

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २७ एप्रिल २०१७

अधिसूचना

क्रमांक टिपीएस-१२१५/२४५/प्र.क्र. ३३२/२०१५/एसएम/नवि-१२.—ज्याअर्थी, महाराष्ट्र प्रादेशिक 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) नुसार प्रदान करण्यात आलेल्या अधिकारांचा वापर करून महाराष्ट्र शासनाच्या नगरविकास विभाग अधिसूचना क्रमांक टीपीएस-१७१२/४७५/प्र.क्र. ९८/१२/नवि-१२, दिनांक १० जानेवारी २०१३ अन्वये 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 उक्त विशेष नियोजन प्राधिकरण असे निर्देशित करण्यात येईल) म्हणून नेमणूक केली आहे ;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाच्या संचालक मंडळाने दिनांक १७ फेब्रुवारी २०१४ रोजीचे ठराव क्रमांक १०९९१ अन्वये उक्त अधिनियमाचे कलम २३(१) मधील तरतुदीनुसार उक्त क्षेत्रासाठीची विकास योजना तयार करण्याचा इरादा जाहीर करून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग-२, दिनांक १५-२१ मे २०१४ मध्ये तसेच दिनांक ३१ मे २०१४ रोजीच्या दै. इंडियन एक्सप्रेस व दै. लोकमत मध्ये प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३२ अन्वये प्रदान करण्यात आलेल्या अधिकारांचा वापर करून उक्त विशेष नियोजन प्राधिकरणाच्या संचालक मंडळाने दिनांक ३० जून २०१४ रोजीचे ठराव क्रमांक ११११५ अन्वये त्यात निर्दिष्ट क्षेत्राकरिता अंतरिम विकास योजना तयार करण्याबाबत सूचना महाराष्ट्र शासन राजपत्र, असाधारण, भाग-२, दिनांक ७ ऑगस्ट २०१४ मध्ये तसेच दिनांक १४ ऑगस्ट २०१४ रोजीच्या दै. हिंदुस्थान टाइम्स व दै. लोकमत मध्ये प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ सहकलम ३२ अन्वये त्यांचे अधिकार क्षेत्रातील जमीनीचे सर्वेक्षण करून उक्त विशेष नियोजन प्राधिकरणाच्या संचालक मंडळाने दिनांक ११ ऑगस्ट २०१४ रोजीचे ठराव क्रमांक १११४७ अन्वये उक्त क्षेत्रातील २३ गावांसाठी अंतरिम विकास योजना व संबंधित विकास नियंत्रण नियमावली प्रसिद्ध करण्याचा निर्णय घेतला आणि प्रारूप अंतरिम विकास योजना, तयार केली आणि त्याबाबतची सूचना उक्त अधिनियमाच्या कलम २६च्या उप कलम (१) सह कलम ३२ नुसार महाराष्ट्र शासन राजपत्रात, असाधारण, भाग २, दिनांक १३ ऑगस्ट २०१४ तसेच दिनांक १५ ऑगस्ट २०१४ रोजीच्या दै. इंडियन एक्सप्रेस व दै. लोकसत्ता मध्ये प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८(२) सह कलम ३२ अन्वये नियुक्त केलेल्या नियोजन समितीने विहित मुदतीत उक्त प्रारूप अंतरिम विकास योजनेबाबत प्राप्त झालेल्या सर्व हरकती/सूचना विचारात घेवून त्यावरील त्यांचा अहवाल विशेष नियोजन प्राधिकरणास सादर केलेला आहे ;

आणि ज्याअर्थी, उक्त विशेष नियोजन प्राधिकरणाने, नियोजन समितीचा अहवाल, प्राप्त सर्व हरकती/सूचना विचारात घेवून उक्त विशेष नियोजन प्राधिकरणाच्या संचालक मंडळाने दिनांक १८ सप्टेंबर २०१५ रोजीचे ठराव क्रमांक ११४४७ अन्वये उक्त प्रारूप अंतरिम विकास योजनेत काही बदल करून सदर फेरबदल कलम २८(४) सह कलम ३२ अन्वये दिनांक १९ सप्टेंबर २०१५ रोजीच्या महाराष्ट्र शासन राजपत्र मध्ये तसेच दिनांक २३ सप्टेंबर २०१५ रोजीच्या दै. नवभारत टाइम्स व दै. लोकमत मध्ये प्रसिद्ध करून उक्त प्रारूप अंतरिम विकास योजना उक्त अधिनियमाच्या कलम ३० सह कलम ३२ अन्वये, दिनांक २२ सप्टेंबर २०१५ रोजी शासनास मंजुरीसाठी सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) नुसार शासनाने योग्य ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय केल्यानंतर उक्त प्रारूप अंतरिम विकास योजना भागशः सोबतच्या परिशिष्ट-अ मध्ये नमूद काही फेरबदलासह आणि काही सारभूत स्वरूपाचे प्रस्तावित केलेले फेरबदल वगळता (परिशिष्ट-ब) मंजूर करण्याचा निर्णय घेतलेला आहे ;

आणि ज्याअर्थी, शासनाने प्रस्तावित केलेले उक्त प्रारूप सुधारित विकास योजनेत दर्शविलेले व ई.पी.-१ ते ई.पी. ८२ म्हणून निर्देशित केलेले फेरबदल हे परिशिष्ट-ब मध्ये नमूद केल्यानुसार सारभूत स्वरूपाचे असल्याने सदर फेरबदल उक्त अधिनियमाच्या कलम ३१ अन्वये स्वतंत्रपणे शासन सूचना क्र. टिपीएस १२१५/२४५/प्र. क्र. ३३२/२०१५/ईपी/नवि-१२, दिनांक २७ एप्रिल २०१७ प्रसिद्ध करण्यात आले आहे. (यापुढे वगळलेला भाग, म्हणून संबोधण्यात आलेले).

आता, त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ चे पोट-कलम १ नुसार प्रदत्त आणि यानुषंगाने प्राप्त इतर अधिकारांचा वापर करून शासन याद्वारे,—

(अ) उक्त प्रारूप अंतरिम विकास योजना सोबत जोडलेल्या परिशिष्ट-अ मध्ये नमूद फेरबदलासह मंजुरी देत आहे.

(ब) उक्त प्रारूप अंतरिम विकास योजना उक्त अधिनियमाच्या कलम ३०(१) अन्वये शासनास मंजुरीसाठी सादर करण्याचा कालावधी दिनांक २२ सप्टेंबर २०१५ पर्यंत वाढविण्यात येत आहे.

(क) उक्त प्रारूप अंतरिम विकास योजना उक्त अधिनियमाच्या कलम ३१(१) अन्वये मंजूर करण्याचा कालावधी दिनांक २७ एप्रिल २०१७ पर्यंत वाढविण्यात येत आहे.

(ड) उक्त प्रारूप अंतरिम विकास योजना, सोबत जोडलेल्या परिशिष्ट-अ मध्ये नमूद फेरबदलासह शासनाने मंजूर केल्याप्रमाणे सदर अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याची दिनांक हा अंमलात आल्याचा दिनांक राहिल.

(ई) स. नं. ७६, ७७ (अकुली) ते स. नं. २९६ (शिवकार) पर्यंतचा प्रस्तावित ३५ मी. रुंद रस्त्याबाबतचा निर्णय प्रलंबित ठेवण्यात आलेला असून याबाबतचा निर्णय पूरकपत्राद्वारे स्वतंत्रपणे घेण्यात येईल.

(फ) सदर अधिसूचनेनुसार मंजूर केलेले अंतिम विकास योजनेचे प्रस्तावानुसार मुंबई महानगरपालिकेच्या प्रादेशिक योजनेमधील उक्त अधिसूचित क्षेत्रापुरता उक्त अधिनियमाचे कलम २७ अन्वये बदल झाला आहे, असे समजण्यात यावे.

टिपा :-

(१) अंतरिम विकास योजना अंमलात आल्याचा दिनांकापासून एक महिन्याच्या कालावधीकरिता जनतेच्या अवलोकनार्थ अतिरिक्त मुख्य नियोजनकार नैना यांच्या कार्यालयात कार्यालयीन वेळेत उपलब्ध होईल.

(२) अंतरिम विकास योजनेच्या परिशिष्ट-अ व ब मध्ये दिसून न येणारी आरक्षणे/allocations/नामनिदर्शने ही अंतरिम विकास योजनेनुसार त्याच कारणासाठी मंजूर आहेत.

(३) उक्त प्रारूप सुधारित विकास योजना अहवालात नमूद केलेले आरक्षणाखालील क्षेत्र अंदाजित असून अंतिम विकास योजनेत दर्शविलेल्या हद्दीप्रमाणे जागेवरील प्रत्यक्ष मोजणीनुसार येईल ते क्षेत्र अंतिम राहिल.

(४) सर्व विद्यमान रस्ते जर अंतिम विकास योजनेत दर्शविले असले अथवा नसेल तरी त्यांची स्थिती विद्यमान सार्वजनिक रस्ते म्हणून गृहीत धरण्यात यावे. तसेच विद्यमान रस्ते विकास योजनेमध्ये विकास योजना रस्ता म्हणून दर्शविले असल्यास त्याचा चर्टई क्षेत्र निर्देशांक किंवा विकास हक्क हस्तांतरण अनुज्ञेय होणार नाही.

(५) प्रत्यक्ष जागेवरील परिस्थितीनुसार किंवा भूमी अभिलेख आणि मंजूर अभिन्यास इत्यादीनुसार पडताळणी केल्यानंतर विकास योजना नकाशांमध्ये आढळून आलेल्या आरेखनातील दोष मुख्य कार्यकारी अधिकारी नैना यांनी आवश्यक खातरजमा केल्यानंतर सुधारित करावयाच्या आहेत.

(६) 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 क्षेत्राकरिता (CRZ) च्या दिनांक १९ फेब्रुवारी १९९१ व दिनांक ६ जानेवारी २०११ च्या अधिसूचना व त्यानंतर केंद्र शासनाकडून वेळोवेळी करण्यात आलेल्या सुधारणांच्या अधीन राहिल.

(ब) सागरी किनारा व्यवस्थापन आराखड्याच्या अधीन राहिल.

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

INTERIM DEVELOPMENT PLAN FOR NAINA (23 VILLAGES)

Schedule - A

परिशिष्ट-अ

Schedule of Sanction Modifications

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MR&TP Act, 1966	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
1.	SM-1	M16	10_ESS /Shillotar Raichur	1. 10_ESS to be relocated within the excess area of 14_PG. 2. New 9 m. wide road to be proposed within the excess area of 14_PG as an access to 10_ESS. 3. The land under earlier 10_ESS to be converted to NI Zone.	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.
2.	SM-2	M17	5_DB /Shillotar Raichur	1. 5_DB to be relocated within the excess area of 14_PG. 2. New 9m wide road to be proposed within the excess area of 14_PG as an access to 5_DB. 3. The land under earlier 5_DB land to be converted to partly NI and partly N4 zones.	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.

Schedule.—Contd.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MF&TP Act, 1966	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
3.	SM-3	M18	2_CC /Shillottar Raichur	1. 2_CC to be relocated within the excess area of 14 PG. 2. The land under earlier 2_ CC to be converted to N3 zone. 3. The land under this road to be converted to adjoining N4 zone.	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.
4.	SM-4	M25	28_CC & Proposed 12m wide road /Vichumbe	1. Proposed 12 m road to be reduced to 9 m and the 28_ CC to be readjusted at this location. 2. The land under road to be converted to adjoining N-4 zone.	Width of 12 m. wide road is reduced to 9 m. as proposed under section 30 of MR&TP Act, 1966 and Land so released from the proposal under section 26 is to be included in N-4 zone. 28_ CC is reinstated as per section 26 of MR&TP Act, 1966.
5.	SM-5	M31	42_PS /Usarli khurd and 29_CP /Shivkar & Usarlikhurd	The proposed 20m wide road extended through the Growth Centre to access the relocated 42_PS.	20 m wide road is Sanctioned as proposed under section 30 of MR&TP Act, 1966.
6.	SM-6	M44	84_DB /Nere	1. Daily Bazar 84_ DB to be relocated on Gaoki land on s. no. 85. 2. The land under earlier 84_DB to be converted to adjoining N4 Zone	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.
7.	SM-7	M51	19_PHC /Shillottar Raichur	Based on M-16, M-17 and M-18, reservation 19_PHC reconfigured at its proposed location and marginally within excess area of 14_PG.	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.
8.	SM-8	M54	New 27m wide road /Vihigar	Based on M53, New 27m wide IDP road proposed through the Growth Centre for connectivity to MMC.	A 27 m. wide Development Plan road is sanctioned as proposed under section 30 of MR&TP Act, 1966 as shown on the Plan.
9.	SM-9	C1	Survey no.136 at village Moho	Incorrect representation of Survey number 136 instead of s.no.141.	Survey number 136 is corrected as s.no.141 as per plan submitted under section 30 of MR&TP Act.
10.	SM-10	C2	Survey no. 97 at village Nere	Incorrect representation of Survey number 97 instead of s.no.96	Survey number 97 is corrected as s.no.96 as per plan submitted under section 30 of MR&TP Act.
11.	SM-11	C3	Park (123_P) and Urban Village	To indicate existing revenue pond at village Borle	A pond as proposed is shown on the Plan.
12.	SM-12	C4	Survey no.136 at village Akurli	Incorrect representation of Survey number 136 instead of s.no.133 at village Akurli	Survey number 136 corrected as s.no.133 as per plan submitted under section 30 of MR&TP Act.
13.	SM-13	C5	Water body on s.no.84 at village Usarli Khurd	Incorrect representation of water body on s.no.84 at village Usarli Khurd	Pond / Water body shown on respective survey numbers is deleted and land so released is included in adjoining zone or reservation.
		C6	Pond on s.no.108 at village Shivkar	Incorrect representation of pond on s.no.108 at village Shivkar	
		C7	Pond on s.no.37 at village Shivkar	Incorrect representation of pond on s.no.37 at village Shivkar	

Schedule.—Contd.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MR&TP Act, 1966	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
		C11	Pond on survey no. 72 at Vichumbe village.	Incorrect representation of pond on s.no.72 at village Shivkar	
		C12	Pond on s.no.54/1 at village Vichumbe	Incorrect representation of pond on s.no.54/1 at village Vichumbe	
		C13	Pond on s.no.368 at village Nere	Incorrect representation of pond on s.no.368 at village Nere	
		C14	Pond shown on s.no 168 and 166 at village Shivkar	Incorrect representation of pond on s.no 168 and 166 at village Shivkar	
		C15	Water body on s.no.86 at village Moho	Incorrect representation of water body on s.no.86 at village Moho	
		C16	Water body on s.no.164,165 at village Belavali	Incorrect representation of water body on s.no. 164,165 at village Belavali	
		C17	Water body on s.no.81 at village Belavali	Incorrect representation of water body on s.no. 81 at village Belavali	
		C18	water body on s.no.157 at village Sangade	Incorrect representation of water body on s.no. 157 at village Sangade	
		C19	water body on s.no.210 at village Shivkar	Incorrect representation of water body on s.no. 210 at village Shivkar	
14.	SM-14	C8	Survey no.91 at village Nere	Incorrect representation of boundary of s.no.91. at village Nere	Boundary of s.no. 91 is corrected as per plan submitted under section 30 of MR&TP Act.
15.	SM-15	C9	existing village road on s.no.143, 154 &155 at village Akurli	Village Road shown on plan incorrectly in village Akurli is deleted.	Sanctioned as proposed under section 30 of MR&TP Act, 1966
16.	SM-16	C20	Mixed use at Nere Pada	1. To indicate Nerepada as Gaothan. 2. No benefits of Gaothan Expansion Scheme to be made applicable.	Sanctioned as proposed under section 30 of MR&TP Act, 1966
17.	SM-17	C21	N4 zone around Kolkhe Pet:	1. To indicate Kolkhepeth as Gaothan. 2. Urban Village boundadry of Kolkhe peth to be deleted - No benefits of Gaothan Expansion Scheme to be made applicable.	Sanctioned as proposed under section 30 of MR&TP Act, 1966. Urban village boundary of kolkhepeth is to be deleted and the land released is included in N1 zone.
18.	SM-18	C22	N4 zone Palaspe	N4 zone to be deleted as shown on plan.	Sanctioned as proposed under section 30 of MR&TP Act, 1966. N4 zone is to be deleted and land released is to be included in N1 zone.
19	SM-19	-	133_CP	133_CP	New reservation 133A_PG is proposed in reservation no. 133_CP as shown on plan. In view of this area of reservation 133 CP is reduced accordingly.

Schedule.—Contd.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MR&TP Act, 1956	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
20	SM-20	-	29_CP	29_CP	New reservation 29A_PG is proposed in reservation no. 29_CP as shown on plan. In view of this area of reservation no. 29_CP is reduced accordingly.
21	SM-21	-	3_CP	3_CP	New reservation 3A_PG is proposed in reservation no. 3_CP as shown on plan. In view of this area of reservation no. 3_CP is reduced accordingly.
22	SM-22	-	71_CP	71_CP	New reservation 71A_PG is proposed in reservation no. 71_CP as shown on plan. In view of this area of reservation no. 71_CP is reduced accordingly.
23	SM-23	-	96_CP	96_CP	New reservation 96A_PG is proposed in reservation no. 96_CP as shown on plan. In view of this area of reservation no. 96_CP is reduced accordingly.
24	SM-24	-	104_P	104_P	Reservation no. 104_P is redesignated as 104_PG shown on plan.
25	SM-25	-	12_P	12_P	Reservation no. 12_P is redesignated as 12_PG shown on plan.
26	SM-26	-	160_P	160_P	New reservation 160A_PG is proposed in reservation no. 160_P as shown on plan. In view of this area of reservation no. 160_P is reduced accordingly.
27	SM-27	-	185_P	185_P	Reservation no. 185_P is redesignated as 185_PG shown on plan.
28	SM-28	-	186_P	186_P	New reservation 186A_PG is proposed in reservation no. 186_P as shown on plan. In view of this, area of reservation no. 186_P is reduced accordingly.
29	SM-29	-	54_P	54_P	New reservation 54A_PG is proposed in reservation no. 54_P as shown on plan. In view of this, area of reservation no. 54_P is reduced accordingly.
30	SM-30	-	55_P	55_P	New reservation 55A_PG is proposed in reservation no. 55_P as shown on plan. In view of this, area of reservation no. 55_P is reduced accordingly.
31	SM-31	-	70_P	70_P	Reservation no. 70_P is redesignated as 70_PG shown on plan.
32	SM-32	-	87_P	87_P	New reservation 87A_PG is proposed in reservation no. 87_P as shown on plan. In view of this, area of reservation no. 87_P is reduced accordingly.
33	SM-33	--	Villages - Nerepada, Kolkheth, Bhokarpada	Villages -Nerepada, Kolkheth, Bhokarpada	Urban village zone boundary (N-4) is shown around the three villages namely Nerepada, Kolkheth, Bhokarpada.

Schedule.—Concl'd.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MR&TP Act, 1966	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
34	SM-34	Draft Development Control Regulations	Set of Bye-Laws of Draft Development Control Regulations Of NAINA Published for objection and suggestions on Dated 13.08.2014.	Set of Bye-Laws of Draft Development Control Regulations Of NAINA submitted to Government under section 30 of the MRTP Act, 1966 on Dated 22.09.2015	Draft Development Control Regulations for NAINA is Sanctioned with modifications under Section 31(1) of the M.R. & T.P. Act 1966. The authenticated copy of this sanctioned Development Control Regulation is send separately to the Special Planning Authority.

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

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

संजय सावजी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 27th April 2017

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1215/245/CR-332/2016/SM/UD-12.—Whereas, the Government of Maharashtra in exercise of powers conferred under clause (b) of sub-section (1) of the section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) declared by Notification, No. TPS-1712/475/CR-98/12/UD-12, dated 10th January 2013 (hereinafter referred to as “ the said Notification ”) City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as “ the said Corporation ”) as Special Planning Authority (hereinafter referred to as “ the said SPA”) for Navi Mumbai Airport Influence Notified Area (NAINA) (hereinafter referred to as “ the said notified area ”) as specified therein ;

And whereas, the said Corporation *vide* its Board Resolution No. 10991, dated 17th February 2014 has made a declaration of its intention to prepare Development Plan under section 23(1) of the said Act for the said notified area and a notice to that effect has been published in the *Maharashtra Government Gazette*, Part-2, dated 15-21 May 2014 and in local newspaper namely ‘ Lokmat and ’ ‘ The Indian Express ’ on 31st May 2014 ;

And whereas, in pursuance of the powers conferred by section 32 of the said Act, the said Corporation, *vide* its Board Resolution No. 11115, dated 30th June 2014 has issued and published a notice to prepare Interim Development Plan for the area specified therein, in the *Maharashtra Government Gazette*, Extraordinary Part-2, No 53, dated 7th August 2014 and in local newspaper namely ‘ Lokmat ’ and ‘ Hindustan Times ’ on 14th August, 2014 ;

And whereas in accordance with the provisions stipulated in section 25, read with section 32, of the said Act, the Corporation has carried out survey of the lands within the Interim Development Plan area and decided to publish the Draft Interim Development plan with corresponding Development Control Regulations for 23 villages in NAINA *vide* its Board Resolution No. 11147, dated 11th August 2014 and published the notice to that effect in *Maharashtra Government Gazette*, Extraordinary Part-2, No 54, dated 13th August 2014 and in local newspaper namely ‘ Loksatta’ and ‘ The Indian Express ’ on 15th August 2014, in accordance with provisions of sub-section (1) of section 26, read with section 32 of the said Act ;

And whereas, the Planning Committee appointed in accordance with provisions of sub-section (2) of Section 28, read with section 32 of the said Act, after considering the objections and suggestions received, has submitted the its report to the said Corporation on 11th September 2015 ;

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. 11447 dated 18th September, 2015 has made certain modificatig to the Draft Interin Development Plan with corresponding Development Cotrol Regulations for 23 Villages in NAINA (hereinafter referred to as “ the Modified Draft ”) Interim Development Plan ”), in accordance with provisions of sub-section (4) of section 28, read with section 32 of the said act, published it in the *Maharashtra Government Gazette*, dated 18th September, 2015 and in local newspaper namely ‘ Lokmat ’ and ‘ Nav Bharat Times ’ on 23rd September 2015 and submitted the Modified Draft Interim Development Plan under section 30(1) read with section 32 of the said Act on 22nd September 2015 to the Government for final sanction ;

And whereas, in accordance with sub-section (1) of section 31 of the said Act, the Government, after consulting the Director of Town Planning, Maharashtra State, Pune, has decided to sanction a part of the said Draft Interim Development Plan subject to some modification as shown in Schedule-A excluding certain parts in which substantial changes are proposed to be made (Schedule-B) ;

And whereas, some modifications proposed to be made by the Government being of substantial nature (Schedule-B), are being published separately under section 31 of the said Act which are shown on the said Draft Interim Development Plan and marked as excluded portions E.P.-1 to E.P.-82 (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 ‘ Interim Development Plan with Schedule of modifications appended hereto as Schedule-I (excluding the said Excluded Parts numbered as E.P.-1 to E.P.-82 on the said Plan) subject to the Notes given below.

(b) Extends the period for submission of the said Draft Interim Development Plan (under section 30 of the said Act, upto and inclusive of dated 22nd September 2015.

(c) Extends the period for sanctioning the said Draft Interim Development Plan under section 31 of the said Act, upto and inclusive of dated 27th April 2017.

(d) Fixes the date of publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the said Draft Interim Development Plan of NAINA (23 Villages) shall come into force.

(e) The decision on the proposed 35 mt. wide road running from S.No.76, 77 (Akurli)

(to S.No.296 (Shivkar) is kept in abeyance which will be declared later by way of issuing addendum.

(f) As per section 27 of the said Act, for the said notified area, the proposal of Mumbai Metropolitan Regional Plan is deemed to be amended by virtue of this final Development Plan proposal.

Note :—

(1) The aforesaid part final Interim Development Plan of NAINA Notified Area 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 NAINA Notified Area.

(2) The reservations/allocations/designations which do not appear in the Schedule-I and Schedule-II are hereby sanctioned for the respective purpose as Interim Development Plan.

(3) 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 on the final Interim Development Plan.

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

(5) 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, SPA-NAINA, after due verification.

(6) 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 6th 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 or National Coastal Zone Management Authority as the case may be.

INTERIM DEVELOPMENT PLAN FOR NAINA (23 VILLAGES)

Schedule - A

परिशिष्ट-अ

Schedule of Sanction Modifications

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MR&TP Act, 1966	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
1.	SM-1	M16	10_ESS /Shillotar Raichur	1. 10_ESS to be relocated within the excess area of 14_PG. 2. New 9 m. wide road to be proposed within the excess area of 14_PG as an access to 10_ESS. 3. The land under earlier 10_ESS to be converted to N1 Zone.	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.
2.	SM-2	M17	5_DB /Shillottar Raichur	1. 5_DB to be relocated within the excess area of 14_PG. 2. New 9m wide road to be proposed within the excess area of 14_PG as an access to 5_DB. 3. The land under earlier 5_DB land to be converted to partly N1 and partly N4 zones.	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.

Schedule.—Contd.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MF&TP Act, 1966	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
3.	SM-3	M18	2_CC /Shillottar Raichur	1. 2_CC to be relocated within the excess area of 14 PG. 2. The land under earlier 2_CC to be converted to N3 zone. 3. The land under this road to be converted to adjoining N4 zone.	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.
4.	SM-4	M25	28_CC & Proposed 12m wide road /Vichumbe	1. Proposed 12 m road to be reduced to 9 m and the 28_CC to be readjusted at this location. 2. The land under road to be converted to adjoining N-4 zone.	Width of 12 m. wide road is reduced to 9 m. as proposed under section 30 of MR&TP Act, 1966 and Land so released from the proposal under section 26 is to be included in N-4 zone. 28_CC is reinstated as per section 26 of MR&TP Act, 1966.
5.	SM-5	M31	42_PS /Usarli khurd and 29_CP /Shivkar & Usarlikhurd	The proposed 20m wide road extended through the Growth Centre to access the relocated 42_PS.	20 m wide road is Sanctioned as proposed under section 30 of MR&TP Act, 1966.
6.	SM-6	M44	84_DB /Nere	1. Daily Bazar 84_DB to be relocated on Gaoki land on s. no. 85. 2. The land under earlier 84_DB to be converted to adjoining N4 Zone	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.
7.	SM-7	M51	19_PHC /Shillottar Raichur	Based on M-16, M-17 and M-18, reservation 19_PHC reconfigured at its proposed location and marginally within excess area of 14_PG.	Reinstated as per Plan published under section 26 of MR&TP Act, 1966.
8.	SM-8	M54	New 27m wide road /Vihigar	Based on M53, New 27m wide IDP road proposed through the Growth Centre for connectivity to MMC.	A 27 m. wide Development Plan road is sanctioned as proposed under section 30 of MR&TP Act, 1966 as shown on the Plan.
9.	SM-9	C1	Survey no.136 at village Moho	Incorrect representation of Survey number 136 instead of s.no.141.	Survey number 136 is corrected as s.no.141 as per plan submitted under section 30 of MR&TP Act.
10.	SM-10	C2	Survey no. 97 at village Nere	Incorrect representation of Survey number 97 instead of s.no.96	Survey number 97 is corrected as s.no.96 as per plan submitted under section 30 of MR&TP Act.
11.	SM-11	C3	Park (123_P) and Urban Village	To indicate existing revenue pond at village Borle	A pond as proposed is shown on the Plan.
12.	SM-12	C4	Survey no.136 at village Akurli	Incorrect representation of Survey number 136 instead of s.no.133 at village Akurli	Survey number 136 corrected as s.no.133 as per plan submitted under section 30 of MR&TP Act.
13.	SM-13	C5	Water body on s.no.84 at village Usarli Khurd	Incorrect representation of water body on s.no.84 at village Usarli Khurd	Pond / Water body shown on respective survey numbers is deleted and land so released is included in adjoining zone or reservation.
		C6	Pond on s.no.108 at village Shivkar	Incorrect representation of pond on s.no.108 at village Shivkar	
		C7	Pond on s.no.37 at village Shivkar	Incorrect representation of pond on s.no.37 at village Shivkar	

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Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MR&TP Act, 1966	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
		C11	Pond on survey no. 72 at Vichumbe village.	Incorrect representation of pond on s.no.72 at village Shivkar	
		C12	Pond on s.no.54/1 at village Vichumbe	Incorrect representation of pond on s.no.54/1 at village Vichumbe	
		C13	Pond on s.no.368 at village Nere	Incorrect representation of pond on s.no.368 at village Nere	
		C14	Pond shown on s.no 168 and 166 at village Shivkar	Incorrect representation of pond on s.no 168 and 166 at village Shivkar	
		C15	Water body on s.no.86 at village Moho	Incorrect representation of water body on s.no.86 at village Moho	
		C16	Water body on s.no.164,165 at village Belavali	Incorrect representation of water body on s.no. 164,165 at village Belavali	
		C17	Water body on s.no.81 at village Belavali	Incorrect representation of water body on s.no. 81 at village Belavali	
		C18	water body on s.no.157 at village Sangade	Incorrect representation of water body on s.no. 157 at village Sangade	
		C19	water body on s.no.210 at village Shivkar	Incorrect representation of water body on s.no. 210 at village Shivkar	
14.	SM-14	C8	Survey no.91 at village Nere	Incorrect representation of boundary of s.no.91. at village Nere	Boundary of s.no. 91 is corrected as per plan submitted under section 30 of MR&TP Act.
15.	SM-15	C9	existing village road on s.no.143, 154 &155 at village Akurli	Village Road shown on plan incorrectly in village Akurli is deleted.	Sanctioned as proposed under section 30 of MR&TP Act, 1966
16.	SM-16	C20	Mixed use at Nere Pada	1. To indicate Nerepada as Gaothan. 2. No benefits of Gaothan Expansion Scheme to be made applicable.	Sanctioned as proposed under section 30 of MR&TP Act, 1966
17.	SM-17	C21	N4 zone around Kolkhe Peth:	1. To indicate Kolkhepeth as Gaothan. 2. Urban Village boundadry of Kolkhe peth to be deleted - No benefits of Gaothan Expansion Scheme to be made applicable.	Sanctioned as proposed under section 30 of MR&TP Act, 1966. Urban village boundary of kolkhepeth is to be deleted and the land released is included in N1 zone.
18.	SM-18	C22	N4 zone Palaspe	N4 zone to be deleted as shown on plan.	Sanctioned as proposed under section 30 of MR&TP Act, 1966. N4 zone is to be deleted and land released is to be included in N1 zone.
19	SM-19	-	133_CP	133_CP	New reservation 133A_PG is proposed in reservation no. 133_CP as shown on plan. In view of this area of reservation no. 133_CP is reduced accordingly.

Schedule.—Contd.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MR&TP Act, 1956	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
20	SM-20	-	29_CP	29_CP	New reservation 29A_PG is proposed in reservation no. 29_CP as shown on plan. In view of this area of reservation no. 29_CP is reduced accordingly.
21	SM-21	-	3_CP	3_CP	New reservation 3A_PG is proposed in reservation no. 3_CP as shown on plan. In view of this area of reservation no. 3_CP is reduced accordingly.
22	SM-22	-	71_CP	71_CP	New reservation 71A_PG is proposed in reservation no. 71_CP as shown on plan. In view of this area of reservation no. 71_CP is reduced accordingly.
23	SM-23	-	96_CP	96_CP	New reservation 96A_PG is proposed in reservation no. 96_CP as shown on plan. In view of this area of reservation no. 96_CP is reduced accordingly.
24	SM-24	-	104_P	104_P	Reservation no. 104_P is redesignated as 104_PG shown on plan.
25	SM-25	-	12_P	12_P	Reservation no. 12_P is redesignated as 12_PG shown on plan.
26	SM-26	-	160_P	160_P	New reservation 160A_PG is proposed in reservation no. 160_P as shown on plan. In view of this area of reservation no. 160_P is reduced accordingly.
27	SM-27	-	185_P	185_P	Reservation no. 185_P is redesignated as 185_PG shown on plan.
28	SM-28	-	186_P	186_P	New reservation 186A_PG is proposed in reservation no. 186_P as shown on plan. In view of this, area of reservation no. 186_P is reduced accordingly.
29	SM-29	-	54_P	54_P	New reservation 54A_PG is proposed in reservation no. 54_P as shown on plan. In view of this, area of reservation no. 54_P is reduced accordingly.
30	SM-30	-	55_P	55_P	New reservation 55A_PG is proposed in reservation no. 55_P as shown on plan. In view of this, area of reservation no. 55_P is reduced accordingly.
31	SM-31	-	70_P	70_P	Reservation no. 70_P is redesignated as 70_PG shown on plan.
32	SM-32	-	87_P	87_P	New reservation 87A_PG is proposed in reservation no. 87_P as shown on plan. In view of this, area of reservation no. 87_P is reduced accordingly.
33	SM-33	--	Villages - Nerepada, Kolkhepeth, Bhokarpada	Villages -Nerepada, Kolkhepeth, Bhokarpada	Urban village zone boundary (N-4) is shown around the three villages namely Nerepada, Kolkhepeth, Bhokarpada.

Schedule.—Concl'd.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as per Published plan under section 26 of MR&TP Act, 1966	Proposal as per submitted plan under section 30 of MR&TP Act, 1966	Modification sanction under Section 31(1) of MR&TP Act, 1966
1	2	3	4	5	6
34	SM-34	Draft Development Control Regulations	Set of Bye-Laws of Draft Development Control Regulations Of NAINA Published for objection and suggestions on Dated 13.08.2014.	Set of Bye-Laws of Draft Development Control Regulations Of NAINA submitted to Government under section 30 of the MRTTP Act, 1966 on Dated 22.09.2015	Draft Development Control Regulations for NAINA is Sanctioned with modifications under Section 31(1) of the M.R. & T.P. Act 1966. The authenticated copy of this sanctioned Development Control Regulation is send separately to the Special Planning Authority.

This Notification shall also be available on the Government website : www.maharashtra.gov.in.

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

SANJAY SAOJI,
Deputy Secretary to Government.