



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ५, अंक १०]

शुक्रवार, मे ३, २०१९/वैशाख १३, शके १९४१

[पृष्ठे ८, किंमत : रुपये १२.००

असाधारण क्रमांक १४

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

अधिसूचना

[महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम, १९६६ च्या कलम ६८ च्या उप-कलम (२) नुसार]

क्रमांक सिडको / नैना / टीपीएस-२ / २०१९ / ९२

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन आणि नगररचना अधिनियम, १९६६ (महा. अधिनियम XXXVII, १९६६) (येथून पुढे “उक्त अधिनियम” असे निर्देशित करण्यात येईल), च्या कलम ४० च्या उप-कलम (१) मधील खंड (ब) द्वारा प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग (नविवि) ने अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२, दिनांक १० जानेवारी २०१३ व वेळोवेळी झालेल्या सुधारणा अन्वये त्यात नमूद केल्याप्रमाणे, नवी मुंबई विमानतळ प्रभावित अधिसूचित क्षेत्र (नैना), (येथून पुढे “उक्त क्षेत्र” असे निर्देशित करण्यात येईल) साठी शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित (महाराष्ट्र शासनाच्या मालकीची व नियंत्रणाखालील कंपनी) म्हणजे सिडकोची विशेष नियोजन प्राधिकरण (येथून पुढे “वि.नि.प्रा.” असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्र. टीपीएस -१२१५/२४५/ सीआर -३३२/ २०१५/एस.एम./यूडी -१२, दिनांक २७ एप्रिल २०१७ नुसार नैनातील २३ गावांसाठी उक्त अधिनियमाच्या कलम ३१ च्या उप-कलम (१) अन्वये अंतरिम विकास आराखडा मंजूर केला आहे ;

आणि ज्याअर्थी, सिडकोच्या संचालक मंडळाने दिनांक ६ डिसेंबर २०१७ रोजीच्या ठराव क्र. ११९७३ अन्वये अंतिम विकास योजनेतील प्रस्तावाच्या अंमलबजावणीसाठी पनवेल तालुक्यातील रायगड जिल्ह्यातील चिपळे (अंशतः), विहीघर (अंशतः), देवद (अंशतः), भोकरपाडा (चिपळे) (अंशतः), बेलवली (अंशतः) व सांगडे (असंलग्न क्षेत्र) येथे नगररचना परियोजना क्रमांक २ (टीपीएस -२) करण्याकरिता अधिनियमातील कलम ६० च्या उप-कलम (१) नुसार त्याचा उद्देश घोषित केला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ६० (२) मध्ये नमूद तरतुदीनुसार टीपीएस -२ करण्याच्या उद्देशाची घोषणा दिनांक ८ डिसेंबर २०१७ रोजीच्या असाधारण अधिकृत महाराष्ट्र शासकीय राजपत्रात (भाग -२) आणि स्थानिक वृत्तपत्रे यात प्रकाशित करण्यात आली आहे ;

आणि ज्याअर्थी, टीपीएस नियम, १९७४ च्या नियम क्र. ४(१) नुसार सर्व जमीन मालकांना चर्चेसाठी बोलावून दिनांक ८ मे २०१८ ते १० मे २०१८ रोजी जमीन मालकांची सभा आयोजित केल्यावर आणि मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर, टीपीएस-२ चा

मसुदा उक्त अधिनियमाच्या कलम ६१ (१) नुसार आणि टीपीएस नियम, १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे सल्लामसलतीसाठी पाठविण्यात आला ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक २९ नोव्हेंबर २०१८ रोजीच्या पत्र जा.क्र. नैना नरयो क्र. २/प्र.क्र. २०९/१८/टीपीव्ही-३/६६६५ अन्वये टीपीएस-२ बाबत सल्लामसलत दिली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस-२ मध्ये करण्यात आलेले आहेत ;

आणि ज्याअर्थी, सिडकोने अधिनियमाच्या कलम ६१(१) अन्वये प्रारूप नगररचना परियोजना (टीपीएस) प्रकाशित करण्याचे जाहीर केले आहे, आणि, त्यानुसार, टीपीएस-२ तयार करण्याची नोटीस दिनांक ६ डिसेंबर २०१८ रोजीच्या असाधारण महाराष्ट्र शासकीय राजपत्रात (भाग-२) आणि स्थानिक वृत्तपत्रांमध्ये अधिनियमाच्या कलम ६७ च्या तरतुदीनुसार नोटीसच्या एक महिन्याच्या आत सूचना / आक्षेप आमंत्रित करण्यासाठी प्रकाशित केली गेली ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने उक्त अधिनियमाच्या कलम १५१ च्या उप-कलम (१) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून दिनांक १३ सप्टेंबर २०१७ रोजीच्या अधिसूचना क्रमांक टीपीएस-१८१७ /९७३ / सीआर-१०३/१७/ यूडी-१३ अन्वये त्यांच्यातर्फे कलम ६८(२) अंतर्गत वापरण्यात येणारे अधिकार सिडकोचे व्यवस्थापकीय संचालक, यांना (येथून यापुढे "उपा. व व्य. सं." म्हणून संबोधित केले जाईल) प्रदान केलेले आहेत ;

आणि ज्याअर्थी, प्राप्त झालेल्या सूचनांप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपा. व व्य. सं. यांना उक्त अधिनियमाच्या कलम ६८ (१) नुसार दिनांक २९ जानेवारी २०१९ रोजी मंजूरीसाठी सादर करण्यात आली ;

आणि ज्याअर्थी उपा. व व्य. सं. यांनी दिनांक १४ फेब्रुवारी २०१९ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगररचना, महाराष्ट्र राज्य यांची सल्लामसलत केली आहे ;

आणि ज्याअर्थी संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक २५ एप्रिल २०१९ रोजीचे पत्र क्रमांक नैना नरयो क्र.२/प्र.क्र./१९/टीपीव्ही-३/२२५० अन्वये प्रारूप योजनेच्या मंजूरीसाठी सल्ला दिला आहे ;

म्हणून, आता या अधिसूचनेद्वारे दिनांक १३ सप्टेंबर २०१७ च्या अधिसूचनेअन्वये राज्य सरकारद्वारे मला प्रदान केलेल्या अधिकारांचा वापर करून पनवेल तालुक्यातील रायगड जिल्ह्यातील मौजे चिपळे (अंशतः), विहीघर (अंशतः), भोकरपाडा (चिपळे) (अंशतः), बेलवली (अंशतः) व सांगडे (असंलग्न क्षेत्र) येथे नगर रचना परियोजना क्रमांक २ उक्त अधिनियमाच्या कलम ६८ च्या पोट-कलम (२) अन्वये मंजूर करण्यात येत आहे. तसेच सदर परियोजनेसोबतची विशेष विकास नियंत्रण नियमावलीस नैनाच्या अंतरिम विकास योजनेच्या मंजूर विकास नियंत्रण नियमावलीच्या संबंधित नियमांच्या तहकुबीस शासनातर्फे मंजूरी मिळाल्यावर अंमलबजावणी व्हावी या अटीनुसार मंजूरी देण्यात येत आहे.

मंजूर प्रारूप परियोजना २ ची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४००६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरिकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस-२ सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in//naina> येथे सुद्धा अपलोड केली गेली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

स्थळ : नवी मुंबई,
दिनांक २६ एप्रिल २०१९.

लोकेश चंद्र,
उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको.

Special Development Control Regulations for Draft TPS-2

Notwithstanding anything contained in the Development Control and Promotion Regulations of Interim Development Plan of NAINA sanctioned *vide* Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April 2017, and Draft Modified Development Control and Promotion Regulations of Development Plan of NAINA, the following special regulations shall be applicable to development of plots in TPS-2, subject to condition that, implementation of the same shall be done after sanction of suspension of corresponding regulations of sanctioned Development Control and Promotion Regulations of Interim Development Plan of NAINA by the State Government under section 59(1)(b)(iii) of the Act. The corresponding Regulations of sanctioned DCPRs of IDP of NAINA shall be suspended, to such extent only mentioned herein under. Rest of the provisions of sanctioned Development Control and Promotion Regulations of Interim Development Plan of NAINA as amended from time to time shall be applicable.

1. Land uses permitted in predominantly residential and mix use zone shall be permissible for individual plots fulfilling the conditions mentioned therein.
2. Inclusive housing shall not be required for individual final plot above 4000 Sq.M.
3. Permissible FSI on final plots = (Original plot area as per 7/12 extract) ÷ (final plot area).
4. For the purpose of TDR chapter of sanctioned IDP DCPRs, TPS-2 shall be treated at par with provisions of sanctioned NAINA Scheme.
5. FSI of amenity plots and inclusive housing plot shall be 2.5.
6. No FLP shall be applicable on final plot.
7. Side and Rear Marginal Spaces.

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
40 M ² to less than 150 M ² *Pls refer Special Note	Row houses type	15 M	0.0	1.5
	Semi-detached type	15 M	1.5	1.5
*Special Note <i>Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.</i>				
150 M ² to less than 450 M ²	Semi-detached type	15 M	1.5	2.25
	Detached type	15 M	2.25	2.25
		Above 15 M upto 24 M	6.00	6.00
450 M ² to 1000 M ²	Detached type	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00

1000 M ² and above	Detached type	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	9.00	9.00
		Above 60.00 M	12.00	12.00
<p>Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40 meter length shall not be applicable.</p> <p>The provision of dead wall mentioned in sanctioned DCPRs of IDP shall be applicable.</p>				

No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above.

Provision of front open spaces shall be in accordance with sanctioned DCPRs of IDP.

8. Provision of Recreational open space, Amenity space and EWS mentioned in sanctioned DCPRs of IDP shall not made applicable for final plot.
9. One full side of a habitable room shall abut on the open space to the extent of required ventilation purpose only (*i.e.* 1/6th of carpet area of the room).
10. Distance between two buildings shall be the one which is required for the taller buildings. This distance shall also be treated as means of access/driveway and no separate setback/marginal distances shall be insisted from such driveway.
11. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;
 - a. Title Ownership & easement right of the plot on which building is proposed.
 - b. Workmanship, soundness of material & structure safety of building.
 - c. Variation in area from recorded areas of building unit.
 - d. Location & boundary of building unit.
 - e. Safety of the user of the building.
 - f. NOC from appropriate authority.
 - g. Structural reports and Structural drawing.

(Sd/-)

Chief Planner (NAINA)

(Sd/-)

VC & MD, CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

NOTIFICATION

[UNDER SECTION 68 (2) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.]

No. CIDCO/NAINA/TPS-2/2019/92.

WHEREAS, the Government of Maharashtra in exercise of powers conferred under clause (b) of Sub-section (1) of the Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, No. TPS -1712/475/CR-98/12/UD-12, dated 10th January 2013 and subsequent amendment (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 Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as "said notified area") as specified therein ;

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April 2017 has sanctioned the Interim Development Plan for the 23 villages of NAINA under Section 31(1) of the said Act ;

And whereas, the Board of CIDCO *vide* Resolution No 11973 dated 6th December 2017 had declared its intention under Sub-Section (1) of Section 60 of the said Act, for making of **Town Planning Scheme No. 2 (TPS-2)** at Village- Chipale (Part), Vihigar (Part), Devad (Part), Bhokarpada (Chipale) (Part) and Belavali (Part) and Sangade (Part) (non-contiguous pockets) of Taluka Panvel, District Raigad. for implementation of final development plan proposals ;

And whereas, a notice about "Declaration of intention for making TPS-2" as per provision in Section 60(2) of the said Act has been published in the Extra-ordinary official *Maharashtra Government Gazette*, (part-II) dated 8th December 2017 and in local newspapers ;

And whereas, after conducting owners meet on 8th May 2018 to 10th May 2018 as per rule No. 4 (1) of TPS Rules 1974 by calling all the land owners for discussion and after incorporating suggestions received from the owners, the draft TPS-2 consultation was sought from the Director of Town Planning, GOM, as per Section 61 (1) of the said Act and as per rule No. 4 (2) of TPS Rules, 1974 ;

And whereas, the Director of Town Planning *vide* letter जा.क्र. नरयो नैना क्र. 2/प्र.क्र.209/18/टीपीव्ही-३/6665, दि. 29th November 2018 had offered consultation on TPS-2 ;

And whereas, necessary changes suggested by Director of Town Planning in the consultation are incorporated in the draft TPS-2 ;

And whereas, CIDCO had declared to publish Draft TPS-2 under section 61(1) of the Act. Accordingly, notice of making draft TPS-2 has been published in extra-ordinary official *Maharashtra Government Gazette*, (Part-II) dated 6th December 2018 and in local newspapers for inviting suggestions/objections within one month of notice in accordance with the provisions of section 67 of the said Act ;

And whereas, the Government of Maharashtra in exercise of powers conferred by sub-section (1) of section 151 of the Said Act, *vide* Notification No TPS-1817/973/CR-103/17/UD-13, dated 13th September 2017 had delegated the powers exercisable by it under section 68 (2) of the said Act to Managing Director, CIDCO (hereinafter will be referred to as "VC and MD") ;

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC and MD for sanction in accordance with section 68 (1) of the Said Act on 29th January 2019 ;

And whereas, in accordance with sub-section (2) of section 68 of the Said Act, VC and MD had sought consultation of Director of Town Planning, Maharashtra State on 14th February 2019 prior to sanction of draft scheme ;

And whereas, the Director of Town Planning *vide* letter No. नैना नरयो क्र. २/प्र.क्र.--/१९/टीपीव्ही-३/ 2250 दि. 25th April 2019 had offered his consultation for sanction of Draft TPS-2.

Therefore, now in accordance with the powers delegated to me by the State Government *vide* Notification dated 13th September 2017, the **Town Planning Scheme No 2 (TPS-2)** at Village- Chipale (Part), Vihigar (Part), Devad (Part), Bhokarpada (Chipale) (Part) and Belavali (Part) and Sangade (Part) (non-contiguous pockets) of Taluka – Panvel, District Raigad is hereby sanctioned in accordance with sub-section (2) of section 68 of the Said Act. Also, the corresponding Special Development Control Regulations for TPS-2 are hereby sanctioned subject to condition that, implementation of the same shall be done after sanction of suspension of corresponding regulations of sanctioned Development Control and Promotions Regulations of Interim Development Plan of NAINA by the State Government.

Copy of sanctioned draft TPS-2 along with corresponding special DCRs are made available for inspection by the public during office hours on all working days in the office NAINA, 8th floor, Tower No 10, Belapur Railway Station Complex, CBD Belapur, Navi Mumbai 400 614. The same is also uploaded on website of CIDCO *i.e.* <https://cidco.maharashtra.gov.in//naina> and further can be obtained after payment of prescribed fees.

Place : Navi Mumbai,
Dated : 26th April 2019.

LOKESH CHANDRA,
Vice- Chairman and Managing Director, CIDCO.

Regd. Office : Nirmal, 2nd Floor, Nariman point, Mumbai 400 021.

Special Development Control Regulations for Draft TPS-2

Notwithstanding anything contained in the Development Control and Promotion Regulations of Interim Development Plan of NAINA sanctioned *vide* Notification No. TPS-1215/245/CR-332/2015/SM/UD-12, dated 27th April 2017, and Draft Modified Development Control and Promotion Regulations of Development Plan of NAINA, the following special regulations shall be applicable to development of plots in TPS-2, subject to condition that, implementation of the same shall be done after sanction of suspension of corresponding regulations of sanctioned Development Control and Promotion Regulations of Interim Development Plan of NAINA by the State Government under section 59(1)(b)(iii) of the Act. The corresponding Regulations of sanctioned DCPRs of IDP of NAINA shall be suspended, to such extent only mentioned herein under. Rest of the provisions of sanctioned Development Control and Promotion Regulations of Interim Development Plan of NAINA as amended from time to time shall be applicable.

1. Land uses permitted in predominantly residential and mix use zone shall be permissible for individual plots fulfilling the conditions mentioned therein.
2. Inclusive housing shall not be required for individual final plot above 4000 Sq.M.
3. Permissible FSI on final plots = (Original plot area as per 7/12 extract) ÷ (final plot area).
4. For the purpose of TDR chapter of sanctioned IDP DCPRs, TPS-2 shall be treated at par with provisions of sanctioned NAINA Scheme.
5. FSI of amenity plots and inclusive housing plot shall be 2.5.
6. No FLP shall be applicable on final plot.
7. Side and Rear Marginal Spaces.

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
40 M ² to less than 150 M ² *Pls refer Special Note	Row houses type	15 M	0.0	1.5
	Semi-detached type	15 M	1.5	1.5
*Special Note <i>Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 M.</i>				
150 M ² to less than 450 M ²	Semi-detached type	15 M	1.5	2.25
	Detached type	15 M	2.25	2.25
		Above 15 M upto 24 M	6.00	6.00
450 M ² to 1000 M ²	Detached type	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00

1000 M ² and above	Detached type	15 M	3.00	3.00
		Above 15 M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	9.00	9.00
		Above 60.00 M	12.00	12.00
<p>Irrespective of height and length of the buildings, the marginal open spaces more than 12.0 M shall not be insisted upon. Long length factor for buildings above 40 meter length shall not be applicable.</p> <p>The provision of dead wall mentioned in sanctioned DCPRs of IDP shall be applicable</p>				

No projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above.

Provision of front open spaces shall be in accordance with sanctioned DCPRs of IDP.

8. Provision of Recreational open space, Amenity space and EWS mentioned in sanctioned DCPRs of IDP shall not made applicable for final plot.
9. One full side of a habitable room shall abut on the open space to the extent of required ventilation purpose only (*i.e.* 1/6th of carpet area of the room).
10. Distance between two buildings shall be the one which is required for the taller buildings. This distance shall also be treated as means of access /driveway and no separate setback/marginal distances shall be insisted from such driveway.
11. Grant of Development Permission does not constitute acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the competent authority liable in any way in regard to;
 - a. Title Ownership & easement right of the plot on which building is proposed.
 - b. Workmanship, soundness of material & structure safety of building.
 - c. Variation in area from recorded areas of building unit.
 - d. Location & boundary of building unit.
 - e. Safety of the user of the building.
 - f. NOC from appropriate authority.
 - g. Structural reports and Structural drawing.

(Sd/-)

Chief Planner (NAINA)

(Sd/-)

VC & MD, CIDCO.