



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ९, अंक २३]

बुधवार, एप्रिल १९, २०२३/चैत्र २९, शके १९४५

[पृष्ठे ६, किंमत : रुपये १२.००

असाधारण क्रमांक ३५

प्राधिकृत प्रकाशन

शहर आणि औद्योगिक विकास महामंडळ महाराष्ट्र मर्यादित

सूचना

क्र. सिडको/नियोजन/बीएन- १२६६४/७१

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 (न वि वि) ने दिनांक १० जानेवारी, २०१३ रोजीच्या अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र.-९८/१२/नवि-१२ व त्यात वेळोवेळी झालेल्या सुधारणा अन्वये 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 दिनांक २७ एप्रिल २०१७ रोजीच्या अधिसूचना क्र. टीपीएस- १२१५/२४५/ सीआर -३३२/ २०१५/एस.एम./यूडी -१२ नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आहे आणि दिनांक १ मार्च २०१९ रोजीच्या अधिसूचना क्र. टीपीएस- १२१५/२४५/प्र.क्र. ३३२/१६/ई.पी./नवि-१२ अन्वये अधिनियमाच्या कलम ३१ च्या उप कलम (१) नुसार अंतरिम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहेत ;

आणि ज्याअर्थी महाराष्ट्र शासनाने दिनांक १६ सप्टेंबर, २०१९ रोजीच्या अधिसूचना क्र. टीपीएस -१७१७/ एमआयएस २७५०/ सीआर -९१ /२०१९/ नवि-१२ अन्वये उक्त प्राधिकरणाच्या उक्त क्षेत्रातील १५२ गावांसाठी विकास आराखडा मंजूर केला आहे ;

आणि ज्याअर्थी महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियमाचे कलम १५४ अन्वये नगरविकास विभागाने पत्र क्र. टीपीएस/ १७१७/२७५०/प्र.क्र.९१ /नवी-१२, दिनांक ६ जानेवारी २०२० रोजीच्या निर्देशानुसार १५२ गावाकरिता मंजूर असलेली विकास नियंत्रण व प्रोत्साहन नियमावली ही उक्त अधिसूचित क्षेत्रातील २३ गावे अंतरिम विकास योजनेस लागू करण्यात आली आहे. जेणेकरून संपूर्ण नैना क्षेत्रास एकच विकास नियंत्रण नियमावली असेल ;

आणि ज्याअर्थी, नैना च्या DCPR नुसार केवळ विकास आराखड्याच्या मर्यादित विकास झोन मध्येच उत्खनन उपक्रमांना परवानगी आहे, तथापि, NAINA विकास आराखडा क्षेत्रामध्ये काही क्षेत्रे आहेत जी उत्खननाची क्षमता असलेली आणि गावाची वस्ती/गावठाणापासून दूर आहेत. तसेच युनिफाइड डेव्हलपमेंट कंट्रोल अँड प्रमोशन रेग्युलेशन्स (UDCPR २०२०) मध्ये खदान झोन व्यतिरिक्त, कृषी झोनमध्ये नमूद अटी नुसार उत्खनन क्रिया अनुज्ञेय आहे ;

आणि ज्याअर्थी सिडको महामंडळाने दिनांक ४ मार्च २०२३ च्या ठराव क्रमांक १२६६४ द्वारे , उक्त अधिनियमाच्या कलम ३७ च्या उप-कलम (१) अन्वये सदर विकास नियंत्रण आणि प्रोत्साहन नियमावलीतील तक्ता क्र. ३१.३ (जमीन वापर वर्गीकरण आणि अनुज्ञेय वापर) आणि विनिमय क्र. ४४ (खनन किंवा उत्खनन ऑपरेशन्स) मध्ये फेरबदलासाठी चा प्रस्ताव मंजूर केला आहे. सदर फेरबदल केल्यानंतरचा नैना विकास आराखड्याच्या इतर झोनमध्ये खाणीचे संभाव्य क्षेत्र जे उत्खननाच्या अटीची पूर्तता करतील असे क्षेत्र खाणकाम करण्याच्या क्रियाकलापांसाठी खुले होऊ शकतील .

त्यामुळे, आता कलम ३७ च्या उप-कलम (१) नुसार महामंडळातर्फे सदर विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये सोबत जोडलेल्या सूची नुसार फेरबदल करण्यासाठी सूचना जारी करण्यात येत आहे.

उक्त अधिनियमांच्या कलम ३७ च्या उप-कलम (१) अनुषंगाने महाराष्ट्र शासनाच्या राजपत्रात नोटीस प्रकाशित करण्याच्या तारखेपासून १ महिन्यापेक्षा अधिक नसेल अशा कालावधीत कोणत्याही व्यक्तिकडून प्रस्तावित फेरबदलाबाबतीत आक्षेप व सूचना मागविण्यासाठी सिडको महामंडळ सूचना प्रकाशित करत आहे. या सूचनेसंबंधी आक्षेप व सूचना महामंडळाच्या मुख्य नियोजनकार, टॉवर नं. १०, ८ वा मजला, नियोजन विभाग, बेलापूर रेल्वेस्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ यांच्याकडे पाठवाव्यात.

नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र विकास नियंत्रण आणि प्रोत्साहन नियमावलीमध्ये प्रस्तावित फेरबदल खाली नमूद कार्यालयातील फलकावर जनतेस बघता येईल :—

(१) सिडको महामंडळाचे पंजिकृत कार्यालय, निर्मल, दुसरा मजला, नरिमन पॉईंट, मुंबई ४०० ०२१.

(२) मुख्य नियोजनकार, टॉवर नं. १०, ८ वा मजला, नियोजन विभाग, बेलापूर रेल्वेस्थानक संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४.

(३) सह संचालक, नगररचना व मूल्य निर्धारण विभाग, कोकण विभाग, सीबीडी-बेलापूर, नवी मुंबई ४०० ६१४.

संचालक मंडळाच्या आदेशानुसार,

निर्मल, दुसरा मजला,
नरिमन पॉईंट, मुंबई ४०० ०२१.
दिनांक १७ एप्रिल २०२३.

रविंद्रकुमार म. मानकर,
मुख्य नियोजनकार(नैना) सिडको.

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED**

Notice

No. CIDCO/ Planning/ BN- 12664/71

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

And whereas, 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 (IDP) for the 23 villages of NAINA, and also *vide* Notification No. TPS. 1215/245/C.R. 332/16/EP/UD-12, dated 1st March 2019 has sanctioned the Excluded Parts of the IDP under Section 31(1) of the said Act ;

And whereas, the Government of Maharashtra *vide* Notification No. TPS-1717/ MIS-2750/ C.R.91/ 2019/ UD-12, dated 16th September, 2019 has sanctioned the Development Plan (DP) for 151 villages of NAINA u/s 31(1) of the MR & TP Act, 1966 ;

And whereas, the Government of Maharashtra in the Urban Development, in exercise of the powers conferred under Section 154 of the said Act *vide* Notification No. TPS-1717/2750/C.R 91/19/ UD-12, dated 6th January 2020, directed that the sanctioned Development Control & Promotion Regulations (hereinafter referred to as " the said DCPR") of 152 villages that are proposed to be modified and published under section 37(1AA) on 6th January 2020 be made applicable along with modifications to the Interim Development Plan of 23 villages published in the *Maharashtra Government Gazette* dated 27th May 2017, so that there is a single "DCPR" for the entire NAINA area ;

And whereas, as per DCPR of NAINA Quarrying activities are permissible only in limited development zone of Development Plan, however there are some areas in NAINA Development Plan area other than in Limited Development Zone (LDZ) with quarrying potential and which are away from Gaothan/village settlement. Also in Unified Development Control and Promotion Regulations (UDCPR 2020) apart from quarry zones, quarry activity is permissible in agriculture zone with conditions mentioned therein ;

And whereas CIDCO board *vide* resolution No. 12664, dated 4th March 2023 approved proposal for proposed modification in table No. 31.3 (Land use classification and permissible uses) and Reg No. 44 (Mining or Quarrying Operations) of sanctioned DCPR of NAINA under section 37(1) of MR & TP Act, 1966. After modification in DCPR the quarry potential area in other zones of NAINA Development Plan area which fulfills the conditions of quarry and mining activity shall be open up for this activity.

Now, therefore, under section 37 Sub Section (1) of the said Act, the Corporation hereby issues and publishes notice declaring its intention to carry out the modifications to the said DCPR as specified in the Schedule attached.

In pursuance of Sub Section (1) of the Section 37 of the said Act, the Corporation invites objections and suggestions from any person with respect to the proposed modifications to the said DCPR not later than one month from the date of the publication of this Notice in the *Maharashtra Government Gazette*.

The objections and suggestions shall reach the Chief Planner (NAINA) of the Corporation having his office at 8th Floor, Tower No. 10, CBD-Belapur Railway Station Complex, CBD-Belapur, Navi Mumbai 400 614.

A schedule showing the proposed modifications to the said DCPR of the said notified area is kept for inspection by public during office hours at following address along with the website (cidco.maharashtra.gov.in) :-

(i) Registered office of the corporation, 2nd Floor, Nirmal, Nariman Point, Mumbai 400 021.

(ii) Office of Chief Planner, at 8th Floor, Tower No. 10, CBD-Belapur Railway Station Complex, CBD-Belapur, Navi Mumbai 400 614.

(iii) Office of Joint Director of Town Planning, Konkan Bhavan, CBD-Belapur, Navi Mumbai 400 614.

By the order of Board of Directors of the Corporation,

Regd. Office : Nirmal, 2nd Floor,
Nariman Point, Mumbai 400 021.
Date 17th April 2023.

RAVINDRAKUMAR M. MANKAR,
Chief Planner (NAINA).

Annexure - I																																							
Sr. No.	Regulations as per Sanctioned NAINA DCPR (submitted to UDD for certification)	Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)	Remarks																																				
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1	<p>Table 31.3: Land use classification and permissible uses</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Activities permissible in land use zones</th> <th>N1</th> <th>N2</th> <th>N3</th> <th>N4</th> <th>N5</th> <th>N6</th> <th>N3</th> </tr> </thead> <tbody> <tr> <td>AO-8</td> <td>Quarrying of stone(subject to Regulation No. 44), sand and clay</td> <td>Predominantly Residential</td> <td>Growth Centre</td> <td>Mixed Use</td> <td>Urban village</td> <td>Recreation Zone</td> <td>Industries & Warehousing</td> <td>Limited Development Zone</td> </tr> </tbody> </table>	No.	Activities permissible in land use zones	N1	N2	N3	N4	N5	N6	N3	AO-8	Quarrying of stone(subject to Regulation No. 44), sand and clay	Predominantly Residential	Growth Centre	Mixed Use	Urban village	Recreation Zone	Industries & Warehousing	Limited Development Zone	<p>Table 31.3: Land use classification and permissible uses</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Activities permissible in land use zones</th> <th>N1</th> <th>N2</th> <th>N3</th> <th>N4</th> <th>N5</th> <th>N6</th> <th>N3</th> </tr> </thead> <tbody> <tr> <td>AO-8</td> <td>Quarrying of stone(subject to Regulation No. 44), sand and clay</td> <td>Predominantly Residential</td> <td>Growth Centre</td> <td>Mixed Use</td> <td>Urban village</td> <td>Recreation Zone</td> <td>Industries & Warehousing</td> <td>Limited Development Zone</td> </tr> </tbody> </table>	No.	Activities permissible in land use zones	N1	N2	N3	N4	N5	N6	N3	AO-8	Quarrying of stone(subject to Regulation No. 44), sand and clay	Predominantly Residential	Growth Centre	Mixed Use	Urban village	Recreation Zone	Industries & Warehousing	Limited Development Zone	
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2	<p>44.1</p> <p>With the prior approval of the CEO, Mining or Quarrying operations may be permitted on the following conditions:</p> <ol style="list-style-type: none"> An application for development permission shall be made to SPA-NAINA, which shall include: <ol style="list-style-type: none"> A Location Plan at 1: 5000 scale of the quarry site and an area upto 500m around the quarry site showing important natural and manmade features and contours. A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures. Proposed excavation plan and cross sections at 1:500 or larger scale showing proposed phasing; terracing; stepping; benching slopes; locations of process equipment's; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried material, mounding, and measures against visual intrusion etc. A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying. A report supplementing the excavation and restoration plans, costs and implementation program. Mining and quarrying operation should be in a controlled manner, such as starting operation initially on a site away from crowded areas and later gradually extending it to other. 	<p>44.1</p> <p>With the prior approval of the CEO, Mining or Quarrying operations may be permitted on the following conditions:</p> <ol style="list-style-type: none"> The quarrying and mining operations shall be permitted outside CRZ and notified eco-sensitive zone and heritage precinct but only at locations approved by the competent authority. The development permission shall be granted subject to production of order to carry out these activities from the revenue authority concerned under the Minor Minerals Act and NOC of the MPCB. The application for Development Permission of quarrying shall include: <ol style="list-style-type: none"> Original 7/12 extract along with a location plan at 1:5000 scale of the quarry site and an area upto 500 meters around the quarry site showing important natural and manmade features and contours; A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures; Proposed excavation plan and cross sections at 1:500 or larger scale showing proposed phasing; terracing; stepping; benching slopes; locations of process equipment; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried material; workers housing; landscaping including screen planting, mounding and measures against visual intrusion etc. A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying; A report supplementing the excavation and restoration plans, costs and implementation programme; Scrutiny fee shall be paid by the owner; 																																					

Annexure - I		Proposed Modifications in Sanctioned NAINA DCPR (submitted to UDD for certification)	Remarks
Reg. No.	Regulation	Reg. No.	Regulation
iii.	Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector/ Director of Geology and Mining. Regulations prescribed by the Revenue Authorities regarding the resettlement and restoration of environment shall be strictly followed.		g. Development Charge for the land under quarrying shall be paid by the owner
iv.	Quarrying shall not be permitted within 500 m from the gaathan/ village settlements, from rivers, forts, historical places, public road, railway line and places of tourist interest and within 500 m from the High Tide Line along the coast.		iii. No quarrying shall commence until the excavation plan is also approved by the Director of Geology and Mining, Government of Maharashtra.
v.	The conditions prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be followed.		iv. The Restoration Plan approved by the Planning Authority shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer, and the Revenue Authority.
vi.	Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channelled out of any nearby human settlement.		v. Natural gradient of slope should be maintained during quarrying operations. Slope of the foot-wall side (Slope in the direction in which mining does not exist) should be properly organized by planting adequate trees of suitable species so as to have soil binding vegetation.
vii.	Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited.		vi. In the case of murum quarrying, entire weathered soil or murum shall not be excavated exposing hard rock; instead, a capping of at least half a meter be left so that it can support vegetation and plantation that be done later on. Similarly, these operations shall not cause depression below the average ground level.
viii.	Environment Clearance as applicable under the EIA Notification 2006 shall be sought from concerned authorities		vii. Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channelled out of any nearby human settlement.
ix.	The Development Permission for quarrying shall be granted for a specific period, after which fresh permission for further quarrying will be necessary. In granting such fresh permission, the SPA-NAINA shall have regard to the applicant's performance in observing the approved excavation plans and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.		viii. During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.
			ix. Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks carry murum. In addition, in order to minimize dust pollution, measurers such as adoption of hoods at transfer points, vulcanizing of conveyor belt joints, under belt cleaning devices, apart from installation of dust extrication system for conveyance, shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.
			x. No Quarrying and crushing shall be permitted if a highway or public road having width of 30m. or more, railway line or any human settlement is located within 200m. from the quarrying site. However, for quarrying with blasting operations, the distance shall be at least 500 m.
			xi. Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited
			The development permission for quarrying shall be granted for period of 1 year and may be revalidated every year for a maximum period of 3 years. After this fresh permission for further quarrying will be necessary. In granting such fresh permission, the Authority shall have regard to the applicant's performance in observing the approved excavation and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

Chief Planner (NAINA)