ratio of the combined gross floor area of all floors, excluding areas specifically exempted from built up area calculation under these Regulations, viz:- to the area of the plot, viz:- $\text{Floor Space Index (FSI)} = \frac{\text{Total}}{\text{on all floors/Area of Plot}}$</p>	<p>Sanctioned as proposed under section 30 with modification as under: "Floor space index (FSI)" means the quotient obtained by dividing the total built-up area on all floors, excluding areas specifically exempted under these Regulations</p>

		covered area on all floors/Area of Plot		Floor Space Index (FSI) = Total built-up area on all floors /Net Plot Area
22	SM-22	Reg No 2.59	<p>"FSI linked premium (FLP)" means the premium payable to SPA-NAINA by persons seeking development permission not covered under NAINA Scheme, Integrated Township Projects.</p>	<p>Sanctioned as proposed under section 30 with modification as under:</p> <p>"FSI linked premium (FLP)" means the premium payable to SPA-NAINA for FSI that may be available over base FSI on payment of premium by persons seeking development permission not covered under NAINA Scheme, Integrated Township Projects.</p>
23	SM-23	Reg No 2.61	<p>"Gaothan" means the settlement areas as defined under section 122 of the Maharashtra Land Revenue Code and as shown on the proposed land use plan of the Development Plan.</p>	<p>Sanctioned as proposed under section 30 with modification as under:</p> <p>"Gaothan" means portion of the land shown as 'gaothan' in the Revenue Village Map and includes the land included within the site of a village as determined by section 122 of the Maharashtra Land Revenue Code and as shown on the proposed land use plan of the Development Plan.</p>
24	SM-24	Reg No 2.66	<p>"Habitable room" or living room means, a room constructed or intended for human habitation.</p>	<p>Sanctioned as proposed under section 30 with modification as under:</p> <p>"Habitable room" means a room constructed or intended for human habitation and uses incidental thereto, including kitchen if used as a living room but excluding a bathroom, water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic and spaces not frequently used.</p>
25	SM-25	Reg No 2.72	<p>"Information Technology (IT), Information Technology Enabled Services (ITES)" means as defined by IT Taskforce of Government of</p>	<p>Sanctioned as proposed under section 39 with modification as under:</p>

			by IT Taskforce of Government of India.	India.	"Information Technology (IT), Information Technology Enabled Services (ITES)" means as defined by IT Taskforce of Government of India. (Refer Annexure 7). The Annexure 7 of IDP is retained.
26	SM-26	Reg No 2.73	"Layout open Space/ Recreational Open Space" means a common open space required to be kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.	"Layout open Space/ Recreational Open Space" means a common open space required to be kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.	Sanctioned as proposed under section 30 with modification as under: "Layout open Space/ Recreational Open Space" means a statutory common open space required to be kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
27	SM-27	Reg No 2.88	"Net Plot area" means the area of the plot arrived at after deducting from the total holding the area covered by Development Plan reservations, existing public roads and area to be surrendered to SPA-NAINA if any. For FSI computation of land retained by the owner, the area under amenity space shall not be deducted.	"Net Plot area" means the area of the plot arrived at after deducting from the total holding the area covered by Development Plan reservations, existing public roads and area to be surrendered to SPA-NAINA if any. For FSI computation of land retained by the owner, the area under amenity space shall not be deducted.	Sanctioned as proposed under section 30 with modification as under: "Net Plot area" means the area of the plot arrived at after deducting from the total holding the area if any, of amenity space, Development Plan roads / road widening and reservations but inclusive of mandatory recreational open space and internal roads.
28	SM-28	Reg No 2.90	"Non-conforming user" means any lawful use / building existing on the site prior to coming into force of the Development Plan but which does not conform to the provisions of the Development Plan.	"Non-conforming user" means any lawful use / building existing on the site prior to coming into force of the Development Plan but which does not conform to the provisions of the Development Plan.	Sanctioned as proposed under section 30 with modification as under: "Non-conforming user" means any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
29	SM-29	Reg No 2.93	"Owner" means the person who has legal title for land or building.	"Owner" means the person who has legal title for land or building.	Sanctioned as proposed under section 30 with modification as under: "Owner" means the person who has legal title for land or building and includes any person for the

					time being receiving or entitled to receive, whether on his own account or as agent, trustee, guardian, manager or receiver for another person or for any religious or charitable purposes the rents or profits of the property in connection with which it is used. New definition is added as under: "Record Plan or as built drawing" means a Plan to be prepared and submitted to the authority on the basis of which a final occupancy certificate is issued.
30	SM-30	New Reg No 2.103			New definition is added as under: "Refuge Area" means an unenclosed space in a multi-storied building specifically provided to serve as fire-proof space to gather easily for evacuation of the occupants.
31	SM-31	New Reg No 2.104			New definition is added as under: "Road width" or "Width of road/street" means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course or direction of such road. Sanctioned as proposed under section 30 with modification as under: "Row Housing" means a row of houses on adjacent plots with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
32	SM-32	New Reg No 2.106			New definition is added as under: "Road width" or "Width of road/street" means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course or direction of such road. Sanctioned as proposed under section 30 with modification as under: "Row Housing" means a row of houses on adjacent plots with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
33	SM-33	Reg No 2.105			New definition is added as under: "Road width" or "Width of road/street" means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course or direction of such road. Sanctioned as proposed under section 30 with modification as under: "Row Housing" means a row of houses on adjacent plots with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.

34	SM-34	Reg No 2.113	"SPA-NAINA" means a Special Planning Authority constituted and appointed for the Notified area of NAINA, amended from time to time.	"SPA-NAINA" means a Special Planning Authority constituted and appointed for the Notified area of NAINA, amended from time to time.	prescribed. Row house means a house with only front, rear and interior open spaces. Sanctioned as proposed under section 30 with modification as under: "SPA-NAINA" means CIDCO functioning as Special Planning Authority under section 40(1)(b) of the MRTD Act for NAINA notified area appointed by notification No. TPS-1712/475/CR98/12/UD-I2 dated 10th January 2013 A new definition is added as under: "Tenement" means an independent dwelling unit with a kitchen or a cooking alcove.
35	SM-35	New definition			
36	SM-36	Reg No 2.120	"Terrace" means a flat open to sky part of a building having parapet.	"Terrace" means a flat open to sky part of a building having parapet.	Sanctioned as proposed under section 30 with modification as under: Terrace" means an open-to-sky flat roof of a building or part of a building having parapet for safety and without any cantilevered portion
37	SM-37	Reg No 3.4	Environment Clearance: Any development falling within the EIA parameters as specified in the EIA Notification No. S.O. 1533 dated 14th September 2006 shall require Environment Clearance as specified in the notification, as amended from time to time.	Environment Clearance: Any development falling within the parameters as specified in the EIA Notification No. S.O. 1533 dated 14th September 2006 shall require Environment Clearance as specified in the notification, as amended from time to time.	Sanctioned as proposed under section 30 with modification as under: Environment Clearance: Any development falling within the parameters as specified in the EIA Notification No. S.O. 1533 dated 14th September 2006 shall require Environment Clearance as specified in the notification, as amended from time to time by Government of India.
38	SM-38	Reg No 6.5.1			Following proviso is added in Reg No 6.5.1 Provided that, the area going to be

				included in project boundary due to change in the Eco Sensitive Zone boundary shall have deemed provisions of adjoining major zone of NAINA. The forest area shall dealt in accordance with provision of clause No.31.3 of these regulations.
39	SM-39	Regulation No 6.5.1(v)	modify the limit of a zone where the boundary line of the zone divides a plot or survey number; and	Sanctioned as proposed under section 30 with modification as under: "modify the limit of a zone where the boundary line of the zone divides a plot; and
40	SM-40	Regulation No 6.7.4	If within sixty (60) days of receipt of the valid application in prescribed format, along with necessary fees/ deposit under Annexure 2 (Sr. no. 8 & 9) of the regulations, SPA-NAINA fails to intimate in writing to the person, who has submitted application; of its refusal or sanction with such modifications or directions, the valid application with its plans and statements shall be deemed to have been sanctioned, provided all terms and conditions as per these DCPR are adhered by the applicant and nothing shall be construed to authorize any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.	Sanctioned as proposed under section 30 with modification as under: If within sixty (60) days of receipt of the valid application in prescribed format, along with necessary fees/ deposit under Annexure 2 (Sr. no. 8) of the regulations, SPA-NAINA fails to intimate in writing to the person, who has submitted application; of its refusal or sanction with such modifications or directions, the valid application with its plans and statements shall be deemed to have been sanctioned, provided all terms and conditions as per these DCPR are adhered by the applicant and nothing shall be construed to authorize any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.
41	SM-41	Regulation No 13.4.4	Open spaces: The provision of open spaces shall be governed by Regulation No.20.3. For FSI computation of land retained by the owner, the area under open spaces shall not be	Sanctioned as proposed under section 30 with modification as under: Open spaces: The provision of open

42	SM-42	Regulation No 14.1	owner, the area under open spaces shall not be deducted. Permissible FSI shall be as per Table 15.1. Permissible land uses will be as per land use classification detailed in Part IV, Regulation No. 31.	deducted. Permissible FSI shall be as per Table 15.1. Permissible land uses will be as per land use classification detailed in Part IV, Regulation No. 31.	spaces shall be governed by Regulation No.20.3. Sanctioned as proposed under section 30 with modification as under and added after Table 31.3: "Permissible FSI shall be as per Table 15.1." Refused to accord sanction.
43	SM-43	Regulation No 16.6	Incentive FSI for developments having distinct style of architecture from urban design and aesthetic point of view..... ii) If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of amajor water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;	Incentive FSI for developments having distinct style of architecture from urban design and aesthetic point of view..... ii) If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of amajor water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;	Sanctioned as proposed under section 30 with modification as under: ii. If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;
44	SM-44	Regulation No 18.1	In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable. Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.	Where flood line (blue line) has been determined for major water course, no construction shall be permissible within such distance.	In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable subject to minimum 4.5 m. Where flood line (blue line) has been determined for major water

				course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.
45	SM-45	Regulation No 20.3.2	In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground. However provided further if layout open space has been used for school playground such playground will be available for use by layout residents during non-school hours.	Sanctioned as proposed under section 30 with modification as under: In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground.
46	SM-46	Regulation No 21.4	Non-Conforming Uses: Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up area subject to availability of FSI as per the provisions of these regulations applicable to such use except when located on sites having gradient more than 22.5°.	Sanctioned as proposed under section 30 with modification as under: Non-Conforming Uses: Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up area subject to availability of FSI as per the provisions of these regulations applicable to such use except when located on sites having gradient more than 1:5.
47	SM-47	Regulation No 22.3.10	Open spaces around buildings with podium: In case of buildings with podium, open spaces on side and rear at the ground level shall relate to the height of podium as given in Regulation No. 22.3.1. additional	Sanctioned as proposed under section 30 with modification as under: Open spaces around buildings with podium: Podium for parking of the vehicle

		<p>setback shall be provided at the podium level such that the setback plus the open space at the ground level shall conform to the requirements of open space given in Regulation No. 22.1 or 22.2 as the case may be.</p>	<p>the open space at the ground level shall conform to the requirements of open space given in Regulation No. 22.3. The front open space for buildings with podium shall be same as Regulation No. 22.1 or 22.2 as the case may be.</p>	<p>may be permitted with the following conditions / requirements: i) Height of podium shall be at least 2.4 m in height from the floor to the soffit of beam. ii) Podium shall not be provided in front setback space. Podium shall be allowed at a distance of 6.00 m from rear and side plot boundary. iii) Podium shall only be used for parking and it shall be designed to take load of fire engine. iv) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.</p>
48	SM-48	<p>Exclusion of structures / projections for FSI calculation</p>	<p>Exclusion of structures / projections for FSI calculation</p>	<p>In regulation no 22.6(v) after (i) following provision (j) is added: (j) Staircase, common passages in front of lift & staircase to the extent of 1.5 times width of such staircase to, int.</p>
49	SM-49	<p>Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.4 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats(Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted</p>	<p>Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.4 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats(Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted</p>	<p>Sanctioned as proposed under section 30 with modification as under: Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.2 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats(Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The</p>

			be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted towards FSI.	towards FSI.	minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted towards FSI.
50	SM-50	Regulation No 24.15	Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2005.	Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2005.	Sanctioned as proposed under section 30 with modification as under: Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2016
51	SM-51	Regulation No 29.4.1	Minimum area of shop shall be 6 m ² in R1 zones with a minimum width of 2.0 m and 10 m ² in other zones with a minimum width of 3 m.	Minimum area of shop shall be 6 m ² in R1 zones with a minimum width of 2.0 m and 10 m ² in other zones with a minimum width of 3 m.	Sanctioned as proposed under section 30 with modification as under: Minimum area of shop shall be 6 m ² in N1 zones with a minimum width of 2.0 m and 10 m ² in other zones with a minimum width of 3 m
52	SM-52	Regulation No 40.2.1(iii)	iii) The SPA-NAINA may impose a levy of not exceeding Rs.1000/-per annum for every 100 m ² of built-up area for the failure of the owner of any building mentioned in the (i) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. SPA-NAINA may amend these charges from time to time.	ii) The SPA-NAINA may impose a levy of not exceeding Rs.1000/-per annum for every 100 m ² of built-up area for the failure of the owner of any building mentioned in the (i) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. SPA-NAINA may amend these charges from time to time.	Sanctioned as proposed under section 30 with modification as under: The SPA-NAINA may impose a levy of not exceeding Rs.1000/-per annum for every 100 m ² of built-up area for the failure of the owner of any building mentioned in the (i) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. SPA-NAINA may amend these charges from time to time. Failure to provide Rain Water Harvesting System shall deem to be breach of conditions on which

53	SM-53	Schedule 1	<p>iii) An impervious surface/underground storage tank at the rate of 50 liters/ tenement for tenement up to 30 tenements and at the rate of 20 liters/ tenement for 30 and above tenements. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for washing, gardening and such other purposes. The storage tank shall be provided with an overflow.</p>	<p>iii) An impervious surface/underground storage tank at the rate of 50 litres/ tenement for tenement up to 30 tenements and at the rate of 20 litres/ tenement for 30 and above tenements. may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.</p>	<p>development permission has been granted. Sanctioned as proposed under section 30 with modification as under: An impervious surface/ underground storage tank at the rate of 50 litres/ tenement for tenement up to 30 tenements and at the rate of 20 litres/ tenement for 30 and above tenements. may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.</p>
54	SM-54	Annexure 6 Schedule for Service Industries, Sr. No 12	<p>To be permitted in R1 zone only</p>	<p>To be permitted in R1 zone only</p>	<p>Sanctioned as proposed under section 30 with modification as under: To be permitted in N1 & N4 zone only</p>
55	SM-55	DM-1 Reg No 2.124	<p>"Urban Village" means an area of 200 m around existing inhabited Gaothan boundaries as shown in the proposed landuse plan of IDP. Where more than 50% of area of survey no. / gut no. is covered within the above peripheral distance then the remaining whole of such survey no./gut no. within one ownership shall be considered as urban village.</p>	<p>"Urban Village" means an area of 200 m around existing inhabited Gaothan boundaries on or prior to the date of publication of the Development Plan under section 26 as shown on the Development Plan or otherwise. Where more than 50% of the area of the survey no/ gut no/hissa no is covered within the above 200 M distance, then the remaining whole of such survey no/ gut no/hissa no within one ownership shall be considered for development as urban village zone. For the Gaothans which are situated in Navi Mumbai area/ MESZ area/ MIDC area, the benefit of urban village zone</p>	<p>Sanctioned as proposed under section 30.</p>

56	SM-56	DM-2 6.5.1(iii)		shall not be permissible in NAINA area. If more than 50% of an integrated project (ITP or NAINA Scheme or Group Housing Scheme/ Layout) falls within the jurisdiction of NAINA and rest of such entire project falls in the jurisdiction of other Authorities, then such remaining portion shall be deemed to be included in jurisdiction of NAINA, with prior intimation to GoM and the other Authority. However, there shall not be any change in the zoning provisions and permissible FSI of the other Authority.	Refused to accord sanction.
57	SM-57	DM-3 Reg No 6.6.2		The CEO is authorized to amend appendices A to K (except C) mentioned in these regulations as and when necessary	Sanctioned as proposed under section 30.
58	SM-58	DM-4 Reg No 6.7.3	(b) Final approval: After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to SPA-NAINA and the SPA-NAINA shall examine the provision laid down in Regulation No.6.9 and grant final approval if it is in accordance with the layout recommended for demarcation and conforming to the regulations. This shall also be mandatory for Group Housing Schemes.	(b) Final approval: After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to SPA-NAINA and the SPA-NAINA shall examine the provision laid down in Regulation No.6.9 and grant final approval if it is in accordance with the layout recommended for demarcation and conforming to the regulations.	Sanctioned as proposed under section 30.
59	SM-59	DM-5 Reg No 11.2.2	The number of storeys shall not exceed two (including ground floor)	The number of storeys shall not exceed two (including ground floor, but excluding stilt floor, i.e. G+1 or Stilt+2)	Sanctioned as proposed under section 30.
60	SM-60	DM-6 Reg No 12.5		All other regulations as per this DCPR shall apply for these developments	Sanctioned as proposed under section 30.
61	SM-61	DM-7 Reg No 13.1.4	In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-1 and sanctioned IDP (23 villages) as per Table 12.1, the owner can become eligible for NAINA Scheme	In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-1 and sanctioned IDP (23 villages) as per Table 13.1, the owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall	Sanctioned as proposed under section 30 with changes as under: In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-1 and sanctioned IDP (23

			by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall comprise at least 50% of the land under individual reservation at that location.	comprise at least 50% of the land under individual reservation at that location. In case of larger reservations, CEO-NAINA may grant relaxation for the above on case to case basis.	villages) as per Table 13.1, the owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall comprise at least 50% of the land under individual reservation at that location. in case of larger reservations, CEO-NAINA may grant relaxation for the above to the extent of 15% on case to case basis. However, the minimum 50% criteria shall not be applicable for roads, city park and growth center reservation
62	SM-62	DM-8 Table No 13.1, Sr. No 3	Minimum area of NAINA Scheme in LDZ - 25 Ha	Minimum area of NAINA Scheme in LDZ - 20 Ha	Sanctioned as proposed under section 30
63	SM-63	DM-9 Reg No 13.2.1.3	Outline Development Permission shall be valid for one year from date of its issue. Outline Development Permission itself will not entitle the applicant to commence development of land. If the final approval is not obtained within such period the Outline Development Permission shall lapse.	Outline Development Permission u/s 45 for plotted layout of each owner's proportionate share shall remain valid for 4 years in the aggregate but shall have to be revalidated every year from the date of its issue. The application for revalidation with necessary fees shall be made before expiry of one year if the work is not already commenced. In the ODP, the size and shape of every reconstituted plot shall be determined, so far as may be, to render it suitable for building purposes. The reconstituted plot of an original land holding by alteration of the boundaries of the original plot shall be by transfer of the ownership wholly or partly of the adjoining lands of an original plot from one person to another.	Sanctioned as proposed under section 30
64	SM-64	DM-10 Reg No 13.4.7	-	Permissible building height shall be as per Regulation No 22.8	Sanctioned as proposed under section 30
65	SM-65	DM-11 Table No 15.1, Sr. No 4	NAINA Scheme - More than 25 ha and upto 40 ha	NAINA Scheme - More than 25 ha (20 Ha for LDZ) and up to 40 ha	Sanctioned as proposed under section 30

66	SM-66	DM-13 Note at Sr. No 10 of Table No 15.1		10. Under NAINA Scheme, the permissible FSI of the land retained by owners/ Developers shall be distributed amongst final plots on pro-rata basis. However if a holder of smaller plot is unable to utilize such assigned FSI, then he may transfer such non - utilizable FSI to other plot holders within the same scheme by mutual consent agreements.	Sanctioned as proposed under section 30 with modification as under: Under NAINA Scheme, the permissible FSI of the land retained by owners/ Developers shall be distributed amongst final plots on pro-rata basis. However if a holder of smaller plot is unable to utilize such assigned FSI, then he may transfer such non - utilizable FSI to other plot holders within the same scheme by mutual consent agreements. SPA-NAINA shall device a policy for transfer of such non - utilizable FSI and shall implement the same with prior approval of Government.
67	SM-67	DM-14 Regulation No 15.2	In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8.	In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8. This shall also be applicable for plots surrendered by land owners under the NAINA scheme.	Sanctioned as proposed under section 30 with modification as under: In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8. This shall also be applicable for plots surrendered by land owners under the NAINA scheme and being utilized for Educational, Medical use.
68	SM-68	DM-15 Regulation No 15.3	For Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts, maximum permissible FSI shall be 1.0 on payment of premium as mentioned in	Educational, Medical of Government or Public Authorities or of Registered Charitable Trusts, not covered under regulation no 15.2 shall be permitted an additional FSI over and above the base FSI indicated in regulation no 15.1 upto a	Sanctioned as proposed under section 30 with modification as under: For lands other than DP reservations, Educational, Medical

		<p>Annexure - 8 except in Recreational Zone.</p>	<p>maximum permissible FSI of 1.0 on payment of premium as mentioned in Annexure - 08, except in Recreation Zone.</p>	<p>of Government or Public Authorities or of Registered Charitable Trusts, not covered under regulation no 15.2 shall be permitted an additional FSI over and above the base FSI indicated in regulation no 15.1 upto a maximum permissible FSI of 1.0 on payment of premium as mentioned in Annexure - 08, except in Recreation Zone.</p>
<p>69</p>	<p>SM-69</p>	<p>DM-16 Regulation No 16.1</p>	<p>16.1 Integrated Township Projects 16.1.1 The Government of Maharashtra by its notifications issued from time to time culminating into notification No. TPS 1213/1533/C.R.236/13/UD-12 dated 30th June 2014 and subsequent modifications to the Regional Plan for Mumbai Metropolitan Region have incorporated Regulations for permitting Integrated Township Projects in areas under Special Planning Authorities. The Regulations for Integrated Townships are applicable in the NAINA area subject to following conditions: a. Except for the specific provisions mentioned in the ITP regulations, the other features of development which otherwise need to be referred from Standardized DCPRs shall conform to these regulations. 16.1.2 In case of Integrated Township Projects, the permissible FSI shall be 1.0. Further it shall be mandatory for the developer to surrender 15% land to SPA-NAINA, in consultation with the CEO, subject to the following:</p>	<p>Sanctioned with modification as under: 16.1 Integrated Township Projects (ITP) 16.1.1. Special Regulations for Development of Integrated Township Projects in Special Planning Authority areas as sanctioned by the Government vide notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 26/12/2016, amended from time to time shall be applicable subject to conditions that 7.5% of gross area of ITP (free of IDP reservation) shall be earmarked on layout plan and be handed over to SPA-NAINA with following conditions: i) For determining eligibility of ITP, the 7.5% area shall be considered in area calculation. ii) The area to be handed over to SPA-NAINA shall not contain area under hill slopes, and shall be accessible by major road. iii) Base FSI of 7.5 % land shall be made available to the applicant as per applicable FSI of the project and the applicant shall use it on remaining 92.5 % land. iv) Area under IDP reservations except growth center, lying in proposed ITP shall be developed by the developer for the designated amenity. The land under growth center shall be necessarily surrendered to SPA NAINA. The applicant is entitled for TDR of the growth center as per Regulation No 43. The TDR generated shall be used in same ITP area only. v) If the developer constructs the buildable</p>

	<p>a. For determining eligibility of ITP, 15% area shall be considered in area calculation.</p> <p>b. The 15 % land to be surrendered to SPA-NAINA at mutually agreed location shall be exclusive of any DP reservation, free of cost and encumbrances, leveled with compound wall and gate.</p> <p>c. The area to be handed over to SPA-NAINA shall not contain area under hill slopes, and shall be accessible by major road.</p> <p>d. Base FSI of 15 % land shall be made available to the applicant as per applicable FSI of the project and the applicant shall use it on remaining 85% land.</p> <p>e. Area under DP reservations viz. Schools, Primary Health Centre, College, General Hospital, Police Station, Fire Station, Roads and Parks/Playgrounds lying in proposed ITP shall be developed by the developer for the designated reservation. Other DP reservations and Growth Center reservations, if lying within the ITP shall necessarily be surrendered to SPA-NAINA and the applicant is entitled for TDR as per Regulation No 43. The TDR generated shall be used in same ITP area only.</p> <p>f. If the developer constructs the buildable reservation and hands it over free of cost to SPA-NAINA, upon such handing over such constructed reservation the developer would be entitled to utilize additional floor space over and above the FSI permissible within the township (as</p>	<p>amenity and handover the constructed amenity free of cost, upon such handing over such constructed amenity the developer would be entitled to utilize additional floor space over and above the FSI permissible within the township (as per construction amenity TDR mentioned in the DCR) anywhere within the ITP project.</p> <p>vi) The developer has to make arrangement of all infrastructure on his own cost. If developer intends to obtain any infrastructure from CIDCO, he shall pay necessary charges to CIDCO. The infrastructure may be provided as per availability and readiness of resources.</p> <p>vii) SPA-NAINA shall construct city level (trunk) infrastructure near / adjoining Integrated Township Project on Priority.</p> <p>viii) The FSI of 7.5% land to be handed over to CIDCO shall be as per Table No 15.</p> <p>ix) Except for the specific provisions mentioned in the ITP regulations, the other features of development which otherwise need to be referred from Standardized DCPRs shall conform to these regulations</p>
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			per construction amenity TDR mentioned in these regulation) anywhere within the ITP project. g. Development charges with exemptions as may be applicable will also be payable. 16.1.3 EWS/LIG Housing: The EWS/LIG housing developed as per Regulation of ITP shall be handed over to SPA-NAINA at pre-determined rates.		
70	SM-70	DM-17 Regulation No 16.2.2	FLP: FLP at the rate of two times the determined charges by SPA-NAINA will be levied and recovered from the developer for any new schemes sanctioned by MMRDA post publication of these regulations. FLP will be levied and recovered at the time of issuing Commencement Certificate.	If the MMRDA provides infrastructure to such RHS then the charges shall be as per the regulations of MMRDA and FLP/OCSDC will not be charged, if not then FLP at the rate of two times the determined charges by SPA-NAINA will be payable by the developer.	Sanctioned as proposed under section 30.
71	SM-71	DM-18 Regulation No 16.3.1	Following special regulations shall apply to theme based development of land admeasuring 60 ha or more	Following special regulations shall apply to theme based development of land admeasuring 40 ha or more	Sanctioned as proposed under section 30.
72	SM-72	DM-19 Regulation No 16.3.8.1	Areas with slopes steeper than 22.5° can be part of such TBD but these shall be maintained as no development area as per Regulation No. 18.1. The FSI of such areas will be allowed to be consumed on the balance area within the TBD. Such steep slope areas shall not constitute more than 25% of the total area of TBD.	Areas with slopes steeper than 1:5 can be part of such TBD but these shall be maintained as no development area as per Regulation No. 18.1. The FSI of such areas will be allowed to be consumed on the balance area within the TBD. Such steep slope areas shall not constitute more than 40% of the total area of TBD.	Sanctioned as proposed under section 30.
73	SM-73	DM-20,21,22 Regulation No 16.4, 16.4.1,16.4.2,16.4.3	Land aggregations of 60 ha or more in Phase-I area	Implementation of NAINA Scheme in Phase-I area by CIDCO.	The Regulation Numbers 16.4, 16.4.1,16.4.2,16.4.3 are deleted and replaced with following title: Implementation of NAINA Scheme in Phase-I area by CIDCO through mechanism of Town Planning Scheme mentioned in MRTP Act.

74	SM-74.	DM-23 Regulation No.16.5	Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government. The Development/redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted in Phase-I area wherein participation of other than Govt agencies is involved and/or zonal FSI limit of DP is exceeding.	Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government – The Development/redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted in Phase-I area wherein participation of other than Govt agencies is involved and/or zonal FSI limit of DP is exceeding.	1966 Sanctioned as proposed under section 30 with changes as under: The Development/ redevelopment of housing schemes of MHADA / Agencies of state or central Government. The Development /redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision in NAINA subject to the directives issued under the MRTTP Act, 1966 by the Urban Development Department to do so. All the fees/charges/ premium mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted wherein participation of other than Govt agencies is involved and/or zonal FSI limit of DP is exceeding.
75	SM-75	DM-24 Regulation No 16.7		Incentive for green buildings CIDCO shall strive to promote green building concepts within the NAINA. In order to do so it may empanel agencies of repute as listed/ recognized by the State / Central Government. The following incentives shall be provided for green rated buildings. i) Green buildings shall be entitled for incentive	Sanctioned as proposed under section 30.

76	SM-76	DM-25 Regulation No 17.2		<p>FSI as below.</p> <p>GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI.</p> <p>GRIHA Four star / IGBC Gold or equivalent rating – 4% incentive FSI on basic FSI.</p> <p>GRIHA Five star / IGBC Platinum or equivalent rating – 5% incentive FSI on basic FSI.</p> <p>Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi-Government, local bodies and public sector undertakings.</p> <p>ii) Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.</p> <p>iii) In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.</p>	<p>Sanctioned as proposed under section 30 with changes as under:</p> <p>Relocation / re-shaping of DP Sites/DP Proposals while granting layout permission:</p> <p>If the land proposed to be laid out for any development is affected by any reservations for public purposes, the CEO NAINA, may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Provided that, no such shifting of the reservations shall be permitted.</p>

<p>least similar to the location and size of the Development plan as regards access, levels, etc.;</p> <p>(e) unless the relocation is within area covered by the layout or development permission under sanction; and</p> <p>(f) if the reservation is already shifted under these regulations.</p> <p>(g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation etc. Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. (d) and (f) above.</p> <p>All such relocation of the reservations / alignment of roads shall be carried out with prior approval of CEO NAINA. The CEO, NAINA shall inform Government under intimation to the Director of Town planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent. Provided that, in case of re-shaping of reservation, the portion of reservation falling outside the same holding shall remain unchanged.</p>	<p>(a) if the reservation proposed to be relocated is in parts;</p> <p>(b) beyond 200 mts. of the location in the Development Plan;</p> <p>(c) beyond the same holding of the owner in which such reservation is located;</p> <p>(d) unless the alternative location and size is at least similar to the location and size of the Development plan as regards access, levels, etc.;</p> <p>(e) unless the relocation is within area covered by the layout or development permission under sanction; and</p> <p>(f) if the reservation is already shifted under these regulations.</p> <p>(g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation</p> <p>(h) Growth Center. Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. (d) and (f) above. All such relocation of the reservations / alignment of roads shall be carried out with prior approval of CEO NAINA. The CEO, NAINA shall inform</p>

77	SM-77	DM-27 Regulation No 19.3.8		<p>In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the CEO may take steps including improvement under, the provision of relevant Act to declare it as a public street.</p>	<p>regarding the same to the Government under intimation to the Director of Town planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent. Provided that, in case of re-shaping of reservation, the portion of reservation falling outside the same holding shall remain unchanged. Sanctioned as proposed under section 30 with changes as under: In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the CEO has authorized to take steps including improvement following the provision of relevant Act to declare it as a public street.</p>
78	SM-78	DM-28 Regulation No 20.2.5	<p>While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.</p>	<p>While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands. Further, in already approved layouts, all internal roads shall be treated as public authorized roads for the purpose of providing access to adjoining lands. No consent of owners/developer of such approved layout shall be necessary for deriving access to such adjoining properties. The maintenance of such internal roads shall continue to remain with the developer/land owner till the same is handed over to local Authority.</p>	<p>Sanctioned as proposed under section 30 with changes as under: While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands. Further, in already approved layouts, all internal roads shall be treated as public authorized roads for the purpose of providing access to adjoining lands following the provision of relevant Act.</p>
79	SM-79	DM-29 Regulation No 20.4.3	<p>Computation of FSI: For the purpose of computing FSI/Built-up area, the net plot area shall be considered. In case of plotted layout, area will be distributed on all plots to</p>	<p>Computation of FSI: For the purpose of computing FSI/Built-up area, the net plot area shall be considered. In case of plotted layout, such FSI of net plot area will be distributed on all plots or at the option of the owner on any</p>	<p>Sanctioned as proposed under section 30 with changes as under: Computation of FSI: For the purpose of computing FSI/Built-up</p>

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			arrive at net plot area for the purpose of FSI calculation.	plot but subject to other regulations.	area, the net plot area shall be considered. In case of plotted layout, the basic FSI of such net area shall be distributed on all plots on pro-rata basis or on certain plots to which land owner desires. subject to maximum receiving potential prescribed in these regulations.
80	SM-80	DM-30 Regulation No 20.5	Amalgamation of plots shall be permissible if they form a sizable plot and are contiguous with same ownership. After amalgamation the plot proportions shall not exceed more than 1:2.5.	Amalgamation of Plots: Amalgamation of plots shall be permissible if they form a sizable plot and are contiguous with same ownership.	Sanctioned as proposed under section 30.
81	SM-81	DM-31 Regulation No 22.5.1(i)	i) Projections into open spaces: Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof, or weather shade more than 0.75 m wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m beyond balcony projections at an angle of 30 degree from horizontal level. However such projections shall not obstruct the movement of fire engine.	i) Projections into open spaces: Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, chajja, roof, glass cladding, architectural feature / elevation treatment (not accessible from or attached to habitable space) or weather shade more than 0.75 m wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required. However, sloping chajja provided over balcony/ gallery etc. may be permitted to project 0.3 m beyond balcony projections at an angle of 30 degree from horizontal level. However such projections shall not obstruct the movement of fire engine.	Sanctioned as proposed under section 30.
82	SM-82	DM-32 Regulation No 22.5.1	iii) a. No balcony shall reduce the marginal open space to less than 2 m for buildings up to 15 m height and 6 m in case of buildings above 15 m in height. In urban villages balcony may be permitted on upper floors projecting in front setbacks except over roads/ lanes having width 4.50	iii) a. No balcony shall reduce the marginal open space to less than 2m for buildings up to 15 m height and 6 m in case of buildings above 15 m in height. In Gaothan balcony may be permitted on upper floors projecting in front setbacks except over roads/ lanes having width 4.50 m or less.	Sanctioned as published under section 26.

83	SM-83	DM-33 Regulation No 22.6 (ii)	or less. ii) The minimum parking space requirement provided as per these Regulations provided as stilt / multi-storied floor space and used as parking.	ii) The minimum parking space requirement provided as per these Regulations provided as Stilt / multi-storied floor space and used as parking.	Sanctioned as proposed under section 30.						
84	SM-84	DM-34 Para in regulation No. 23		(The Parking Norms /Standards sanctioned at later date for Municipal Corporation in MMIR shall supersede / replaced the following parking norms.)	Refused to accord sanction. This provision is deleted.						
85	SM-85	DM-35 Table 23.1 (Sr.No. 1A)		<table border="1"> <thead> <tr> <th>No.</th> <th>Occupancy</th> <th>One car parking space for every</th> </tr> </thead> <tbody> <tr> <td>1A</td> <td>Residential with high Density (such as Rental Housing, Affordable housing)</td> <td>(a) 4 tenements having carpet area upto 35 m2 each (b) 2 tenements having carpet area exceeding 35 m2 each and having area upto 45 m2 each (c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each (d) ½ tenement with carpet exceeding 70 m2 In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.</td> </tr> </tbody> </table>	No.	Occupancy	One car parking space for every	1A	Residential with high Density (such as Rental Housing, Affordable housing)	(a) 4 tenements having carpet area upto 35 m2 each (b) 2 tenements having carpet area exceeding 35 m2 each and having area upto 45 m2 each (c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each (d) ½ tenement with carpet exceeding 70 m2 In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.	Sanctioned as proposed under section 30.
No.	Occupancy	One car parking space for every									
1A	Residential with high Density (such as Rental Housing, Affordable housing)	(a) 4 tenements having carpet area upto 35 m2 each (b) 2 tenements having carpet area exceeding 35 m2 each and having area upto 45 m2 each (c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each (d) ½ tenement with carpet exceeding 70 m2 In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.									
86	SM-86	DM-36 Table no 23.1 - Note	Note: Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under	Note: Mechanical Parking shall be permissible in case of parking provided over and above the requisite parking requirements stipulated under	Sanctioned as proposed under section 30.						

		<p>all the above categories. In all above categories 10% of the total parking requirement in residential areas will be reserved as visitor's parking and 10% in case of all categories will be reserved as two-wheeler parking. The above requirements shall be applicable for developments under Part-II, Development in Development Plan.</p>	<p>Sanctioned as proposed under section 30.</p>
87	<p>SM-87</p> <p>DM-37 Regulation No 24.3.1</p>	<p>requisite parking requirements stipulated under all the above categories. In all above categories 10% of the total parking requirement in residential areas will be reserved as visitor's parking and 10% in case of all categories will be reserved as two-wheeler parking. The above requirements shall be applicable for developments under Regulation No 12.8.</p> <p>Kitchen size: The area of the kitchen shall not be less than 4.5 m² with a minimum width of 1.8 m.</p>	<p>Kitchen size: The area of the kitchen shall not be less than 4.5 m² with a minimum width of 1.8 m.</p> <p>In the case of a single room tenement having multi-purpose room with size upto 12.5 sq.m with a minimum width of 2.4 m, alcove (a cooking space having direct access from the main room without any inter communicating door) is permitted. The size of alcove shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.</p>
88	<p>SM-88</p> <p>DM-38 Regulation No 24.11 24.11.1</p>	<p>Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses, which shall be free of FSI:</p> <p>i) Air conditioning equipment and other machine used for services and utilities of the building;</p> <p>ii) Parking spaces and</p> <p>iii) Strong room, bank cellars etc.</p> <p>The basement shall not be used for any other user than mentioned above. Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m width for entry and exit of vehicle</p>	<p>Basement</p> <p>24.11.1 Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses, which shall be free of FSI:</p> <p>i) Air conditioning equipment and other machine used for services and utilities of the building;</p> <p>ii) Parking spaces and</p> <p>iii) Strong room, bank cellars etc.</p> <p>24.11.2 The basement shall not be used for any other user than mentioned above.</p> <p>24.11.3 Multilevel basements may be permitted if the basement is used for parking. The ramps</p>

<p>separately shall be provided. In case of bona-fide hardship, the CEO may allow only one ramp with not less than 6.0 m in width. The basement shall have the following requirements</p>	<p>24.11.4 The basement shall have the following requirements</p>	<p>of minimum 3.0 m width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the CEO may allow only one ramp with not less than 6.0 m in width.</p>
<p>i) Every basement shall be in every part at least 2.4 m in height from the floor to the soffit of beam.</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.</p>	<p>i) Every basement shall be in every part at least 2.4 m in height from the floor to the soffit of beam.</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.</p>	<p>i) Every basement shall be in every part at least 2.4 m in height from the floor to the soffit of beam.</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.</p>
<p>iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m and maximum of 1.2 m above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.</p> <p>iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.</p>	<p>iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m and maximum of 1.2 m above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.</p> <p>iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.</p>	<p>iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m and maximum of 1.2 m above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.</p> <p>iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.</p>
<p>v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and</p>	<p>v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and</p>	<p>v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and</p>
<p>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire</p>	<p>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire</p>	<p>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire</p>

<p>building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.(see Regulation No. 27.4.3 xiii) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv).</p>	<p>separation from the basement floor and higher floors.(see Regulation No. 27.4.3 xiii) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv).</p> <p>24.11.1 One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines</p> <p>a) storage of household or other goods or ordinarily non-combustible material;</p> <p>b) Strong rooms, bank lockers, safe deposit volts, etc.</p> <p>c) air-conditioning equipment and other machines used for services and utilities of the building;</p> <p>d) parking spaces;</p> <p>e) D.G. set room, meter room and Electric substation (which will conform to required safety requirements);</p> <p>f) Effluent Treatment Plant, suction tank, pump room;</p> <p>g) Users strictly ancillary to the Principal user.</p> <p>Provided that the users mentioned at (a) & (b) above shall be permitted in the 1st basement only by counting in F.S.I. subject to the following conditions:</p> <p>i) All requirements regarding access, safety (including fire safety), ventilations, etc. shall be complied with.</p> <p>ii) All the planning standards (particularly as</p>

	<p>regarding parking) should be strictly adhered to. The basement shall not be used for residential purpose.</p> <p>iii) Users other than (a) and (b) shall not be counted in FSI.</p> <p>Provided that,</p> <p>i) if the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins upto 3 m. from the plot boundary.</p> <p>ii) multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship, the CEO NAINA may allow only one ramp with not less than 6.0 m. in width.</p> <p>iii) if the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.</p> <p>24.11.2 The basement shall have the following requirements:-</p> <p>i) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air-conditioning systems, etc.;</p>

89	SM-89	DM-39 Regulation No 24.19	Meter rooms: Meter room size shall be minimum 3.00 m x 5.00 m depending upon the requirements; the size may be increased in consultation with M.S.E.D.C.L.	<p>iii) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.</p> <p>iv) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement;</p> <p>v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;</p> <p>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (iv) above.</p>	Sanctioned as proposed under section 30.
90	SM-90	DM-40 Regulation No 24.19.1	The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L.	Meter rooms: Meter room size shall be upto 3.00 m x 5.00 m depending upon the requirements; the size may be increased in consultation with M.S.E.D.C.L. or concerned Power Supply Authority	Sanctioned as proposed under section 30.
91	SM-91	DM-41 Regulation No 25.4	Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of	Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under M. Harashtra (Urban	Sanctioned as proposed under section 30.

92	SM-92	DM-42 Regulation No 27.4.7	preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede these regulations wherever applicable Ramps for basement or storeyed parking: For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardshp, CEO, may allow only one ramp, if proposed to be provided due to space restriction, it shall not be less than 6.0 m in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No. 22.5.1 (vi) for movement of fire fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view	Area) Preservation of Trees Act, 1975, amended from time to time, the same shall supersede these regulations wherever applicable. Ramps for basement or storeyed parking: For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardshp, CEO, may allow only one ramp, if proposed to be provided due to space restriction, it shall not be less than 6.0 m in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No. 22.5.1 (vi) for movement of fire fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view.	Sanctioned as proposed under section 30.
93	SM-93	DM-43 Regulation No 29.2.1	As far as possible Hospitals and Sanatoria shall be constructed on independent plot, if they are part of the same building they should be housed in a separate wing and will have an independent access for their use. R1, R2, R3, R4, I	As far as possible Hospitals and Sanatoria shall be constructed on independent plot, if they are part of the same building they should be housed in a separate wing or floor and will have an independent access for their use.	Sanctioned as proposed under section 30.
94	SM-94	DM-44 Table 31.1	LDZ: Limited Development Zone	N1, N3, N4, N5, N6	Sanctioned as proposed under section 30.
95	SM-95	DM-45 Table 31.1, Sr. No 6	The zone consists of areas which are not likely to urbanize during the plan period. It	N7: Limited Development Zone The zone consists of areas which are likely to urbanize during subsequent course of development. Public	Sanctioned as proposed under section 30.

96	SM-96	DM-46 Table 31.1, Sr. No 7	GC: Growth Center Reservations	would not be possible to extend public infrastructure to these areas during the plan period. Restricted development activities as per table no 31.3 will be allowed in LDZ.	GC: Growth Center Reservations	infrastructure in this area can be extended as per stages of development. Development activities as per table no 31.3 will be allowed in LDZ.	Sanctioned as proposed under section 30.
97	SM-97	DM-47 Table 31.2, Sr. No 2	GC: Growth Center Reservations	The reservation will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity with permission of CEO.	Should about existing or proposed Development Plan Road minimum 20 m wide.	The reservation will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity with permission of CEO. The option of development under Regulation No 42 shall not be available to the owner	Sanctioned as proposed under section 30.
98	SM-98	DM-48 Table 31.2, Sr. No 3	GC: Growth Center Reservations	Independent Building, /If mixed use in same building then separate access	Should about existing or proposed Development Plan Road minimum 20 m wide and/or service road of Highways.	Independent Building, independent floor. If mixed use in same building then separate access. In case of mixed use, compatibility shall be ensured by CIDCO	Sanctioned as proposed under section 30.
99	SM-99	DM-49 Table 31.2, Sr. No 14	GC: Growth Center Reservations	Shall about an existing or Development Plan road minimum 20 m wide	Should about existing or proposed Development Plan Road minimum 20 m wide.	The alike activities not listed shall be permitted at discretion of Authority.	Sanctioned as proposed under section 30.
100	SM-100	DM-50 Table 31.3	GC: Growth Center Reservations	Activities permissible in land use zones	Should about existing or proposed Development Plan Road minimum 20 m wide.	Land use classification and activities/uses	Sanctioned as proposed under section 30.
101	SM-101	DM-51 Regulation No 31.4.2(viii)	GC: Growth Center Reservations		Should about existing or proposed Development Plan Road minimum 20 m wide.	viii) The existing amenity/facility/utility shown on DP shall be permitted for redevelopment/reconstruction for the same use	Sanctioned as proposed under section 30. Refused to accord sanction.

102	SM-102	DM-52 Regulation No 32.1	In addition to the general provisions given in these regulations, SPA-NAINA may insist on suitable protection measures given in this chapter for buildings covered by Annexure 2. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005 as amended from time to time	only within the limit of existing built up area, irrespective of the plot size, road frontage and other conditions mentioned in this regulation. However, if such applicant wishes to avail benefit of additional FSI, the proposal shall be processed as per provisions of this regulation. Further, in case of discontinuance of use of such existing amenity/facility/utility shown on DP, the same shall be permitted in accordance with provision of major adjoining zone.	Sanctioned as proposed under section 30.
103	SM-103	DM-53 Regulation No. 40		Integration of Environmental Norms as mentioned in Annexure-X shall be applicable for development in NAINA.	Refused to accord sanction.
104	SM-104	DM-54 Regulation No 45.1	Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regard. Installation of telecom towers should not be allowed on and around (100 Meters) the buildings where educational, religious and health care institutions are functioning.	Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regard.	Sanctioned as proposed under section 30.
105	SM-105	DM-55		Total cost of the project	Refused to accord sanction to the

106	SM-106	Annexure 3; Sr. No 13.		fees 1 crore to less than 50 crore 50 crore to less than 100 crore 100 crore to less than 500 crore 500 crore to less than 1000 crore Above 1000 crore SPA-NAINA may review and revise the above rates of scrutiny fees when required	provision proposed under section 30. However the following revise provision is inserted as under : The scrutiny fees for Proposals of environment clearance shall be as per in accordance with GoM Order dated 12.06.2014. The same shall be subject to amendment carried out by the Government from time to time.
107	SM-107	DM-56 Annexure 4	1. a. For the sub-division or layout of the land admeasuring 4000 Sq.mt. or more for residential purpose, minimum 20 % of the net plot area shall have to be provided.	Sanctioned as published under section 26.	
108	SM-108	DM-57 Annexure 10	Integration of Environmental condition in building bye-laws	Sanctioned as proposed under section 30 with changes as under : Integration of Environmental condition in building byelaws as may be directed by Central and State Government from time to time with requisite fee structure shall be applicable for development in NAINA.	
109	SM-109	DM-58 FORMA 1A DM-59 Appendix 'C'	A. 8. Normal F.S.I. Permissible C-8, C-9, C-10, C-11, C-12, C-13, C-14	Sanctioned as proposed under section 30. Sanctioned as proposed under section 30.	
			A. 8. Base F.S.I. Permissible C-8, C-9, C-10, C-11, C-12, C-13, C-14 deleted		

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नंबाने

अशोक का. खांडेकर,
कार्यासन अधिकारी.

विकास योजना-नेना

(खालापूर तालुक्यातील ३५ गावे आणि ठाणे तालुक्यातील १४ गावे वगळून)

(महाराष्ट्र शासन, नगर विकास विभाग, अधिसूचना क्र.टिपोएस-१७१७/सं.क्र.२७५०/प्र.क्र.११/२०१९/नवि-१२, दि.१६.०९.२०१९ चे सहाय्य)

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	v. To reduce area of Bus Depot (561_BD) to 8.0 ha as shown on Plan. vi. 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	v. To delete part reservation 553_P from private s.no.120 & other's and is to be included partly in N7 zone and N4 zone as shown on Plan. vi. 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 Taleje, Panvel	v. To propose new 24 m wide road upto the service road of proposed Mumbai-Vadodara SPUR as shown on Plan. vi. 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	v. 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. vi. 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. 1L/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	v. 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.	Modification under section 30 is proposed to be sanctioned.
9	EP-9	M16	Recreation Zone (R4) at village Nandgaon, Vadavali, Turmale, Sangurli, Chinchwan, Shirdhon, Panvel	vi. 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.
10	EP-10	M18	268_GC (area 9.31 ha.) at village Chirvat, Panvel	N5 Zone shown along Phase-1 boundary in village Nandgaon, Vadavali, Turmale, Sangurli, Chinchawan 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.
11	EP-11	M20	Urban village Zone for Gaothans which falls along NAINA Boundary	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.
12	EP-12	M22	Mixed Use Zone at village Bhingarwadi, Panvel	The new N4 Zone to be shown in Village Shirdhon falling within 200 M Influence of Giravale Gaothan of MSPDC jurisdiction as shown on Plan. 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	v. Proposed 36m wide road is to be extended towards South upto the foothill as shown on Plan. vi. 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	vii. 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. viii. Area deleted under 60m wide road is to be included in adjoining N7 & N4 Zone as shown on Plan. ix. 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	v. The width of existing 5m wide road to be increased to 12m, till the culvert as shown on Plan. vi. A proposed 24m wide Road to be extended towards eastern side till 24m wide DP road which further connects to NH17 as shown or 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>ix. 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>x. A new 60m wide road towards West side is proposed passing through Salt Pans and N7 Zone as shown on plan.</p> <p>xi. A new 45m wide road is proposed to connect a new 60m wide road as shown on plan.</p> <p>xii. 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>v. 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>vi. 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>v. To show the s. nos. 199, 201, 202, 203, 204, 205 on Draft DP as shown on plan.</p> <p>vi. 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, 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.
28	EP-28	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	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.
29	EP-29	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	The 24 M wide road is proposed to be re-aligned as shown on plan
30	EP-30	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali 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.
31	EP-31	-	Proposed 24 M wide road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	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 Gaonhan 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 Bhangarwadi to Khanavale, Tal- Panvel	Proposed 60 M road passing through village Bhangarwadi 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 Bhangarwadi 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 Bhangarwadi 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 Bhangarwadi to Khanavale, Tal- Panvel	Table 31 1-9 Industry not listed above, but excluding red category industries as defined by MPCB.	Following provision is proposed to be added in 1-9 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 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 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.	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 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°	If the site is hilly and having gradient more than 22.5°	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.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने

अशोक का. खांडेकर,
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032
dated the 16th September 2019

NOTIFICATION

No.TPS-1717/MIS 2750/C.R.91/2019/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 the 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 27.04.2017;

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 the 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 the 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 the 1st September, 2017 and submitted the said Draft Development Plan under Section 30 (1) of the said Act on 20th 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 after consulting the Director of Town Planning, Maharashtra State, Pune, has decided to sanction a part of the said Draft Development Plan alongwith Development Control and Promotion Regulations for the final Notified area with some modifications as shown in Schedule-A (excluding certain modifications which are of substantial nature proposed to be made as shown in Schedule-B;

And whereas, some modifications proposed to be made by the Government being of substantial nature as shown in Schedule-B are published separately *vide* Notice No.TPS-1717/MIS 2750/C.R.91/2019/UD-12, dated 16.09.2019 under Section 31 of the said Act which are shown on the said Draft Development Plan & marked as excluded portions E.P.-1 to E.P.-38 (hereinafter referred to as “the said Excluded Part”);

Now therefore, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby –

(a) Accord its sanction to the said Draft Development Plan alongwith Development Control and Promotion Regulations with some modifications appended hereto as Schedule-A (excluding certain modifications which are of substantial nature shown as E.P.-1 to E.P.-38 in the said Development Plan) subject to the Notes given below.

(b) Fixes the date after one month of publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the said Draft Development Plan shall come into force.

(c) The proposals of Mumbai Metropolitan Regional Plan are deemed to be amended under Section 27 of the said Act, for the said final notified area as per this Notification sanctioning the said final Development Plan.

Notes:-

(1) The aforesaid final Development Plan sanctioned by the Government shall be kept open for inspection by the public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Chief Planner, NAINA.

(2) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown in the final Development Plan.

(3) All the existing roads whether shown on plan or not shall have status of existing road. Moreover, if existing road shown as a DP road in such cases no FSI/TDR shall be permissible.

(4) Draftsman’s errors which are required to be corrected as per actual situation on sites/or as per survey records, sanctioned layout etc. shall be corrected by CEO, NAINA, after due verification.

(5) Development of lands, Reservations and Roads within CRZ area (seashore, creek, mangroves, mangroves buffer zone etc.) shall be

(a) Subject to the Coastal Regulation Zone Notification issued by the Ministry of Environment and Forest, Government of India dated 19th February 1991 and 06th January 2011, and as modified by the Government of India from time to time.

(b) Subject to the Coastal Zone Management Plan.

(c) Subject to the clearance of the Maharashtra Coastal Zone Management Authority (MCZMA) or National Coastal Zone Management Authority (NCZMA) as the case may be.

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

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 in Urban development Department's Notification No TPS-1717/MIS 2750/C.R.91/2019/UD-12, dated 16.09.2019)

Schedule -A

Schedule of sanctioned Modifications

Sr. No.	Sanctioned Modification No.	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 sanctioned under section 31(1) of the MR&TP Act, 1966
1	2	3	4	5	6
1	SM-1	M7	Proposed 45m wide road at Hedutane, Kanpoli village boundary	<p>i. To modify the East-West alignment of proposed 45m wide road by shifting the junction toward North side as shown on Plan.</p> <p>ii. Area deleted under East-West 45m wide road is to be included in adjoining N7 Zone and Forest as shown on Plan.</p> <p>iii. To realign North-South 45m wide road towards East direction as shown on Plan.</p> <p>iv. Area deleted under North- South 45m wide road is to be included in adjoining N7 Zone as shown on Plan.</p>	45m wide road is reinstated as per plan published under section 26.
2	SM-2	M9	Proposed 36m wide road at village Mahalungi, Panvel	<p>i. To realign the junction of 36m wide road towards existing road to avoid structure as shown on Plan.</p> <p>ii. Area deleted under 36m wide road is to be included in adjoining part N7 zone and Forest as shown on Plan.</p>	Sanctioned as proposed under section 30.
3	SM-3	M12	396 PG (Area 2.63 Ha) at village Harigram, Panvel	A part reservation of 396_PG in the Eastern side of existing road to be deleted and is to be included in adjoining N1 Zone as shown on plan.	The existing road on eastern side of 396_PG is sanctioned to 12.00 meter width and the area of 396_PG toward east side of 12.00 M road is deleted and included in adjoining N1 Zone as shown on plan. Reservation of 396_PG towards west side of 12.0 M road is sanctioned as proposed under section 30 as shown on plan.

4	SM-4	M17	Proposed 36 m wide road at village Chirvat, Panvel	<p>i. The 36m wide road to be realigned through s. no. 45 (Govt. land) to access the adjoining N7 Zone (earlier LDZ) as shown on plan.</p> <p>ii. Part 36m wide road to be deleted and is to be included partly in adjoining 275_PG, N1 & N4 Zone as shown on plan.</p>	36 m wide road is reinstated as per plan published under section 26. A new 24.00 M wide road to the west of 36.00 M wide road from the North part of 275_PG reservation is sanctioned as shown on plan.
5	SM-5	M19	281_BD (area 14.88 Ha) at village Sangurli, Panvel	<p>i. To reduce area of Bus Depot (281_BD) to 8.0 Ha as shown on plan.</p> <p>ii. Part area of 281_BD to be deleted and is to be included in new Growth Centre reservation no. 263A_GC as shown on plan.</p>	Sanctioned as proposed under section 30.
6	SM-6	M21	Location of RUB & proposed 36m road at village Bhingarwadi, Panvel	<p>i. To shift the location of RUB as per the RUB construction on site as shown on Plan.</p> <p>ii. Proposed 36m wide road which meets RUB to be realigned towards North direction as shown on Plan.</p> <p>iii. Area deleted under 36m wide road is to be included in adjoining 305_GC reservation as shown on Plan.</p> <p>iv. A triangular portion under N3 zone (earlier R2 zone) to be deleted and is to be included in 305_GC reservation as shown on Plan.</p>	Sanctioned as proposed under section 30.
7	SM-7	M39	Realignment of proposed Suburban Railway line, Pen	The railway alignment to be modified in consultation with MMRDA as shown on Plan.	Sanctioned as proposed under section 30.
8	SM-8	M44	Play Ground (350_PG), Park (348_P) at village Wardoli, Panvel	The GoM had granted location clearance to the proposed Special Township Project (STP) on Survey no.s 40 and others, Village Wardoli, in the year 2015, based on the access through VR no 52. While preparing DP proposals, reservations of playground (350_PG) and Park (348_P) were proposed along VR no 52. However it is observed that entire frontage of the proposed STP is affected by these reservations, thereby making the scheme in-accessible. To honor the earlier commitments/ approvals of GoM, it is recommended to re-shape these reservations within the land holding of the STP	Reshaping of reservations 350_PG and 348_P by providing 18m wide access to the proposed STP/TPP is sanctioned as proposed under section 30.

9	SM-9	M45	Village Maldunge, Posari, Hedutane Tal- Panvel, Village Pohi, Taluka-Uran and village Tarankop, Taluka-Pen	by providing 18m wide access to the proposed STP as shown on Plan. The gaokhan which are un-inhabitated, the text to be written as "Un-Inhabitated gaokhan" on Draft DP.	Sanctioned as proposed under section 30.
10	SM-10	M46	Land use classifications in legend of Development Plan	The Land use Classifications in legend of Draft DP are rectified in accordance with sanctioned IDP DCPR's are as follows: i) R1 is rectified as N1. ii) R2 is rectified as N3. iii) R3 is rectified as N4. iv) R4 is rectified as N5. v) I is rectified as N6. vi) LDZ is rectified as N7.	Sanctioned as proposed under section 30.
11	SM-11	M47	Land use classifications in legend of Development Plan	Land use Classifications of legend of Draft DP, the word "Wetland" to be replaced by "Marshy/Submergence land".	Sanctioned as proposed under section 30.
12	SM-12	M48	Note no. 5 on Plan	5) Exact location of reservations and their area are subject to demarcation on site by TILR/DSLRL/Survey agency appointed by CIDCO for demarcation of reservations.	The note No 5 on plan is modified and sanctioned as under: 5. "The areas of reserved sites as mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site."
			Note no. 6 on Plan	6) Any changes in the village name/ survey no./ gut no./ hissa no./ survey boundary/village boundary/subdivision of villages or re-numbering/ missing survey nos. for any such reasons, necessary cognizance shall be taken of the prevailing authentic revenue records.	Sanctioned as proposed under section 30.
			Note no. 7 on Plan	7) KESZ boundary is shown as per notification. Any change in KESZ boundary, in future, the released land shall be included in adjoining land use zone.	Note No 7 on plan is modified and sanctioned as under: 7. "KESZ boundary is shown as per notification. Any change in KESZ boundary made by MoEF in future, the released land shall be included in adjoining land use zone"

13	SM-13	Jurisdiction	<p>Note no. 8 on Plan</p> <p>Note no. 9 on Plan</p> <p>These Regulations shall apply to the development of lands within the area of Development Plan for NAINA including IDP area. Refer Annexure 1 for list of villages forming part of NAINA.</p>	<p>8) Any changes in the MESZ boundary resulting in Survey number getting included in project boundary shall be dealt by regulation no. 6.5.1. of Draft DCPR.</p> <p>9) In view of provision for Forest in Regulation no 31.3 of Draft DCPR, needs no separate consideration"</p> <p>These Regulations shall apply to the development of lands within the area of Development Plan for NAINA including IDP area. Refer Annexure 1 for list of villages forming part of NAINA.</p>	<p>Note No 8 on plan is modified and sanctioned as under: 8. " MESZ boundary is shown as per notification. Any change in MESZ boundary made by MoEF in future, such released land shall be included in major adjoining land use zone"</p> <p>Note 9 on plan is refused to sanction.</p> <p>Sanctioned as proposed under section 30 with modification as under: These Regulations shall apply to the development of lands within the area of Development Plan for NAINA. Refer Annexure 1 for list of villages forming part of NAINA.</p> <p>Sanctioned with modification as under: These Regulations shall come into force on the date of coming into force of the final development plan.</p>
14	SM-14	Reg No 1.3 Commencement	<p>Commencement</p> <p>i) These Regulations shall come into force on the date of publication of the notice under section 26(1) of the MR & TP Act, 1966. Provided that the CEO may adopt the stringent of the provisions of these regulations and, the Development Control Regulations of Regional Plan for Mumbai Metropolitan Region, 1996-2011, draft DCR for regional plan of MMR 2016-2036, till these regulations are sanctioned by the Government under section 31 of the MR&TP Act, 1966.</p> <p>ii) After sanction of these regulations by the Government, these regulations will supersede the provisions of Sanctioned DCPRs for IDP area and will also apply to the IDP area mutatis mutandis.</p>	<p>Commencement</p> <p>i) These Regulations shall come into force on the date of publication of the notice under section 26(1) of the MR & TP Act, 1966. Provided that the CEO may adopt the stringent of the provisions of these regulations and, the Development Control Regulations of Regional Plan for Mumbai Metropolitan Region, 1996-2011, draft DCR for regional plan of MMR 2016-2036, till these regulations are sanctioned by the Government under section 31 of the MR&TP Act, 1966.</p> <p>ii) After sanction of these regulations by the Government, these regulations will supersede the provisions of Sanctioned DCPRs for IDP area and will also apply to the IDP area mutatis mutandis.</p>	

15	SM-15	Reg No 1.4 Savings Clause	<p>Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations.</p>	<p>Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations.</p>	<p>Sanctioned as proposed under section 30 with modification as under: Notwithstanding anything contained herein, any development permission granted or any action taken under the Regulations in force prior to these Regulations shall be valid and continue to be so valid, unless otherwise specified. Provided further that, the words 'action taken' in this regulation shall also include the issuance of Demand note for granting the development permission. The proposals of amended development permissions wherein work has been commenced in terms of regulation number 6.8, the marginal distances shall be considered as per approval given by Competent Authority. All other provisions shall be followed as per these regulations</p>
16	SM-16	Reg No 2.13	<p>"Balcony" means a horizontal cantilever or projection shown in the figure 2.1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.(French windows included)</p>	<p>"Balcony" means a horizontal cantilever or projection shown in the figure 2.1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.(French windows included)</p>	<p>Sanctioned as proposed under section 30 with modification as under: "Balcony" means a horizontal cantilevered projection shown in the figure 2.1 below, including parapet and handrail balustrade to serve as a passage or sitting out place with at least one side fully open, except being provided with railing or parapet wall for safety.(French windows included)</p>
17	SM-17	New Reg No 2.17			<p>New definition is added as under: "Base FSJ" means Floor Space Index permissible without levy of premium or TDR on any parcel of</p>

18	SM-18	Reg No 2.19	<p>"Built-up-Area" means any area covered by a building on all floors including cantilevered portions, mezzanine floors, if any, but except the areas excluded specifically under these Regulations.</p> <p>"Carpet area" means the net usable floor area within a building excluding that covered by the walls, common staircases/ common passages and corridors) but including door jambs.</p>	<p>"Built-up-Area" means any area covered by a building on all floors including cantilevered portions, mezzanine floors, if any, but except the areas excluded specifically under these Regulations.</p> <p>"Carpet area" means the net usable floor area within a building excluding that covered by the walls, common staircases/ common passages and corridors) but including door jambs.</p>	<p>land as per the provisions of these regulations.</p> <p>Sanctioned as proposed under section 30 with modification as under:</p> <p>"Built-up-Area" means any area covered by a building on all floors including cantilevered portions, mezzanine floors, if any, but except the areas excluded specifically under these Regulations.</p> <p>Sanctioned as proposed under section 30 with modification as under:</p> <p>"Carpet area" means the net usable floor area within a building excluding that covered by the external walls, areas under services shafts, exclusive balcony or veranda area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.</p>
19	SM-19	Reg No 2.22	<p>"Built-up-Area" means any area covered by a building on all floors including cantilevered portions, mezzanine floors, if any, but except the areas excluded specifically under these Regulations.</p> <p>"Carpet area" means the net usable floor area within a building excluding that covered by the walls, common staircases/ common passages and corridors) but including door jambs.</p>	<p>"Built-up-Area" means any area covered by a building on all floors including cantilevered portions, mezzanine floors, if any, but except the areas excluded specifically under these Regulations.</p> <p>"Carpet area" means the net usable floor area within a building excluding that covered by the walls, common staircases/ common passages and corridors) but including door jambs.</p>	<p>Sanctioned as proposed under section 30 with modification as under:</p> <p>"External wall" means an outer wall of a building not being party walls even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.</p>
20	SM-20	Reg No 2.45	<p>"External wall" means an outer wall of a building not being party walls even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.</p>	<p>"External wall" means an outer wall of a building not being party walls even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.</p>	<p>Sanctioned as proposed under section 30 with modification as under:</p> <p>"External wall" means an outer wall of a building not being partition walls even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.</p>
21	SM-21	Reg No 2.55	<p>"Floor space index (FSI)" means the quotient or ratio of the combined gross floor area of all floors, excluding areas specifically exempted from built up area calculation under these Regulation, to the area of the plot, viz:- Floor Space Index (FSI) = Total covered area on all floors/Area of Plot</p>	<p>"Floor space index (FSI)" means the quotient or ratio of the combined gross floor area of all floors, excluding areas specifically exempted from built up area calculation under these Regulation, to the area of the plot, viz:- Floor Space Index (FSI) = Total covered area on all floors/Area of Plot</p>	<p>Sanctioned as proposed under section 30 with modification as under:</p> <p>"Floor space index (FSI)" means the quotient obtained by dividing the total built-up area on all floors, excluding areas specifically exempted under these Regulations</p>

			covered area on all floors/Area of Plot		Floor Space Index (FSI) = Total built-up area on all floors /Net Plot Area
22	SM-22	Reg No 2.59	"FSI linked premium (FLP)" means the premium payable to SPA-NAINA by persons seeking development permission not covered under NAINA Scheme, Integrated Township Projects.	"FSI linked premium (FLP)" means the premium payable to SPA-NAINA by persons seeking development permission not covered under NAINA Scheme, Integrated Township Projects.	Sanctioned as proposed under section 30 with modification as under: "FSI linked premium (FLP)" means the premium payable to SPA-NAINA for FSI that may be available over base FSI on payment of premium by persons seeking development permission not covered under NAINA Scheme, Integrated Township Projects.
23	SM-23	Reg No 2.61	"Gaothan" means the settlement areas as defined under section 122 of the Maharashtra Land Revenue Code and as shown on the proposed land use plan of the Development Plan.	"Gaothan" means the settlement areas as defined under section 122 of the Maharashtra Land Revenue Code and as shown on the proposed land use plan of the Development Plan.	Sanctioned as proposed under section 30 with modification as under: "Gaothan" means portion of the land shown as 'gaothan' in the Revenue Village Map and includes the land included within the site of a village as determined by section 122 of the Maharashtra Land Revenue Code and as shown on the proposed land use plan of the Development Plan.
24	SM-24	Reg No 2.66	"Habitable room" or living room means, a room constructed or intended for human habitation.	"Habitable room" or living room means, a room constructed or intended for human habitation.	Sanctioned as proposed under section 30 with modification as under: "Habitable room" means a room constructed or intended for human habitation and uses incidental thereto, including kitchen if used as a living room but excluding a bathroom, water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic and spaces not frequently used.
25	SM-25	Reg No 2.72	"Information Technology Enabled Services (ITES)" means as defined	"Information Technology Enabled Services (ITES)" means as defined	Sanctioned as proposed under section 30 with modification as under:

			by IT Taskforce of Government of India.	defined by IT Taskforce of Government of India.	"Information Technology (IT), Information Technology Enabled Services (ITES)" means as defined by IT Taskforce of Government of India. (Refer Annexure 7). The Annexure 7 of IDP is retained.
26	SM-26	Reg No 2.73	"Layout open Space/ Recreational Open Space" means a common open space required to be kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.	"Layout open Space/ Recreational Open Space" means a common open space required to be kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.	Sanctioned as proposed under section 30 with modification as under: "Layout open Space/ Recreational Open Space" means a statutory common open space required to be kept in any layout exclusive of margins and approaches, at a height not more than ground level of the building unit.
27	SM-27	Reg No 2.88	"Net Plot area" means the area of the plot arrived at after deducting from the total holding the area covered by Development Plan reservations, existing public roads and area to be surrendered to SPA-NAINA if any. For FSI computation of land retained by the owner, the area under amenity space shall not be deducted.	"Net Plot area" means the area of the plot arrived at after deducting from the total holding the area covered by Development Plan reservations, existing public roads and area to be surrendered to SPA-NAINA if any. For FSI computation of land retained by the owner, the area under amenity space shall not be deducted.	Sanctioned as proposed under section 30 with modification as under: "Net Plot area" means the area of the plot arrived at after deducting from the total holding the area if any. of amenity space, Development Plan roads / road widening and reservations but inclusive of mandatory recreational open space and internal roads.
28	SM-28	Reg No 2.90	"Non-conforming user" means any lawful use / building existing on the site prior to coming into force of the Development Plan but which does not conform to the provisions of the Development Plan.	"Non-conforming user" means any lawful use / building existing on the site prior to coming into force of the Development Plan but which does not conform to the provisions of the Development Plan.	Sanctioned as proposed under section 30 with modification as under: "Non-conforming user" means any lawful use / building existed on the site but which does not conform to the zoning shown on the Development Plan.
29	SM-29	Reg No 2.93	"Owner" means the person who has legal title for land or building.	"Owner" means the person who has legal title for land or building.	Sanctioned as proposed under section 30 with modification as under: "Owner" means the person who has legal title for land or building and includes any person for the time

					being receiving or entitled to receive, whether on his own account or as agent, trustee, guardian, manager or receiver for another person or for any religious or charitable purposes the rents or profits of the property in connection with which it is used.
30	SM-30	New Reg No 2.103			New definition is added as under: "Record Plan or as built drawing" means a Plan to be prepared and submitted to the authority on the basis of which a final occupancy certificate is issued.
31	SM-31	New Reg No 2.104			New definition is added as under: "Refuge Area" means an unenclosed space in a multi-storied building specifically provided to serve as fire-proof space to gather easily for evacuation of the occupants.
32	SM-32	New Reg No 2.106			New definition is added as under: "Road width" or "Width of road/ street" means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course or direction of such road.
33	SM-33	Reg No 2.105			Sanctioned as proposed under section 30 with modification as under: "Row Housing" means a row of houses on adjacent plots with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.
					"Row Housing" means a row of houses on adjacent plots with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.

34	SM-34	Reg No 2.113	“SPA-NAINA” means a Special Planning Authority constituted and appointed for the Notified area of NAINA, amended from time to time.	“SPA-NAINA” means a Special Planning Authority constituted and appointed for the Notified area of NAINA, amended from time to time.	however have side open space as prescribed. Row house means a house with only front, rear and interior open spaces. Sanctioned as proposed under section 30 with modification as under: “SPA-NAINA” means CIDCO functioning as Special Planning Authority under section 40(1)(b) of the MRTP Act for NAINA notified area appointed by notification No. TPS-1712/475/CR98/12/UD-I2 dated 10th January 2013
35	SM-35	New definition	-	-	A new definition is added as under: “Tenement” means an independent dwelling unit with a kitchen or a cooking alcove.
36	SM-36	Reg No 2.120	“Terrace” means a flat open to sky part of a building having parapet.	“Terrace” means a flat open to sky part of a building having parapet.	Sanctioned as proposed under section 30 with modification as under: “Terrace” means an open-to-sky flat roof of a building or part of a building having parapet for safety and without any cantilevered portion
37	SM-37	Reg No 3.4	Environment Clearance: Any development falling within the EIA parameters as specified in the EIA Notification No. S.O. 1533 dated 14th September 2006 shall require Environment Clearance as specified in the notification, as amended from time to time.	Environment Clearance: Any development falling within the EIA parameters as specified in the EIA Notification No. S.O. 1533 dated 14th September 2006 shall require Environment Clearance as specified in the notification, as amended from time to time.	Sanctioned as proposed under section 30 with modification as under: Environment Clearance: Any development falling within the parameters as specified in the EIA Notification No. S.O. 1533 dated 14th September 2006 shall require Environment Clearance as specified in the notification, as amended from time to time by Government of India.
38	SM-38	Reg No 6.5.1	-	-	Following proviso is added in Reg No 6.5.1

				<p>Provided that, the area going to be included in project boundary due to change in the Eco Sensitive Zone boundary shall have deemed provisions of adjoining major zone of NAINA. The forest area shall dealt in accordance with provision of clause No.31.3 of these regulations.</p>
<p>39</p>	<p>SM-39</p>	<p>Regulation No 6.5.1(v)</p>	<p>modify the limit of a zone where the boundary line of the zone divides a plot or survey number; and</p>	<p>Sanctioned as proposed under section 30 with modification as under: "modify the limit of a zone where the boundary line of the zone divides a plot; and</p>
<p>40</p>	<p>SM-40</p>	<p>Regulation No 6.7.4</p>	<p>modify the limit of a zone where the boundary line of the zone divides a plot or survey number; and</p>	<p>Sanctioned as proposed under section 30 with modification as under: If within sixty (60) days of receipt of the valid application in prescribed format, along with necessary fees/ deposit under Annexure 2 (Sr. no. 8 & 9) of the regulations, SPA-NAINA fails to intimate in writing to the person, who has submitted application; of its refusal or sanction with such modifications or directions, the valid application with its plans and statements shall be deemed to have been sanctioned, provided all terms and conditions as per these DCPR are adhered by the applicant and nothing shall be construed to authorize any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.</p>
<p>41</p>	<p>SM-41</p>	<p>Regulation No 13.4.4</p>	<p>Open spaces: The provision of open spaces shall be governed by Regulation No.20.3. For FSI</p>	<p>Sanctioned as proposed under section 30 with modification as under: If within sixty (60) days of receipt of the valid application in prescribed format, along with necessary fees/ deposit under Annexure 2 (Sr. no. 8) of the regulations, SPA-NAINA fails to intimate in writing to the person, who has submitted application; of its refusal or sanction with such modifications or directions, the valid application with its plans and statements shall be deemed to have been sanctioned, provided all terms and conditions as per these DCPR are adhered by the applicant and nothing shall be construed to authorize any person to do anything on the site of the work in contravention or against the terms of lease or titles of the land.</p>

42	SM-42	Regulation No 14.1	<p>computation of land retained by the owner, the area under open spaces shall not be deducted.</p> <p>Permissible FSI shall be as per Table 15.1. Permissible land uses will be as per land use classification detailed in Part IV, Regulation No. 31.</p>	<p>computation of land retained by the owner, the area under open spaces shall not be deducted.</p> <p>Permissible FSI shall be as per Table 15.1. Permissible land uses will be as per land use classification detailed in Part IV, Regulation No. 31.</p>	<p>Open spaces: The provision of open spaces shall be governed by Regulation No.20.3.</p> <p>Sanctioned as proposed under section 30 with modification as under and added after Table 31.3: "Permissible FSI shall be as per Table 15.1." Refused to accord sanction.</p>
43	SM-43	Regulation No 16.6	<p>Incentive FSI for developments having distinct style of architecture from urban design and aesthetic point of view.....</p> <p>ii) If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of amajor water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;</p> <p>In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable.</p> <p>Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.</p>	<p>Incentive FSI for developments having distinct style of architecture from urban design and aesthetic point of view.....</p> <p>ii) If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of amajor water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;</p> <p>In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable.</p> <p>Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.</p>	<p>Sanctioned as proposed under section 30 with modification as under: ii. If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;</p> <p>In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable.</p> <p>Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.</p>
44	SM-44	Regulation No 18.1	<p>Incentive FSI for developments having distinct style of architecture from urban design and aesthetic point of view.....</p> <p>ii) If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of amajor water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;</p> <p>In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable.</p> <p>Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.</p>	<p>Incentive FSI for developments having distinct style of architecture from urban design and aesthetic point of view.....</p> <p>ii) If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of amajor water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;</p> <p>In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable.</p> <p>Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.</p>	<p>Sanctioned as proposed under section 30 with modification as under: ii. If the site is within a distance of 9 m from the edge of water mark of a minor watercourse (like nallah, canal, pond), and 15 M from the edge of water mark of a major water course (like river) shown on the Development Plan or village/city survey map or otherwise, provided that where a minor water course passes through a low lying land without any well-defined banks, the owner of the property may be permitted by the SPA-NAINA to restrict and or to re-align the water course within the same land along with cross section as determined by the CEO;</p> <p>In case of channelized small water course (nala) having width 6 M or less and channelized by retaining wall, the marginal distances as per these regulations shall be applicable.</p> <p>Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.</p>

45	SM-45	Regulation No 20.3.2	<p>In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground. However provided further if layout open space has been used for school playground such playground will be available for use by layout residents during non-school hours.</p>	<p>In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground. However provided further if layout open space has been used for school playground such playground will be available for use by layout residents during non-school hours.</p>	<p>Where flood line (blue line) has been determined for major water course and is at a distance more than 15.00 M from edge of water course, no construction shall be permissible within such distance.</p>
46	SM-46	Regulation No 21.4	<p>Open spaces around buildings with podium: In case of buildings with podium, open spaces on side and rear at the ground level shall relate to the height of podium as given in Regulation No. 22.3.10</p>	<p>Non-Conforming Uses: Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up area subject to availability of FSI as per the provisions of these regulations applicable to such use except when located on sites having gradient more than 22.5°.</p>	<p>Sanctioned as proposed under section 30 with modification as under: In case of development of land for educational purpose, 40% of the gross area (or as decided by the Government from time to time) shall be earmarked for playground which shall be inclusive of 10% recreational open space. Notwithstanding anything contained in this rule, the shape and location of such open space shall be such that it can be properly utilised as playground.</p>
47	SM-47	Regulation No 22.3.10	<p>Open spaces around buildings with podium: In case of buildings with podium, open spaces on side and rear at the ground level shall relate to the height of podium as given in Regulation No. 22.3.1. additional setback shall be provided at</p>	<p>Non-Conforming Uses: Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up area subject to availability of FSI as per the provisions of these regulations applicable to such use except when located on sites having gradient more than 1:5.</p>	<p>Sanctioned as proposed under section 30 with modification as under: Non-Conforming Uses: Any lawful non-conforming use may be allowed to be continued or expanded to the extent of 50 percent of the existing built up area subject to availability of FSI as per the provisions of these regulations applicable to such use except when located on sites having gradient more than 1:5.</p>

48	SM-48	Regulation No 22.6 (v)	<p>Regulation No. 22.3.1. additional setback shall be provided at the podium level such that the setback plus the open space at the ground level shall conform to the requirements of open space given in Regulation No. 22.3. The front open space for buildings with podium shall be same as Regulation No. 22.1 or 22.2 as the case may be.</p>	<p>the podium level such that the setback plus the open space at the ground level shall conform to the requirements of open space given in Regulation No. 22.3. The front open space for buildings with podium shall be same as Regulation No. 22.1 or 22.2 as the case may be.</p>	<p>Podium for parking of the vehicle may be permitted with the following conditions / requirements:</p> <p>i) Height of podium shall be at least 2.4 m in height from the floor to the soffit of beam.</p> <p>ii) Podium shall not be provided in front setback space. Podium shall be allowed at a distance of 6.00 m from rear and side plot boundary.</p> <p>iii) Podium shall only be used for parking and it shall be designed to take load of fire engine.</p> <p>iv) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid, podium.</p> <p>In regulation no 22.6(v) after (i) following provision (j) is added:</p> <p>(j) Staircase, common passages in front of lift & staircase to the extent of 1.5 times width of such staircase or lift.</p>
49	SM-49	Regulation No 24.2.3	<p>Exclusion of structures / projections for FSI calculation</p>	<p>Exclusion of structures / projections for FSI calculation</p>	<p>Sanctioned as proposed under section 30 with modification as under:</p> <p>Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.2 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats (Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional</p>
			<p>Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.4 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats (Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room shall be 2.4 m. In case of centrally air conditioned building,</p>	<p>Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.2 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats (Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional</p>	<p>Sanctioned as proposed under section 30 with modification as under:</p> <p>Height: The height of all rooms for human habitation shall not be less than 2.75 m and maximum 4.2 m except in case of Residential Hotels of the category of 3 starred and above, Assembly, Institutional, Educational, Industrial, Hazardous and Storage occupancies, and in case of portions common to two floors of duplex flats (Duplex flats shall mean a residential flat divided on two floors with an internal staircase connecting the two floors), measured from the surface of the floor to the lowest point of the</p>

			height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted towards FSI.	height provided above 4.2 m will be counted towards FSI.	ceiling (bottom of slab). The minimum clear head room under beam shall be 2.4 m. In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m, measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. Any additional height provided above 4.2 m will be counted towards FSI.
50	SM-50	Regulation No 24.15	Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2005.	Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2005.	Sanctioned as proposed under section 30 with modification as under: Septic Tanks: Till sewer network is provided, Septic tanks will be permissible in accordance with provisions of NBC 2016
51	SM-51	Regulation No 29.4.1	Minimum area of shop shall be 6 m ² in R1 zones with a minimum width of 2.0 m and 10 m ² in other zones with a minimum width of 3 m.	Minimum area of shop shall be 6 m ² in R1 zones with a minimum width of 2.0 m and 10 m ² in other zones with a minimum width of 3 m.	Sanctioned as proposed under section 30 with modification as under: Minimum area of shop shall be 6 m ² in N1 zones with a minimum width of 2.0 m and 10 m ² in other zones with a minimum width of 3 m
52	SM-52	Regulation No 40.2.1(iii)	iii) The SPA-NAINA may impose a levy of not exceeding Rs.1000/-per annum for every 100 m ² of built-up area for the failure of the owner of any building mentioned in the (i) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. SPA-NAINA may amend these charges from time to time.	iii) The SPA-NAINA may impose a levy of not exceeding Rs.1000/-per annum for every 100 m ² of built-up area for the failure of the owner of any building mentioned in the (i) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. SPA-NAINA may amend these charges from time to time.	Sanctioned as proposed under section 30 with modification as under: The SPA-NAINA may impose a levy of not exceeding Rs.1000/-per annum for every 100 m ² of built-up area for the failure of the owner of any building mentioned in the (i) above to provide or to maintain Rain Water Harvesting structures as required under these regulations. SPA-NAINA may amend these charges from time to time. Failure to provide Rain Water Harvesting System shall deem to be breach of conditions on which

53	SM-53	Schedule 1	<p>iii) An impervious surface/underground storage tank at the rate of 50 liters/ tenement for tenement up to 30 tenements and at the rate of 20 liters/ tenement for 30 and above tenements. may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for washing, gardening and such other purposes. The storage tank shall be provided with an overflow.</p>	<p>ii) An impervious surface/underground storage tank at the rate of 50 liters/ tenement for tenement up to 30 tenements and at the rate of 20 liters/ tenement for 30 and above tenements. may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for washing, gardening and such other purposes. The storage tank shall be provided with an overflow.</p>	<p>development permission has been granted. Sanctioned as proposed under section 30 with modification as under: An impervious surface/ underground storage tank at the rate of 50 litres/ tenement for tenement up to 30 tenements and at the rate of 20 litres/ tenement for 30 and above tenements. may be constructed in the setback or other open spaces and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tank shall be provided with an overflow.</p>
54	SM-54	Annexure 6 Schedule for Service Industries, Sr. No 12	<p>To be permitted in R1 zone only</p>	<p>To be permitted in R1 zone only</p>	<p>Sanctioned as proposed under section 30 with modification as under: To be permitted in N1 & N4 zone only</p>
55	SM-55	DM-1 Reg No 2.124	<p>"Urban Village" means an area of 200 m around existing inhabited Gaothan boundaries as shown in the proposed landuse plan of JDP. Where more than 50% of area of survey no. / gut no. is covered within the above peripheral distance then the remaining whole of such survey no./gut no. within one ownership shall be considered as urban village.</p>	<p>"Urban Village" means an area of 200 m around existing inhabited Gaothan boundaries on or prior to the date of publication of the Development Plan under section 26 as shown on the Development Plan or otherwise. Where more than 50% of the area of the survey no/ gut no/hissa no is covered within the above 200 M distance, then the remaining whole of such survey no/ gut no/hissa no within one ownership shall be considered for development as urban village zone. For the Gaothans which are situated in Navi Mumbai area/ MESZ area/ MIDC area, the benefit of urban village zone shall not be permissible in NAINA area.</p>	<p>Sanctioned as proposed under section 30.</p>

56	SM-56	DM-2 6.5.1(iii)	-	If more than 50% of an integrated project (ITP or NAINA Scheme or Group Housing Scheme/ Layout) falls within the jurisdiction of NAINA and rest of such entire project falls in the jurisdiction of other Authorities, then such remaining portion shall be deemed to be included in jurisdiction of NAINA, with prior intimation to GoM and the other Authority. However, there shall not be any change in the zoning provisions and permissible FSI of the other Authority.	Refused to accord sanction.
57	SM-57	DM-3 Reg No 6.6.2	-	The CEO is authorized to amend appendices A to K (except C) mentioned in these regulations as and when necessary.	Sanctioned as proposed under section 30.
58	SM-58	DM-4 Reg No 6.7.3	(b) Final approval: After having demarcated the layout by the Land Records Department, the owner shall submit the demarcated layout for final approval to SPA-NAINA and the SPA-NAINA shall examine the provision laid down in Regulation No.6.9 and grant final approval if it is in accordance with the layout recommended for demarcation and conforming to the regulations.	Sanctioned as proposed under section 30.	
59	SM-59	DM-5 Reg No 11.2.2	The number of storeys shall not exceed two (including ground floor)	The number of storeys shall not exceed two (including ground floor, but excluding stilt floor, i.e. G+1 or Stilt+2)	Sanctioned as proposed under section 30.
60	SM-60	DM-6 Reg No 12.5	-	All other regulations as per this DCPR shall apply for these developments	Sanctioned as proposed under section 30.
61	SM-61	DM-7 Reg No 13.1.4	In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-I and sanctioned IDP (23 villages) as per Table 13.1, the owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall	In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-I and sanctioned IDP (23 villages) as per Table 13.1, the owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall	Sanctioned as proposed under section 30 with changes as under: In case, the requirement for aggregation falls short as per Table 13.1 and the owner has land equivalent to shortfall under reservation/s elsewhere in the Phase-I and sanctioned IDP (23 villages) as per Table 13.1, the

			NAINA provided each of such non-contiguous land parcels shall comprise at least 50% of the land under individual reservation at that location.	comprise at least 50% of the land under individual reservation at that location. In case of larger reservations, CEO-NAINA may grant relaxation for the above on case to case basis.	owner can become eligible for NAINA Scheme by surrendering that land to SPA-NAINA provided each of such non-contiguous land parcels shall comprise at least 50% of the land under individual reservation at that location. In case of larger reservations, CEO-NAINA may grant relaxation for the above to the extent of 15% on case to case basis. However, the minimum 50% criteria shall not be applicable for roads, city park and growth center reservation.
62	SM-62	DM-8 Table No 13.1, Sr. No 3	Minimum area of NAINA Scheme in LDZ - 25 Ha	Minimum area of NAINA Scheme in LDZ - 20 Ha	Sanctioned as proposed under section 30
63	SM-63	DM-9 Reg No 13.2.1.3	Outline Development Permission shall be valid for one year from date of its issue. Outline Development Permission itself will not entitle the applicant to commence development of land. If the final approval is not obtained within such period the Outline Development Permission shall lapse.	Outline Development Permission u/s 45 for plotted layout of each owner's proportionate share shall remain valid for 4 years in the aggregate but shall have to be revalidated every year from the date of its issue. The application for revalidation with necessary fees shall be made before expiry of one year if the work is not already commenced. In the ODP, the size and shape of every reconstituted plot shall be determined, so far as may be, to render it suitable for building purposes. The reconstituted plot of an original land holding by alteration of the boundaries of the original plot shall be by transfer of the ownership wholly or partly of the adjoining lands of an original plot from one person to another.	Sanctioned as proposed under section 30
64	SM-64	DM-10 Reg No 13.4.7	-	Permissible building height shall be as per Regulation No 22.8	Sanctioned as proposed under section 30
65	SM-65	DM-11 Table No 15.1, Sr. No 4	NAINA Scheme - More than 25 ha and upto 40 ha	NAINA Scheme - More than 25 ha (20 Ha for LDZ) and up to 40 ha	Sanctioned as proposed under section 30

66	SM-66	DM-13 Note at Sr. No 10 of Table No 15.1		10. Under NAINA Scheme, the permissible FSI of the land retained by owners/ Developers shall be distributed amongst final plots on pro-rata basis. However if a holder of smaller plot is unable to utilize such assigned FSI, then he may transfer such non - utilizable FSI to other plot holders within the same scheme by mutual consent agreements	Sanctioned as proposed under section 30 with modification as under: Under NAINA Scheme, the permissible FSI of the land retained by owners/ Developers shall be distributed amongst final plots on pro-rata basis. However if a holder of smaller plot is unable to utilize such assigned FSI, then he may transfer such non - utilizable FSI to other plot holders within the same scheme by mutual consent agreements. SPA-NAINA shall device a policy for transfer of such non - utilizable FSI and shall implement the same with prior approval of Government.
67	SM-67	DM-14 Regulation No 15.2	In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8.	In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8. This shall also be applicable for plots surrendered by land owners under the NAINA scheme.	Sanctioned as proposed under section 30 with modification as under: In DP reservations with prior approval of CEO, the permissible FSI may be allowed to be exceeded by 100% of the base FSI in respect of Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts. Such additional FSI shall be permissible on payment of premium as mentioned in Annexure - 8. This shall also be applicable for plots surrendered by land owners under the NAINA scheme and being utilized for Educational, Medical use.
68	SM-68	DM-15 Regulation No 15.3	For Educational, Medical of Govt. or Public Authorities or of Registered Charitable Trusts, maximum permissible FSI shall be 1.0 on payment of premium as mentioned in	Educational, Medical of Government or Public Authorities or of Registered Charitable Trusts, not covered under regulation no 15.2 shall be permitted an additional FSI over and above the base FSI indicated in regulation no 15.1 upto a	Sanctioned as proposed under section 30 with modification as under: For lands other than DP reservations, Educational, Medical

69	SM-69	DM-16 Regulation No 16.1	<p>Annexure - 8 except in Recreational Zone.</p> <p>16.1 Integrated Township Projects of Maharashtra by its Government issued from time to time culminating into notification No. TPS 1213/1533/C.R.236/13/UD-12 dated 30th June 2014 and subsequent modifications to the Regional Plan for Mumbai Metropolitan Region have incorporated Regulations for permitting Integrated Township Projects in areas under Special Planning Authorities. The Regulations for Integrated Townships are applicable in the NAINA area subject to following conditions:</p> <p>a. Except for the specific provisions mentioned in the ITP regulations, the other features of development which otherwise need to be referred from Standardized DCPRs shall conform to these regulations.</p> <p>16.1.2 In case of Integrated Township Projects, the permissible FSI shall be 1.0. Further it shall be mandatory for the developer to surrender 15% land to SPA-NAINA, in consultation with the CEO, subject to the following:</p>	<p>maximum permissible FSI of 1.0 on payment of premium as mentioned in Annexure - 08, except in Recreation Zone.</p>	<p>of Government or Public Authorities or of Registered Charitable Trusts, not covered under regulation no 15.2 shall be permitted an additional FSI over and above the base FSI indicated in regulation no 15.1 upto a maximum permissible FSI of 1.0 on payment of premium as mentioned in Annexure - 08, except in Recreation Zone.</p>
			<p>16.1 Integrated Township Projects (ITP)</p> <p>16.1.1 Special Regulations for Development of Integrated Township Projects in Mumbai Metropolitan Region as sanctioned by Government vide notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 26/12/2016, amended from time to time shall be applicable subject to conditions that, 7.5% of gross area of ITP (free of IDP reservation) shall be earmarked on layout plan and be handed over to SPA-NAINA with following conditions:</p> <p>i) For determining eligibility of ITP, the 7.5% area shall be considered in area calculation.</p> <p>ii) The area to be handed over to SPA-NAINA shall not contain area under hill slopes, and shall be accessible by major road.</p> <p>iii) Base FSI of 7.5 % land shall be made available to the applicant as per applicable FSI of the project and the applicant shall use it on remaining 92.5 % land.</p> <p>iv) Area under IDP reservations except growth center, lying in proposed ITP shall be developed by the developer for the designated amenity. The land under growth center shall be necessarily surrendered to SPA NAINA. The applicant is entitled for TDR of the growth center as per Regulation No 43. The TDR generated shall be used in same ITP area only.</p> <p>v) If the developer constructs the buildable amenity and handover the constructed amenity</p>	<p>Sanctioned with modification as under:</p> <p>16.1 Integrated Township Projects (ITP)</p> <p>16.1.1. Special Regulations for Development of Integrated Township Projects in Special Planning Authority areas as sanctioned by the Government vide notification No.TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13, dated 08/03/2019 & amended from time to time are inserted.</p>	

	<p>a. For determining eligibility of ITP, 15% area shall be considered in area calculation.</p> <p>b. The 15 % land to be surrendered to SPA-NAINA at mutually agreed location shall be exclusive of any DP reservation, free of cost and encumbrances, leveled with compound wall and gate.</p> <p>c. The area to be handed over to SPA-NAINA shall not contain area under hill slopes, and shall be accessible by major road.</p> <p>d. Base FSI of 15 % land shall be made available to the applicant as per applicable FSI of the project and the applicant shall use it on remaining 85% land.</p> <p>e. Area under DP reservations viz. Schools, Primary Health Centre, College, General Hospital, Police Station, Fire Station, Roads and Parks/Playgrounds lying in proposed ITP shall be developed by the developer for the designated reservation. Other DP reservations and Growth Center reservations, if lying within the ITP shall necessarily be surrendered to SPA-NAINA and the applicant is entitled for TDR as per Regulation No 43. The TDR generated shall be used in same ITP area only.</p> <p>f. If the developer constructs the buildable reservation and hands it over free of cost to SPA-NAINA, upon such handing over such constructed reservation the developer would be entitled to utilize additional floor space over and above the FSI permissible within the</p>	<p>free of cost, upon such handing over such constructed amenity the developer would be entitled to utilize additional floor space over and above the FSI permissible within the township (as per construction amenity TDR mentioned in the DCR) anywhere within the ITP project.</p> <p>vi) The developer has to make arrangement of all infrastructure on his own cost. If developer intends to obtain any infrastructure from CIDCO, he shall pay necessary charges to CIDCO. The infrastructure may be provided as per availability and readiness of resources.</p> <p>vii) SPA-NAINA shall construct city level (trunk) infrastructure near / adjoining Integrated Township Project on Priority.</p> <p>viii) The FSI of 7.5% land to be handed over to CIDCO shall be as per Table No 15.</p> <p>ix) Except for the specific provisions mentioned in the ITP regulations, the other features of development which otherwise need to be referred from Standardized DCPRs shall conform to these regulations</p>	
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70	SM-70	DM-17 Regulation No 16.2.2	<p>township (as per construction amenity TDR mentioned in these regulation) anywhere within the ITP project.</p> <p>g. Development charges with exemptions as may be applicable will also be payable.</p> <p>16.1.3 EWS/LIG Housing: The EWS/LIG housing developed as per Regulation of ITP shall be handed over to SPA-NAINA at pre-determined rates.</p> <p>FLP: FLP at the rate of two times the determined charges by SPA-NAINA will be levied and recovered from the developer for any new schemes sanctioned by MMRDA post publication of these regulations. FLP will be levied and recovered at the time of issuing Commencement Certificate.</p>	<p>If the MMRDA provides infrastructure to such RHS then the charges shall be as per the regulations of MMRDA and FLP/OCSDC will not be charged, if not then FLP at the rate of two times the determined charges by SPA-NAINA will be payable by the developer.</p>	Sanctioned as proposed under section 30.
71	SM-71	DM-18 Regulation No 16.3.1	<p>Following special regulations shall apply to theme based development of land admeasuring 60 ha or more</p> <p>Areas with slopes steeper than 22.5° can be part of such TBD but these shall be maintained as no development area as per Regulation No. 18.1. The FSI of such areas will be allowed to be consumed on the balance area within the TBD. Such steep slope areas shall not constitute more than 25% of the total area of TBD.</p>	<p>Following special regulations shall apply to theme based development of land admeasuring 40 ha or more</p> <p>Areas with slopes steeper than 1:5 can be part of such TBD but these shall be maintained as no development area as per Regulation No. 18.1. The FSI of such areas will be allowed to be consumed on the balance area within the TBD. Such steep slope areas shall not constitute more than 40% of the total area of TBD.</p>	Sanctioned as proposed under section 30.
72	SM-72	DM-19 Regulation No 16.3.8.1	<p>Land aggregations of 60 ha or more in Phase-I area</p>		Sanctioned as proposed under section 30.
73	SM-73	DM-20,21,22 Regulation No 16.4, 16.4.1,16.4.2,16.4.3			<p>The Regulation Numbers 16.4, 16.4.1,16.4.2,16.4.3 are deleted and replaced with following title:</p> <p>Implementation of NAINA Scheme in Phase-I area by CIDCO through mechanism of Town Planning</p>

74	SM-74	DM-23 Regulation No 16.5	<p>Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government. The Development/redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision in NAINA. All the fees/charges/premium mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted in Phase-I area wherein participation of other than Govt agencies is involved and/or zonal FSI limit of DP is exceeding.</p>	<p>Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority / Agencies of State or Central Government – The Development/redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision in NAINA. All the fees/charges/premium mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted in Phase-I area wherein participation of other than Govt agencies is involved and/or zonal FSI limit of DP is exceeding.</p>	Scheme mentioned in MRTTP Act, 1966
75	SM-75	DM-24 Regulation No 16.7		<p>Incentive for green buildings CIDCO shall strive to promote green building concepts within the NAINA. In order to do so it may empanel agencies of repute as listed/ recognized by the State / Central Government. The following incentives shall be provided for green rated buildings.</p>	Sanctioned as proposed under section 30 with changes as under: The Development/ redevelopment of housing schemes of MHADA / Agencies of state or central Government. The Development /redevelopment of housing schemes of MHADA / Agencies of state or central government shall be permissible as per applicable rules/regulations of respective schemes/project, irrespective of zone provision in NAINA subject to the directives issued under the MRTTP Act, 1966 by the Urban Development Department to do so. All the fees/charges/ premium mentioned in these regulations, shall be payable for such developments. For the schemes having FSI upto 1.00, FLP as mentioned in Annexure 3 is applicable, and for higher FSI schemes (FSI more than 1.00), FLP at the rate of two times shall be applicable. However, no such schemes shall be permitted wherein participation of other than Govt agencies is involved and/or zonal FSI limit of DP is exceeding.

	<p>i) Green buildings shall be entitled for incentive FSI as below. GRIHA Three star / IGBC Silver or equivalent rating – 3% incentive FSI on basic FSI. GRIHA Four star / IGBC Gold or equivalent rating – 4% incentive FSI on basic FSI. GRIHA Five star / IGBC Platinum or equivalent rating – 5% incentive FSI on basic FSI. Provided, achieving minimum GRIHA Three star / IGBC Silver or equivalent rating for construction projects shall be mandatory for all buildings belonging to Government, Semi-Government, local bodies and public sector undertakings.</p> <p>ii. Incentive FSI will be awarded after pre-certification from the empanelled agency. This FSI shall be exclusive of the limits specified in this DCPR.</p> <p>iii) In case that the developer fails to achieve committed rating as per pre-certification at the time of final occupancy, a penalty shall be imposed at the rate 2 times of the land cost as per ASR for the incentive FSI for the rating not achieved.</p>	<p>Sanctioned as proposed under section 30 with changes as under: Relocation / re-shaping of DP Sites/DP Proposals while granting layout permission: If the land proposed to be laid out for any development is affected by any reservations for public purposes, the CEO NAINA, may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Provided that, no such shifting of the reservations shall be permitted-</p>
		<p>Relocation / re-shaping of DP Sites/DP Proposals while granting layout permission: If the land proposed to be laid out for any development is affected by any reservations for public purposes, the CEO NAINA, may agree to adjust the boundaries of the reservation or shift the location of such reservation to suit development without altering the area of such reservation. Provided that, no such shifting of the reservations shall be permitted-</p> <p>(a) if the reservation proposed to be relocated is in parts; (b) beyond 200 mts. of the location in the Development Plan; (c) beyond the same holding of the owner in which such reservation is located.</p>
		<p>DM-25 Regulation No 17.2</p>
	<p>SM-76</p>	
<p>76</p>		

	<p>(d) unless the alternative location and size is at least similar to the location and size of the Development plan as regards access, levels, etc.;</p> <p>(e) unless the relocation is within area covered by the layout or development permission under sanction; and</p> <p>(f) if the reservation is already shifted under these regulations.</p> <p>(g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation etc. Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. (d) and (f) above.</p> <p>All such relocation of the reservations / alignment of roads shall be carried out with prior approval of CEO NAINA. The CEO, NAINA shall inform regarding the same to the Government under intimation to the Director of Town planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent. Provided that, in case of re-shaping of reservation, the portion of reservation falling outside the same holding shall remain unchanged.</p>	<p>(a) if the reservation proposed to be relocated is in parts;</p> <p>(b) beyond 200 mts. of the location in the Development Plan;</p> <p>(c) beyond the same holding of the owner in which such reservation is located;</p> <p>(d) unless the alternative location and size is at least similar to the location and size of the Development plan as regards access, levels, etc.;</p> <p>(e) unless the relocation is within area covered by the layout or development permission under sanction; and</p> <p>(f) if the reservation is already shifted under these regulations.</p> <p>(g) if the land is reserved in view of its geographical location like Bio-Diversity Proposal, Nala training reservation</p> <p>(h) Growth Center. Provided further that, relocation of the reservation from a land may also be permitted on any land within 200 meters belonging to other owner's land if the other owner consents to such relocation of reservation on his land and consents to hand over his land to the Planning Authority where reservation is proposed to be relocated in lieu of TDR subject to conditions mentioned in sub Regulation No. (d) and (f) above. All such relocation of the reservations / alignment of roads shall be carried out with prior approval of CEO NAINA. The CEO, NAINA shall inform</p>

					regarding the same to the Government under intimation to the Director of Town planning at the time of sanctioning the development permission. The Development Plan shall deem to be modified to that extent. Provided that, in case of re-shaping of reservation, the portion of reservation falling outside the same holding shall remain unchanged.
77	SM-77	DM-27 Regulation No 19.3.8		In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the CEO may take steps including improvement under, the provision of relevant Act to declare it as a public street.	Sanctioned as proposed under section 30 with changes as under: In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a numbers of plots, the CEO has authorized to take steps including improvement following the provision of relevant Act to declare it as a public street.
78	SM-78	DM-28 Regulation No 20.2.5	While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands.	While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands. Further, in already approved layouts, all internal roads shall be treated as public authorized roads for the purpose of providing access to adjoining lands. No consent of owners/developer of such approved layout shall be necessary for deriving access to such adjoining properties. The maintenance of such internal roads shall continue to remain with the developer/land owner till the same is handed over to local Authority.	Sanctioned as proposed under section 30 with changes as under: While granting the development permission for land sub-division or group housing/campus planning, it shall be necessary to coordinate the roads in the adjoining lands. Further, in already approved layouts, all internal roads shall be treated as public authorized roads for the purpose of providing access to adjoining lands following the provision of relevant Act.
79	SM-79	DM-29 Regulation No 20.4.3	Computation of FSI: For the purpose of computing FSI/Built-up area, the net plot area shall be considered. In case of plotted layout, area will be distributed on all plots to	Computation of FSI: For the purpose of computing FSI/Built-up area, the net plot area shall be considered. In case of plotted layout, such FSI of net plot area will be distributed on	Sanctioned as proposed under section 30 with changes as under: Computation of FSI: For the purpose of computing FSI/Built-up

	<p>arrive at net plot area for the purpose of FSI calculation.</p>	<p>all plots or at the option of the owner on any plot but subject to other regulations.</p>	<p>area, the net plot area shall be considered. In case of plotted layout, the basic FSI of such net area shall be distributed on all plots on pro-rata basis or on certain plots to which land owner desires. subject to maximum receiving potential prescribed in these regulations.</p>
80	<p>SM-80</p>	<p>DM-30 Regulation No 20.5</p>	<p>Amalgamation of Plots: Amalgamation of plots shall be permissible if they form a sizable plot and are contiguous with same ownership. After amalgamation the plot proportions shall not exceed more than 1:2.5.</p>
81	<p>SM-81</p>	<p>DM-31 Regulation No 22.5.1(i)</p>	<p>Sanctioned as proposed under section 30.</p>
82	<p>SM-82</p>	<p>DM-32 Regulation No 22.5.1</p>	<p>Sanctioned as published under section 26</p>

83	SM-83	DM-33 Regulation No 22.6 (ii)	over roads/ lanes having width 4.50 or less.	ii) The minimum parking space requirement provided as per these Regulations provided as stilt / multi-storeyed floor space and used as parking.	Sanctioned as proposed under section 30.						
84	SM-84	DM-34 Para in regulation No. 23	-	-	Refused to accord sanction. This provision is deleted.						
85	SM-85	DM-35 Table 23.1 (Sr.No. 1A)	-	<p>(The Parking Norms /Standards sanctioned at later date for Municipal Corporation in MMR shall supersede / replaced the following parking norms.)</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Occupancy</th> <th>One car parking space for every</th> </tr> </thead> <tbody> <tr> <td>1A</td> <td>Residential with high Density (such as Rental Housing, Affordable housing)</td> <td> (a) 4 tenements having carpet area upto 35 m2 each (b) 2 tenements having carpet area exceeding 35 m2 each and having area upto 45 m2 each (c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each (d) ½ tenement with carpet exceeding 70 m2 In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one. </td> </tr> </tbody> </table>	No.	Occupancy	One car parking space for every	1A	Residential with high Density (such as Rental Housing, Affordable housing)	(a) 4 tenements having carpet area upto 35 m2 each (b) 2 tenements having carpet area exceeding 35 m2 each and having area upto 45 m2 each (c) 1 tenements with carpet area exceeding 45 m2 but not exceeding 70 m2 each (d) ½ tenement with carpet exceeding 70 m2 In addition to the car parking spaces specified in (a), (b) (c) and (d) above, car parking shall be provided to the extent of 10 percent of the number stipulated above, as visitor car parking subject to minimum of one.	Sanctioned as proposed under section 30.
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86	SM-86	DM-36 Table no 23.1 - Note	Note: Mechanical Parking shall be permissible in case of parking	Note: Mechanical Parking shall be permissible in case of parking provided over and above the	Sanctioned as proposed under section 30						

87	SM-87	DM-37 Regulation No 24.3.1	<p>provided over and above the requisite parking requirements stipulated under all the above categories. In all above categories 10% of the total parking requirement in residential areas will be reserved as visitor's parking and 10% in case of all categories will be reserved as two-wheeler parking. The above requirements shall be applicable for developments under Regulation No 12.8.</p> <p>Kitchen size: The area of the kitchen shall not be less than 4.5 m² with a minimum width of 1.8 m.</p>	<p>requisite parking requirements stipulated under all the above categories. In all above categories 10% of the total parking requirement in residential areas will be reserved as visitor's parking and 10% in case of all categories will be reserved as two-wheeler parking. The above requirements shall be applicable for developments under Part-II, Development in Development Plan.</p> <p>Kitchen size: The area of the kitchen shall not be less than 4.5 m² with a minimum width of 1.8 m. In the case of a single room tenement having multi-purpose room with size upto 12.5 sq.m with a minimum width of 1.4 m, alcove (a cooking space having direct access from the main room without any inter communicating door) is permitted. The size of alcove shall not be less than 2.4 sq.m. with a minimum width of 1.2 m.</p>	Sanctioned as proposed under section 30.
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88	SM-88	DM-38 Regulation No 24.11 24.11.1	<p>Basement Basement shall be constructed within the prescribed setbacks and level and may be put to only following uses, which shall be free of FSI:</p> <p>i) Air conditioning equipment and other machine used for services and utilities of the building;</p> <p>ii) Parking spaces and</p> <p>iii) Strong room, bank cellars etc.</p> <p>The basement shall not be used for any other user than mentioned above. Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the CEO may allow only one ramp with not less than 6.0 m in width.</p> <p>The basement shall have the following requirements</p> <p>i) Every basement shall be in every part at least 2.4 m in height from the floor to the soffit of beam.</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.</p> <p>iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m and maximum of</p>	<p>Basement 24.11.1 Basement shall be constructed within the prescribed setbacks and prescribed building line in one or two level and may be put to only following uses, which shall be free of FSI:</p> <p>i) Air conditioning equipment and other machine used for services and utilities of the building;</p> <p>ii) Parking spaces and</p> <p>iii) Strong room, bank cellars etc.</p> <p>24.11.2 The basement shall not be used for any other user than mentioned above.</p> <p>24.11.3 Multilevel basements may be permitted if the basement is used for parking. The ramps of minimum 3.0 m width for entry and exit of vehicle separately shall be provided. In case of bona-fide hardship, the CEO may allow only one ramp with not less than 6.0 m in width.</p> <p>24.11.4 The basement shall have the following requirements</p> <p>i) Every basement shall be in every part at least 2.4 m in height from the floor to the soffit of beam.</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. Any deficiency may be met by providing in addition adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems etc.</p> <p>iii) The minimum height of the ceiling of any basement shall ordinarily be 0.9 m and maximum of 1.2 m above the average</p>	Sanctioned as proposed under section 30.
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<p>surrounding ground level. However it does not apply to the mechanically ventilated basements.</p> <p>iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.</p> <p>v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and</p> <p>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.(see Regulation No. 27.4.3 .xiii) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv).</p>	<p>1.2 m above the average surrounding ground level. However it does not apply to the mechanically ventilated basements.</p> <p>iv) Adequate arrangement shall be made such that surface drainage does not enter the basement.</p> <p>v) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and</p> <p>vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous in case of building served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.(see Regulation No. 27.4.3 .xiii) Open ramps shall be permitted if they are constructed within the building line subject to the provision of (iv).</p>	<p>24.1.1.1 One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed set-back / required front open space / required front margin, and prescribed building lines</p> <p>a) storage of household or other goods or ordinarily non-combustible material;</p> <p>b) Strong rooms, bank lockers, safe deposit volts, etc.</p> <p>c) air-conditioning equipment and other machines used for services and utilities of the building;</p> <p>d) parking spaces;</p>
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	<p>iii) if the basement is proposed to be constructed below podium then marginal distances shall be as that of podium.</p> <p>24.11.2 The basement shall have the following requirements:-</p> <p>i) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;</p> <p>ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air-conditioning systems, etc.;</p> <p>iii) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level.</p> <p>iv) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement;</p> <p>v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;</p> <p>vi) The access to the basement shall be separate from the main and alternate staircase providing</p>			
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89	SM-89	DM-39 Regulation No 24.19	<p>Meter rooms: Meter room size shall be minimum 3.00 m x 5.00 m depending upon the requirements; the size may be increased in consultation with M.S.E.D.C.L.</p>	<p>access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (iv) above.</p>	Sanctioned as proposed under section 30.
90	SM-90	DM-40 Regulation No 24.19.1	<p>The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L.</p>	<p>Meter rooms: Meter room size shall be upto 3.00 m x 5.00 m depending upon the requirements; the size may be increased in consultation with M.S.E.D.C.L. or concerned Power Supply Authority</p>	Sanctioned as proposed under section 30.
91	SM-91	DM-41 Regulation No 25.4	<p>Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall supersede these regulations wherever applicable</p>	<p>The spaces for provision of transformers shall be provided as per the requirements of M.S.E.D.C.L. or concerned Power Supply Authority</p> <p>Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, amended from time to time, the same shall supersede these regulations wherever applicable.</p>	Sanctioned as proposed under section 30.
92	SM-92	DM-42 Regulation No 27.4.7	<p>Ramps for basement or storeyed parking: For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardship, CEO, may allow only one ramp, if proposed to be provided due to space restriction, it shall not be less than 6.0 m in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No. 26.6 (vi) for</p>	<p>Ramps for basement or storeyed parking: For parking spaces in a basement and upper floors, at least two ramps of minimum 3 m width and slope of not steeper than 1:8, shall be provided preferably to the opposite ends. In case of bona-fide hardship, CEO, may allow only one ramp, if proposed to be provided due to space restriction, it shall not be less than 6.0 m in width. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space as mentioned in Regulation No. 22.5.1 (vi) for movement of fire fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller</p>	Sanctioned as proposed under section 30.

93	SM-93	DM-43 Regulation No 29.2.1	movement of fire fighting vehicles. Provided that when a building abutting 3 or more roads, then ramps shall be allowed in front marginal open spaces facing the smaller road or less important road from traffic point of view	road or less important road from traffic point of view.	Sanctioned as proposed under section 30.
94	SM-94	DM-44 Table 31.1	As far as possible Hospitals and Sanatoria shall be constructed on independent plot, if they are part of the same building they should be housed in a separate wing and will have an independent access for their use.	As far as possible Hospitals and Sanatoria shall be constructed on independent plot, if they are part of the same building they should be housed in a separate wing or floor and will have an independent access for their use.	Sanctioned as proposed under section 30.
95	SM-95	DM-45 Table 31.1, Sr. No 6	R1, R2, R3, R4, I LDZ: Limited Development Zone The zone consists of areas which are not likely to urbanize during the plan period. It would not be possible to extend public infrastructure to these areas during the plan period. Restricted development activities as per table no 31.3 will be allowed in LDZ.	N1, N3, N4, N5, N6 N7: Limited Development Zone The zone consists of areas which are likely to urbanize during subsequent course of development. Public infrastructure in this area can be extended as per stages of development. Development activities as per table no 31.3 will be allowed in LDZ.	Sanctioned as proposed under section 30. Sanctioned as proposed under section 30.
96	SM-96	DM-46 Table 31.1, Sr. No 7	GC: Growth Center Reservations The reservation will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity	GC: Growth Center Reservations The reservation will be developed by SPA-NAINA and will have predominantly commercial, business, residential activity or any other activity with permission of CEO. The option of development	Sanctioned as proposed under section 30.

			with permission of CEO,	under Regulation No 42 shall not be available to the owner	
97	SM-97	DM-47 Table 31.2, Sr. No 2	Should abut existing or proposed Development Plan Road minimum 20 m wide.	Should abut existing or proposed Development Plan Road minimum 20 m wide and/or service road of Highways.	Sanctioned as proposed under section 30.
98	SM-98	DM-48 Table 31.2, Sr. No 3	Independent Building, /If mixed use in same building then separate access	Independent Building, independent floor. If mixed use in same building then separate access. In case of mixed use, compatibility shall be ensured by CIDCO	Sanctioned as proposed under section 30.
99	SM-99	DM-49 Table 31.2, Sr. No 14	Shall abut an existing or Development Plan road minimum 20 m wide	The alike activities not listed shall be permitted at discretion of Authority.	Sanctioned as proposed under section 30.
100	SM-100	DM-50 Table 31.3	Activities permissible in land use zones	Land use classification and activities/uses	Sanctioned as proposed under section 30.
101	SM-101	DM-51 Regulation No 31.4.2(viii)	-	viii) The existing amenity/facility/utility shown on DP shall be permitted for redevelopment/reconstruction for the same use only within the limit of existing built up area, irrespective of the plot size, road frontage and other conditions mentioned in this regulation. However, if such applicant wishes to avail benefit of additional FSI, the proposal shall be processed as per provisions of this regulation. Further, in case of discontinuance of use of such existing amenity/facility/utility shown on DP, the same shall be permitted in accordance with provision of major adjoining zone.	Refused to accord sanction.
102	SM-102	DM-52 Regulation No 32.1	In addition to the general provisions given in these regulations, SPA-NAINA may insist on suitable protection measures given in this chapter for buildings covered by Annexure 2. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended	In addition to the general provisions given in these regulations, SPA-NAINA may insist on suitable protection measures given in this chapter for buildings covered by Annexure 2. Further such buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended	Sanctioned as proposed under section 30.

103	SM-103	DM-53 Regulation No. 40	the provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 as amended from time to time and requirements given in Part IV of National Building Code, 2005 as amended from time to time	from time to time and requirements given in Part IV of National Building Code, 2016 as amended from time to time	Refused to accord sanction.												
104	SM-104	DM-54 Regulation No 45.1	Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regard. Installation of telecom towers should not be allowed on and around (100 Meters) the buildings where educational, religious and health care institutions are functioning.	Integration of Environmental Norms as mentioned in Annexure-X shall be applicable for development in NAINA. Erection of mobile towers shall be in accordance with the guidelines approved by the Government from time to time in this regard.	Sanctioned as proposed under section 30.												
105	SM-105	DM-55 Annexure 3: Sr. No 13.	-	<table border="1"> <thead> <tr> <th>Total cost of the project</th> <th>Scrutiny fees</th> </tr> </thead> <tbody> <tr> <td>1 crore to less than 50 crore</td> <td>1 lakh</td> </tr> <tr> <td>50 crore to less than 100 crore</td> <td>3 lakh</td> </tr> <tr> <td>100 crore to less than 500 crore</td> <td>5 lakh</td> </tr> <tr> <td>500 crore to less than 1000 crore</td> <td>10 lakh</td> </tr> <tr> <td>Above 1000 crore</td> <td>25 lakh</td> </tr> </tbody> </table> <p>SPA-NAINA may review and revise the above rates of scrutiny fees when required</p>	Total cost of the project	Scrutiny fees	1 crore to less than 50 crore	1 lakh	50 crore to less than 100 crore	3 lakh	100 crore to less than 500 crore	5 lakh	500 crore to less than 1000 crore	10 lakh	Above 1000 crore	25 lakh	<p>Refused to accord sanction to the provision proposed under section 30. However the following revise provision is inserted as under :</p> <p>The scrutiny fees for Proposals of environment clearance shall be as per in accordance with GoM Order dated 12.06.2014. The same shall be subject to amendment carried out by the Government from time to time.</p>
Total cost of the project	Scrutiny fees																
1 crore to less than 50 crore	1 lakh																
50 crore to less than 100 crore	3 lakh																
100 crore to less than 500 crore	5 lakh																
500 crore to less than 1000 crore	10 lakh																
Above 1000 crore	25 lakh																
106	SM-106	DM-56 Annexure 4	1. a. For the sub-division or layout of the land admeasuring 4000 Sq.mt. or more for residential purpose, minimum 20 % of the net plot area shall have to be provided.	1. a. For the sub-division or layout of the land admeasuring 4000 Sq.mt. or more for residential purpose, minimum 10 % of the net plot area shall have to be provided	Sanctioned as published under section 26.												
107	SM-107	DM-57 Annexure 10	-	Integration of Environmental condition in building bye-laws	Sanctioned as proposed under section 30 with changes as under : Integration of Environmental condition in building byelaws as may be directed by Central and												

					State Government from time to time with requisite fee structure shall be applicable for development in NAINA.
108	SM-108	DM-58 PROFORMA I A	A. 8. Normal F.S.I. Permissible	A. 8. Base F.S.I. Permissible	Sanctioned as proposed under section 30.
109	SM-109	DM-59 Appendix 'C'	C-8, C-9, C-10, C-11, C-12, C-13, C-14	C-8, C-9, C-10, C-11, C-12, C-13, C-14 deleted	Sanctioned as proposed under section 30.

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 Notification No TPS-1717/MIS 2750/C.R.91/2019/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	<p>i. To reduce area of Bus Depot (561_BD) to 8.0 ha as shown on Plan.</p> <p>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.</p>	Modification under section 30 is proposed to be sanctioned.
2	EP-2	M6	553_P (area 3.4 ha.), Chindhran, Panvel	<p>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.</p> <p>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.</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>i. To propose new 24 m wide road upto the service road of proposed Mumbai-Vadodara SPUR as shown on Plan.</p> <p>ii. 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	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.	Modification under section 30 is proposed to be sanctioned.
6	EP-6	M13	402_STP-11 (area 3.20 ha.) at village Hariagram, 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. 11L/1F, 11L/1B, 11L/1D, at village Deharang Panvel	Forest shown on part of survey no. 11L 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 (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 Bhangarwadi, 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 m 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	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 Davansar, 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	The 24 M wide road traversing from village Chindhra to Mahodar and shown upto MDR-13 in village Mahodar is proposed to be extended upto 60 M wide road as shown on plan.	The 24 M wide road traversing from village Chindhra 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 road passing through village Shiravali, leading to village Chinchavali Tarf Taloje	The proposed 24 M wide DP road is proposed to be straightened from common boundary of village

26	EP-26	Industrial zone around villages Turade, Waveghar, Parade, Gulsunde, Ladavali Taluka Panvel	Industrial zone around villages Turade, Waveghar, Parade, Gulsunde, Ladavali Taluka Panvel	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.
27	EP-27	Industrial zone around villages Turade, Waveghar, Parade, Gulsunde, Ladavali Taluka Panvel	284_P reservation on land bearing S. No 19, 11/1, 11/2, 11/3, 11/4, 11/5 and 11/6 of village Chinchvan Taluka- Panvel	Urban Village Zone Boundary (N-4) is proposed to be shown around the 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	24.00 M wide road in Village Dighode	24.00 M wide road in Village Dighode	The 24 M wide road is proposed to be re-aligned as shown on plan
29	EP-29	Proposed reservations 365_GC, 372_PS, 371_PHC, 361_DB in village Lonivali, Taluka-Panvel	Proposed reservations 365_GC, 372_PS, 371_PHC, 361_DB in village Lonivali, Taluka-Panvel	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.
30	EP-30	Proposed 24 M wide road at Village Wangani Tarf Taloje	Proposed 24 M wide road at Village Wangani Tarf Taloje	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	Industrial zone around villages Gulsunde, Taluka Panvel	Industrial zone around villages Gulsunde, Taluka Panvel	The area to the North of Gulsunde Gaothan 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 Bhangarwadi to Khanavale, Tal- Panvel	Proposed 60 M road passing through village Bhangarwadi to Khanavale, Tal- Panvel	The proposed 60 M wide road is proposed to be re-aligned in line with existing road constructed on

33	EP-33	New Clause	New Clause	<p>site and the area so deleted from proposed 60 M road is proposed to be included in Growth Centre reservation as shown on plan.</p> <p>After Regulation No 16.1.1, following new provision is proposed to be included:</p> <p>(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.</p> <p>(ii) In case the Developer constructs PMAY apartments, he shall not be obligated to construct Social Housing tenements to such extent i.e. the dwelling units/flats as per PMAY norms and specifications. Provided that, such PMAY component shall be to the extent of minimum 25% of total residential component</p>
34	EP-34	New regulation	New regulation	<p>After Table No 31, following additional Note is proposed to be inserted:</p> <p>(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.</p>
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.	<p>Following provision is proposed to be added in I-9 provision of table 31: defined by MPCB.</p> <p>However, expansion of already approved red category industry undertaken by the same owner shall be permissible in industrial zone subject to all necessary clearances.</p>

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;	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	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	(i) Multi-storey buildings which are more than 24 m height; Modification under section 30 is proposed to be sanctioned.
38	EP-38	DM-26 Regulation No 18.1	If the site is hilly and having gradient more than 22.5°	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.