

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 021, Dated 10th January 2013.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1712/475/CR-98/12/UD-12.—Whereas, the Revised Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as the "said Regional Plan") has been sanctioned by the Government in the Urban Development Department under sub-section (1) of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the "said Act") *vide* Notification No.TPS-1297/1094/CR-116/97/UD-12, dated 23rd September 1999 (hereinafter referred to as the "said Notification") and has come into force with effect from the 1st December, 1999 ;

And whereas, the Government has decided to develop a site for International Air Port in Navi Mumbai area within the said Regional Plan;

And whereas, as per one of the conditions laid down by the Ministry of Environment and Forest (MoEF), Government of India, while granting Environmental and CRZ Clearance to the Navi Mumbai International Airport (NMIA) that the Development Plan of Navi Mumbai shall be revised and recast in view of the proposed Air Port Development so as to avoid unplanned haphazard growth around the proposed air port;

And whereas, as per the provisions prescribed in the Notification issued by the Airport Authority of India (AAI) on 14th January 2010, no structure shall be constructed or erected on any land within the periphery of 20 km. from ARP of NMIA (Navi Mumbai International Air Port) without obtaining the No Objection Certificate (NOC) from AAI (Airport Authority of India);

And whereas, City and Industrial Development Corporation of Maharashtra Ltd.(CIDCO) submitted a proposal to the Government vide letter No. CIDCO/PLNG/CP/2012/18 dated 17th January 2012 requesting for its appointment as Special Planning Authority under section 40(1)(b) of the said Act for an area around the proposed International Airport comprising the boundaries and villages covered within it, as specified respectively in the schedule-I and schedule-II appended hereto;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that it is necessary to have planned and controlled Development within the area proposed by CIDCO to be declared as notified area (hereinafter referred to as the "said notified area").

Now therefore, in exercise of the powers conferred under clause (b) of sub-section (1) of section 40 of the said Act and of all other powers enabling it in this behalf, the Government of Maharashtra hereby-

(i) Notifies the area specified in the schedules-I &II appended hereto as "The Navi Mumbai Airport Influence Notified Area" (NAINA), as shown on plan.

(ii) Appoints the CIDCO to be the Special Planning Authority for the said notified area i.e.NAINA.

(iii) Declares that any other Special Planning Authority functioning in the said NAINA, prior to this notification shall cease to function from the date of this notification.

(iv) Directs the CIDCO to prepare and publish the development proposals and development control regulations for the said notified area and submit the same to the Government for sanction after following due procedure prescribed in the said Act.

Copy of the plan showing the boundaries of the said notified area shall be available for inspection for the general public during office hours on all working days at the following offices for a period of one month :-

- (1) Commissioner, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (2) Chief Planner, CIDCO, CIDCO Bhavan, CBD Belapur, Navi Mumbai – 400 614.
- (3) Collector Raigad/ Thane.
- (4) Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (5) Assistant Director of Town Planning, Raigad Branch, Raigad-Alibagh.
- (6) Assistant Director of Town Planning, Thane Branch, Thane.

Schedule - I
Boundaries of the Navi Mumbai Airport Influence Notified Area
(NAINA)

Directions	Bounded by
<i>North</i> . .	The Northern boundary of village Nitalas touching the boundary of AKBSNA; than boundary of Matheran Eco sensitive Zone (MESZ) passing through village Wangani Tarf Talaje;
<i>East</i> . .	Boundary of MESZ passing through village Wangani Tarf Talaje upto village Wavarle; then Western boundary of Karjat Municipal Council, then railway line passing from Karjat Municipal Council to Khalapur Municipal Council; then Northern noundary of Khalapur Municipal Council up to MMR boundary;
<i>South</i> . .	MMR boundary from North- West corner of Khalapur Municipal Council to Pen Municipal Council, then North to West bounary of Pen Municipal Council, MMR boundary from West corner of Pen Municipal Council to Tahsil Boundary of Pen; then along the boundary of Pen Tahsil up to villageVittalwadi;
<i>West</i> . .	Along periphery of Khopta New Town from village Vittalwadi to Kanthavali and further along periphery of Navi Mumbai upto village Nitalas.

It also includes the villages deleted from Navi Mumbai Municipal Corporation, apart from area designated by boundaries described above.

Note.—This shall be read with the plan accompanying this notification.

Schedule - II
List of villages within the boundaries of the Notified area

Sr. No. (1)	Name of Village (2)		Tahsil (3)	District (4)
1	Goteghar	...	Thane	Thane
2	Bhandarli	...	Thane	Thane
3	Uttarshiv	...	Thane	Thane
4	Nagaon	...	Thane	Thane
5	Narivali	...	Thane	Thane
6	Bale	...	Thane	Thane
7	Vaklan	...	Thane	Thane
8	Bamali	...	Thane	Thane
9	Nighu	...	Thane	Thane
10	Navali	...	Thane	Thane
11	Dahisar	...	Thane	Thane
12	Mokashi	...	Thane	Thane
13	Valivali	...	Thane	Thane
14	Pimpari	...	Thane	Thane
15	Veshvi	...	Uran	Raigad
16	Dighode	...	Uran	Raigad
17	Kanthavali	...	Uran	Raigad
18	Pohi	...	Uran	Raigad
19	Ransai	...	Uran	Raigad
20	Tighar	...	Karjat	Raigad
21	Nangurle	...	Karjat	Raigad
22	Varne	...	Karjat	Raigad
23	Avalas (Excluding area East of Karjat-Khopoli Rail Line)		Karjat	Raigad

Sr. No. (1)	Name of Village (2)	Tahsil (3)	District (4)
24	Palasdari (Excluding area East of Karjat-Khopoli Rail Line)	Karjat	Raigad
25	Talawali (Excluding area East of Karjat-Khopoli Rail Line)	Karjat	Raigad
26	Kharpada	Pen	Raigad
27	Dushmi	Pen	Raigad
28	Kauli Simadevi	Pen	Raigad
29	Khar Simadevi	Pen	Raigad
30	Kharkoshim	Pen	Raigad
31	Jui Khurd	Pen	Raigad
32	Jui Budruk	Pen	Raigad
33	Jite	Pen	Raigad
34	Navkhar	Pen	Raigad
35	Khar Nandai	Pen	Raigad
36	Turkhul	Pen	Raigad
37	Khar Dubej	Pen	Raigad
38	Rave	Pen	Raigad
39	Dadar	Pen	Raigad
40	Urnoli	Pen	Raigad
41	Sonkhar	Pen	Raigad
42	Khar Dutarfa Borli	Pen	Raigad
43	Kalave	Pen	Raigad
44	Hanumanpada	Pen	Raigad
45	Davre	Pen	Raigad
46	Kopar	Pen	Raigad
47	Khar Borli	Pen	Raigad
48	Govirle	Pen	Raigad
49	Balawali	Pen	Raigad
50	Ambivali	Pen	Raigad
51	Hamrapur	Pen	Raigad
52	Tambadshet	Pen	Raigad
53	Johe	Pen	Raigad
54	Dolvi Dababa	Pen	Raigad
55	Mothe Vadhav	Pen	Raigad
56	Kaleshri	Pen	Raigad
57	Kanhoba	Pen	Raigad
58	Vitthalwadi	Pen	Raigad
59	Mothe Bhal	Pen	Raigad
60	Lakhanle	Pen	Raigad
61	Narwel	Pen	Raigad
62	Bahiram Katak	Pen	Raigad
63	Benavale	Pen	Raigad
64	Wadhav	Pen	Raigad
65	Div	Pen	Raigad
66	Borze	Pen	Raigad

Sr. No. (1)	Name of Village (2)	Tahsil (3)	District (4)
67	Kane	Pen	Raigad
68	Waredi	Pen	Raigad
69	Nagadi Sapoli	Pen	Raigad
70	Khar Dutarfa Sapoli	Pen	Raigad
71	Kharsapoli	Pen	Raigad
72	Chinchghar	Pen	Raigad
73	Shitole	Pen	Raigad
74	Davansar	Pen	Raigad
75	Ramraj	Pen	Raigad
76	Dhavate	Pen	Raigad
77	Tarankhop	Pen	Raigad
78	Antore	Pen	Raigad
79	Patnoli	Pen	Raigad
80	Koproli	Pen	Raigad
81	Odhang	Pen	Raigad
82	Washi	Pen	Raigad
83	Sare Bhag	Pen	Raigad
84	Shirki Chawl	Pen	Raigad
85	Masad Bedi	Pen	Raigad
86	Masad Khurd	Pen	Raigad
87	Masad Budruk	Pen	Raigad
88	Borwe	Pen	Raigad
89	Bori	Pen	Raigad
90	Shirki	Pen	Raigad
91	Kolave	Pen	Raigad
92	Shinganvat	Pen	Raigad
93	Dhondpada	Pen	Raigad
94	Umbarde	Pen	Raigad
95	Meleghar	Pen	Raigad
96	Kandale	Pen	Raigad
97	Uchede	Pen	Raigad
98	Kandlepada	Pen	Raigad
99	Wadkhal	Pen	Raigad
100	Beneghat	Pen	Raigad
101	Wave	Pen	Raigad
102	Kashmirwadi	Pen	Raigad
103	Rode	Pen	Raigad
104	Talegaon	Khalapur	Raigad
105	Panshil	Khalapur	Raigad
106	Rees	Khalapur	Raigad
107	Lodhivali (Excluding area under MESZ)	Khalapur	Raigad
108	Nadhal (Excluding area under MESZ)	Khalapur	Raigad
109	Chouk Manivali (Excluding area under MESZ)	Khalapur	Raigad
110	Nanivali (Excluding area under MESZ)	Khalapur	Raigad
111	Warose Tarf Wankhal (Excluding area under MESZ)	Khalapur	Raigad
112	Borgaon Khurd (Excluding area under MESZ)	Khalapur	Raigad
113	Sondewadi (Excluding area under MESZ)	Khalapur	Raigad
114	Wavarle (Excluding area under MESZ)	Khalapur	Raigad
115	Pali Budruk	Khalapur	Raigad
116	Vadvahir (Excluding area under MESZ)	Khalapur	Raigad
117	Borgaon Budruk (Excluding area under MESZ)	Khalapur	Raigad
118	Padaghe	Khalapur	Raigad
119	Morbe	Khalapur	Raigad

Sr. No. (1)	Name of Village (2)	Tahsil (3)	District (4)
120	Bhilvale	Khalapur	Raigad
121	Hatnoli	Khalapur	Raigad
122	Jambhivali Tarf Wankhal	Khalapur	Raigad
123	Tupgaon	Khalapur	Raigad
124	Pali Khurd	Khalapur	Raigad
125	Sarang	Khalapur	Raigad
126	Parade	Khalapur	Raigad
127	Ambivali Tarf Tungartan	Khalapur	Raigad
128	Wasambe	Khalapur	Raigad
129	Chambharli	Khalapur	Raigad
130	Vat	Khalapur	Raigad
131	Kambe	Khalapur	Raigad
132	Vayal	Khalapur	Raigad
133	Tembhari	Khalapur	Raigad
134	Kopari	Khalapur	Raigad
135	Asroti	Khalapur	Raigad
136	Dharni	Khalapur	Raigad
137	Asare	Khalapur	Raigad
138	Kandharoli Tarf Wankhal	Khalapur	Raigad
139	Vavandal	Khalapur	Raigad
140	Vinegaon	Khalapur	Raigad
141	Kalote Mokashi	Khalapur	Raigad
142	Kalote Rayati	Khalapur	Raigad
143	Nigdoli	Khalapur	Raigad
144	Nadode	Khalapur	Raigad
145	Nimbode	Khalapur	Raigad
146	Vanave	Khalapur	Raigad
147	Shiravali Tarf Boreti	Khalapur	Raigad
148	Khalapur	Khalapur	Raigad
149	Ghodivali	Khalapur	Raigad
150	Kandharoli Tarf Boreti	Khalapur	Raigad
151	Navandhe	Khalapur	Raigad
152	Wangani (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
153	Kelavali (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
154	Dolavali (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
155	Shengaon (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
156	Mankivali (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
157	Anjrun	Khalapur	Raigad
158	Hal Khurd	Khalapur	Raigad
159	Mahad	Khalapur	Raigad
160	Nitalas (Excluding area under MESZ)	Panvel	Raigad
161	Nitale (Excluding area under MESZ)	Panvel	Raigad
162	Kherane Khurd	Panvel	Raigad
163	Vavanje (Excluding area under MESZ)	Panvel	Raigad
164	Mahodar (Excluding area under MESZ)	Panvel	Raigad
165	Kondap (Excluding area under MESZ)	Panvel	Raigad
166	Wangani Tarf Taloje (Excluding area under MESZ)	Panvel	Raigad
167	Karambeli Tarf Taloje (Excluding area under MESZ)	Panvel	Raigad
168	Shiravali (Excluding area under MESZ)	Panvel	Raigad
169	Ambe tarf taloje (Excluding area under MESZ)	Panvel	Raigad
170	Chinchavali Tarf Taloje	Panvel	Raigad
171	Mahalungi	Panvel	Raigad
172	Chindharan	Panvel	Raigad
173	Kanpoli	Panvel	Raigad
174	Valap	Panvel	Raigad
175	Pale Budruk	Panvel	Raigad

Sr. No. (1)	Name of Village (2)	Tahsil (3)	District (4)
176	Hedutane	Panvel	Raigad
177	Kevala	Panvel	Raigad
178	Khanav	Panvel	Raigad
179	Morbe (Excluding area under MESZ)	Panvel	Raigad
180	Kondale (Excluding area under MESZ)	Panvel	Raigad
181	Khairwadi (Excluding area under MESZ)	Panvel	Raigad
182	Tamsai (Excluding area under MESZ)	Panvel	Raigad
183	Maldunge (Excluding area under MESZ)	Panvel	Raigad
184	Dhodani (Excluding area under MESZ)	Panvel	Raigad
185	Deharang (Excluding area under MESZ)	Panvel	Raigad
186	Dhamani (Excluding area under MESZ)	Panvel	Raigad
187	Gadhe (Excluding area under MESZ)	Panvel	Raigad
188	Ambe tarf waje	Panvel	Raigad
189	Shivansai	Panvel	Raigad
190	Dundre (Excluding area under MESZ)	Panvel	Raigad
191	Ritghar (Excluding area under MESZ)	Panvel	Raigad
192	Usarli Budruk (Excluding area under MESZ)	Panvel	Raigad
193	Umroli	Panvel	Raigad
194	Chinchavali Tarf Waje	Panvel	Raigad
195	Vakadi	Panvel	Raigad
196	Nere (Excluding area under MESZ)	Panvel	Raigad
197	Koproli	Panvel	Raigad
198	Harigram	Panvel	Raigad
199	Adai	Panvel	Raigad
200	Akurli	Panvel	Raigad
201	Palidevad	Panvel	Raigad
202	Devad	Panvel	Raigad
203	Shilottar Raichur	Panvel	Raigad
204	Chipale	Panvel	Raigad
205	Bonshet	Panvel	Raigad
206	Vihighar (Excluding area under MESZ)	Panvel	Raigad
207	Ambivali (Excluding area under MESZ)	Panvel	Raigad
208	Sangatoli (Excluding area under MESZ)	Panvel	Raigad
209	Waje (Excluding area under MESZ)	Panvel	Raigad
210	Cheravali (Excluding area under MESZ)	Panvel	Raigad
211	Wajapur	Panvel	Raigad
212	Loniwadi (Excluding area under MESZ)	Panvel	Raigad
213	Wangani Tarf Waje (Excluding area under MESZ)	Panvel	Raigad
214	Pali Khurd	Panvel	Raigad
215	Chikhale	Panvel	Raigad
216	Moho	Panvel	Raigad
217	Shivkar	Panvel	Raigad
218	Vichumbe	Panvel	Raigad
219	Usarli Khurd	Panvel	Raigad
220	Kolkhe	Panvel	Raigad
221	Kon	Panvel	Raigad
222	Borle	Panvel	Raigad
223	Sangade	Panvel	Raigad
224	Belavali	Panvel	Raigad
225	Wardoli (Excluding area under MESZ)	Panvel	Raigad
226	Bherle (Excluding area under MESZ)	Panvel	Raigad
227	Bhingar (Excluding area under MESZ)	Panvel	Raigad
228	Ajivali	Panvel	Raigad
229	Ariwali	Panvel	Raigad
230	Derawali	Panvel	Raigad
231	Palaspe	Panvel	Raigad
232	Kudave	Panvel	Raigad

Sr. No. (1)	Name of Village (2)	Tahsil (3)	District (4)
233	Nandgaon	Panvel	Raigad
234	Mosare	Panvel	Raigad
235	Patnoli	Panvel	Raigad
236	Vadavali	Panvel	Raigad
237	Turmale	Panvel	Raigad
238	Chirvat	Panvel	Raigad
239	Shirdhon	Panvel	Raigad
240	Giravale	Panvel	Raigad
241	Somtane	Panvel	Raigad
242	Kasal Khand	Panvel	Raigad
243	Ashte	Panvel	Raigad
244	Shedung	Panvel	Raigad
245	Bhingarwadi	Panvel	Raigad
246	Mohope (Excluding area under MESZ)	Panvel	Raigad
247	Poyanje (Excluding area under MESZ)	Panvel	Raigad
248	Pali Budruk (Excluding area under MESZ)	Panvel	Raigad
249	Bhokarpada (Excluding area under MESZ)	Panvel	Raigad
250	Barwai (Excluding area under MESZ)	Panvel	Raigad
251	Khanavale	Panvel	Raigad
252	Bhatan	Panvel	Raigad
253	Narpoli	Panvel	Raigad
254	Dahivali	Panvel	Raigad
255	Nanoshi	Panvel	Raigad
256	Sangurli	Panvel	Raigad
257	Chinchavan	Panvel	Raigad
258	Devlooli Budruk	Panvel	Raigad
259	Savale	Panvel	Raigad
260	Jatade	Panvel	Raigad
261	Dapiwali	Panvel	Raigad
262	Vaveghar	Panvel	Raigad
263	Gulsunde	Panvel	Raigad
264	Posari	Panvel	Raigad
265	Turade	Panvel	Raigad
266	Kalhe	Panvel	Raigad
267	Koral	Panvel	Raigad
268	Apte	Panvel	Raigad
269	Akulwadi	Panvel	Raigad
270	Ladiwali	Panvel	Raigad

Note.—

(1) MESZ = Matheran Eco-Sensitive Zone

(2) Boundary of Matheran Eco-Sensitive Zone shall be as per the Ministry of Environment and Forests, Govt. of India, Notification No. S.O. 133 (E) dated 4th February 2003.

This notification shall also be published on the Government website www.urban.maharashtra.gov.in

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

SANJAY V. PAWAR
Desk Officer.