



सत्यमेव जयते

# महाराष्ट्र शासन राजपत्र

## असाधारण भाग दोन

वर्ष १०, अंक १५(३)]

मंगळवार, फेब्रुवारी २७, २०२४/फाल्गुन ८, शके १९४५

[पृष्ठे ९, किंमत : रुपये १२.००

असाधारण क्रमांक २२

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

नगररचना परियोजना क्रमांक ९ (टीपीएस -९)

क्र. सिडको / नैना/ टीपीएस-०९/२०२४/२०१.—ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व 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 (नवि) 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 क्रमांक टीपीएस-१२१५/२४५/सीआर-३३२/२०१५/एस.एम./यूडी -१२, दिनांक २७ एप्रिल, २०१७ नुसार अधिनियमाच्या कलम ३१(१) नुसार नैनातील २३ गावांसाठी अंतरिम विकास आराखडा मंजूर केला आणि अधिसूचना क्रमांक टीपीएस. १२१५/२४५/प्र. क्र. ३३२/१६/ई.पी./नवि-१२, दिनांक १ मार्च, २०१९ अन्वये अंतरिम विकास आराखड्याचा वगळलेले भाग मंजूर केले आहेत ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने अधिसूचना क्रमांक टीपीएस -१७१७/ एमआयएस २७५०/सीआर-११/२०१९/यूडी -१२, दिनांक १६ सप्टेंबर, २०१९ नुसार नैनातील १५१ गावांसाठी विकास आराखडा मंजूर केला आहे ;

आणि ज्याअर्थी, अधिनियमातील कलम ६०(१) नुसार सिडकोच्या संचालक मंडळाने दिनांक ९ डिसेंबर २०२२ रोजीच्या ठराव क्र. १२६३२ अन्वये नकाशात दर्शविल्याप्रमाणे गुलाबी रंगाच्या सीमेत समाविष्ट क्षेत्रातील सर्व गावांच्या काही भागात म्हणजेच रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे बेलवली, भेरले, भिंगार, बोरले, चिखले, कोन, लोणीवली, सांगडे आणि वारडोली येथील काही भागात नगररचना परियोजना क्रमांक ०९ (टीपीएस -०९) करण्याचा इरादा घोषित केला आहे आणि उक्त अधिनियमाच्या कलम ६०(२) मध्ये नमूद तरतुदीनुसार टीपीएस-९ करण्याच्या उद्देशाची घोषणा दिनांक २२ डिसेंबर २०२२ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक २७ डिसेंबर २०२२ रोजीच्या स्थानिक वृत्तपत्रे “दी प्री प्रेस जर्नल” आणि “रामप्रहार” यात प्रकाशित करण्यात आली आहे ;

(१)

सदर परियोजनेच्या वेळापत्रकास अनुसरून टीपीएस नियम १९७४ च्या नियम क्र. ४(१) नुसार नगररचना परियोजना-९ ची जमीन मालकांची सभा दिनांक ७ व ८ फेब्रुवारी २०२३ रोजी संबंधित जमीन मालकांची सभा आयोजित करून आणि जमीन मालकांकडून मिळालेल्या सूचनांचा समावेश केल्यानंतर दिनांक १९ मे २०२३ रोजीच्या प्रस्तावान्वये टीपीएस-९ चा मसुदा उक्त अधिनियमाच्या कलम ६१(१) नुसार आणि टीपीएस नियम १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगररचना, महाराष्ट्र राज्य यांच्याकडे कलम ५९(२) अन्वये मान्यता व कलम ६१ (१) प्रसिद्धीपूर्व सल्लामसलतीसाठी पाठविण्यात आला ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य यांनी दिनांक २४ ऑगस्ट २०२३ रोजीच्या पत्र जा. क्र. वि. यो. नैना/नरयो क्र.९/कलम ६१(१)/प्र.क्र.२५१ व २५३/२३/टिपीव्ही-३/४२४१ अन्वये टीपीएस -९ बाबत सल्लामसलत दिली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल टीपीएस -९ मध्ये करून उक्त अधिनियमातील कलम ६१(१) च्या तरतुदीनुसार, दिनांक ५ सप्टेंबर २०२३ रोजीच्या महाराष्ट्र शासन राजपत्र असाधारण भाग दोन मध्ये आणि दिनांक १६ सप्टेंबर २०२३ रोजीच्या स्थानिक वृत्तपत्रे "किल्ले रायगड" आणि "न्यूजबॅन्ड" यात प्रारूप नगररचना परियोजना क्रमांक ९ तयार करण्यात आली आहे असे जाहीर केले आहे आणि ती प्रसिद्ध करण्यात आली आहे व अधिनियमाच्या कलम ६७ अनुसार लेखी आक्षेप मागविण्यात आले आहेत ;

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 उपाध्यक्ष व व्यवस्थापकीय संचालक, यांना प्रदान केलेले आहेत ;

आणि ज्याअर्थी, प्राप्त झालेल्या लेखी आक्षेप विचारात घेऊन त्याप्रमाणे आवश्यक बदल समाविष्ट केल्यानंतर, प्रारूप योजना उपाध्यक्ष व व्यवस्थापकीय संचालक यांना उक्त अधिनियमाच्या कलम ६८(१) नुसार दिनांक २९ नोव्हेंबर २०२३ रोजी मंजूरीसाठी सादर करण्यात आली ;

आणि ज्याअर्थी, परियोजनेच्या प्रभावी अंमलबजावणीसाठी उक्त अधिनियमाच्या कलम ५९(१)(ख)(iii) अन्वये महाराष्ट्र शासनाने अधिसूचना क्रमांक टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि १२, दिनांक ३१ जुलै २०१९ अन्वये मंजूर अंतरिम विकास योजनेच्या विकास नियंत्रण व प्रोत्साहन नियमावलीच्या काही तरतुदींच्या तहकुबीला मंजूरी दिलेली आहे ;

आणि ज्याअर्थी, उपा व व्य. सं. यांनी दिनांक ५ डिसेंबर २०२३ रोजी उक्त अधिनियमाच्या कलम ६८ च्या उप-कलम (२) नुसार, प्रारूप योजना मंजूर करण्यापूर्वी संचालक, नगररचना महाराष्ट्र राज्य यांची सल्लामसलत मागितली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना महाराष्ट्र राज्य यांनी दिनांक २३ फेब्रुवारी २०२४ रोजीचे पत्र.क्रमांक जा.क्र.नरयो क्र.९(प्रा) नैना/कलम ६८(१)/प्र.क्र./२४/टिपीव्ही-३/१२७८ 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 नकाशात दर्शविल्याप्रमाणे सीमेत समाविष्ट क्षेत्रातील रायगड जिल्ह्यातील पनवेल तालुक्यातील मौजे बेलवली, भेरले, भिंगार, बोर्ले, चिखले, कोन, लोणीवली, सांगडे आणि वारडोली येथील काही भागात प्रारूप नगररचना परियोजना क्रमांक ९ (टीपीएस -९) त्यासोबतच्या नकाशा, अहवाल व विशेष विकास नियंत्रण नियमावलीसह उक्त अधिनियमाच्या कलम ६८ च्या पोट कलम (२) अन्वये मंजूर करण्यात येत आहे.

उक्त अधिनियमाच्या कलम ६८ च्या उप कलम (३) नुसार मंजूर प्रारूप टीपीएस-९ योजनेची प्रत संबंधित विशेष नियंत्रण नियमावलीसह नैना कार्यालय, ८ वा मजला, टॉवर नं. १०, बेलापूर रेल्वे स्टेशन संकुल, सीबीडी बेलापूर, नवी मुंबई ४०० ६१४ येथे कार्यालयीन कामकाजाच्या सर्व दिवशी नागरीकांच्या अवलोकनार्थ खुली ठेवण्यात आली आहे. तसेच प्रारूप टीपीएस-९ची प्रत सिडकोचे संकेतस्थळ <https://cidco.maharashtra.gov.in//naina> येथे सुद्धा अपलोड केली आहे आणि विहित शुल्क भरल्यानंतर देखील मिळू शकते.

**विजय सिंघल,**

उपाध्यक्ष तथा व्यवस्थापकीय संचालक, सिडको.

स्थळ: नवी मुंबई,

दिनांक: २७ फेब्रुवारी, २०२४

नोंदणीकृत कार्यालय : निर्मल, २ रा मजला, नरीमन पॉइंट, मुंबई ४०००२१.

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.**

**NOTIFICATION**

UNDER SECTION 68(2) OF THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966

**Town Planning Scheme No. 9 (TPS-9)**

No. CIDCO/NAINA/TPS-09/2024/201.—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 (IDP) for the 23 villages of NAINA, under Section 31(1) of the said Act and *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 ;

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, as per Section 60(1) of the said Act, CIDCO’s Board *vide* Resolution No. 12632, dated 9th December 2022, had declared its intention for making of Town Planning Scheme No. 9 (TPS-9) at part area of all villages as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade and Wardoli of Taluka Panvel, District Raigad and a notice about declaration of making TPS-9 as per provision in Section 60(2) of the Act, has been published in *Maharashtra Government Gazette* Extra-ordinary (Part-II) dated 27th December 2022 and in daily newspapers “The Free Press Journal” and “Ramprahar” dated 27th December 2022 ;

And whereas, TPS-9 land owners meet was conducted in-person on 7th and 8th February 2023 as per rule No. 4(1) of MTPS Rules 1974 by inviting all the land owners to view their land details and the draft layout plan of the scheme at CIDCO-NAINA office, CBD Belapur, Navi Mumbai. After incorporating suggestions received from the owners, consultation as per Section 61 (1) and approval for suitable amendments in Development Plans under section 59(2) was sought from the Director of Town Planning, GoM *vide* submission dated 19th May 2023 ;

And whereas, the Director of Town Planning *vide* letter जा.क्र.वि.यो.नैना/नरयो क्र.९/कलम ६१(१)/प्र.क्र.२५१ व २५३/२३/टिपीव्ही-३ /४२४१ dated 24th August 2023 had offered consultation on TPS-9.

And whereas, as per Section 61 (1) of the said Act, necessary changes have been incorporated as per consultation, a notice of making draft TPS-9 has been published in official *Maharashtra Government Gazette* (part-II) dated 5th September 2023 and in local newspapers Kille Raigad and Newsband on 16th September 2023 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&MD”) ;

And whereas, after incorporating necessary changes as per suggestions received, the draft scheme has been submitted to VC&MD for sanction in accordance with section 68(1) of the Said Act on 29th November 2023 ;

And whereas, the Government of Maharashtra *vide* Notification No. टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/ नवि १२, दिनांक ३१ जुलै २०१९ had sanctioned the suspension of certain regulations of Development Control and Promotion Regulations of Interim Development Plan of NAINA corresponding to proposed special DCR of TPS-9 in accordance with section 59(1)(b)(iii) of the Act for the proper carrying out of the scheme ;

And whereas, in accordance with sub-section (2) of section 68 of the Said Act, VC&MD had sought consultation of Director of Town Planning, Maharashtra State on 5th December 2023 prior to sanction of Draft Scheme ;

And whereas, the Director of Town Planning *vide* letter जा.क्र.नरयो क्र.९(प्रा)नैना/कलम ६८(१)/प्र.क्र./२४/ टिपीव्ही-३/१२७८, dated 23rd February 2024 has given consultation for sanction of Draft TPS-9.

Now, therefore, in accordance with the powers delegated to me by the State Government *vide* Notification dated 13th September 2017, the Draft Town Planning Scheme No.9 (TPS-9) at part area of all villages as shown on declaration plan, namely; Belavali, Bherle, Bhingar, Borle, Chikhale, Kon, Loniwali, Sangade and Wardoli of Taluka Panvel, District Raigad is hereby sanctioned under section 68(2) of the MR&TP Act, 1966 along with corresponding Special Development Control Regulations.

A copy of the draft TPS-9 scheme book, plans thereof 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 in accordance with sub-section (3) of section 68 of the Said Act. 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.

VIJAY SINGHAL,  
Vice Chairman & Managing Director, CIDCO.

Navi Mumbai,

Dated 27th February, 2024 .

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

## NAINA TOWN PLANNING SCHEME No. 9

### SPECIAL DEVELOPMENT CONTROL REGULATIONS

In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 Revenue villages of NAINA *vide* directives given by Government *vide* no. TPS-1717/2750/C.R.91/19/UD to 12, dated 6/1/2020 (hereinafter called as 'sanctioned DCPRs of NAINA') under section 37(1AA) read with section 154 of the Maharashtra Regional and Town Planning Act, 1966, the following special Regulations shall be applicable to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No. 9. Rest of the provisions of prevailing sanctioned DCPRs of NAINA as amended from time to time shall be applicable.

In case of any conflict between the regulations in sanctioned NAINA DCPRs and these special regulations prescribed below arises, then these special regulations shall prevail.

1. The Final Plots allotted to the owners in lieu of their Original Plots and Sale plots shall be considered as included in the Predominantly Residential zone of the sanctioned Interim Development Plan and shall be eligible for development for uses prescribed in Regulation No. 31 of the sanctioned DCPRs of NAINA.

Provided that the final plots fronting on roads having width of 12.0m or more shall be permissible for development either under regulation of predominantly residential zone or under Mixed use zone of sanctioned DCPR irrespective of the actual zonal boundaries of the IDP.

2. Boundaries of the Final Plots shall not be changed, modified or altered during development.

3. Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots of adjacent schemes shall be permitted considering sum of their areas as one unit for development.

4. Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form a Final Plot not allotted to the holders / owners of such original plots.

5. Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.

6. Internal Sub to division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to provisions of sanctioned DCPRs of NAINA.

7. The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 0.40 ha or more considering that such open spaces are provided in the form of playground and open spaces in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.

8. The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the sanctioned DCPRs of NAINA shall not be enforced in developing Final Plot admeasuring 2.00 ha or more considering that such Amenity spaces are provided separately in the scheme in addition to those reserved in the Development Plan for which owners of the original plots have shared their lands.

The above regulation shall be applicable subject to suspension of regulation no. 20.3 of sanctioned DCPR of NAINA by Govt. of Maharashtra.

9. MThe provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPRs of NAINA read with Annexure-4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides dedicated plots for EWS / LIG housing for which the owners of final plots have shared the lands from their original plot.

Notes :—

*i.* The regulations at serial number 7, 8 and 9 above shall not be applicable for Final Plots having area more than 50% of the original plots. For such plots the provisions of sanctioned DCPRs of NAINA in force shall be applicable.

*ii.* In cases wherein CC is already granted (before declaration of TPS), if the final plot is given by reducing land area under Recreational Open Space (RG), Amenity & layout road, then while processing Amended CC or OC of such final plots, land area as per CC for such Open Space, Amenity may not be insisted. However, location & land area of remaining Open Space & Amenity inside the final plot shall be maintained as per CC.

10. The owners of Final Plots are entitled for monetary compensation as recorded in Form No. 1 of the Final Scheme as per Rule 6(v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.

11. The Base FSI applicable to the lands included under the Town Planning Scheme shall be 1.00. However, if the owners of Final plots opt compensation in the form of FSI as provided under section 100 of the Act, then the FSI permissible in a final plot shall be computed as below :

$$\text{FSI of Final Plot} = \frac{\text{Area if Original Plot}}{\text{Area of Final Plot}}$$

Provided that such FSI computed as above shall be permissible to those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.

Provided further that, the lands eligible of 1.00 FSI as per sanctioned DCPRs of NAINA (i.e within 200 m of Gaathan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their 60% land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a standalone plot or amalgamated with other land parcels.

12. The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00.

13. If the FSI mentioned in the Special regulation no. 11 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances/ height restrictions / fire-fighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in this scheme subject to

*i.* The provision of Regulations no. 43 of the sanctioned DCPR of NAINA shall be applicable.

*ii.* Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme may be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated.

*iii.* The aggregate FSI in a receiving Final Plot shall not exceed 4.00

*iv.* The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.

*v.* The Final Plot, after such transfer, shall not be eligible for any additional FSI/TDR in future.

*vi.* The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.

14. The permissible FSI in respect of Final Plots designated to Amenity Plots or to schools, Primary health center shall be 2.5

15. The permissible FSI in respect of Final Plots designated to Electric Sub-Station, Daily Bazaar, ESR/GSR in the scheme shall be 1.00

16. The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the dispossessed persons or Final Plots reserved as sale plots in this scheme shall be 4.0

17. The permissible FSI in respect of Final plots designated to Growth center in this scheme shall be 2.5.

Provided that the aforesaid FSI may be increased maximum up to 4.0 on payment of FSI linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPR of NAINA for every increase of FSI of 0.3

18. The Final Plots designated for Open Spaces, Parks or Play-Grounds are permissible to built-up area equal to 15% of the respective final plot area subject to ground coverage up to 10% of the respective final plot and structures shall be only of ground or ground plus one floor. Such structure shall be at one corner of respective final plot and shall be used for any use complementary to the designated use of such Final Plot.

Provided that area of such plots shall not be less than 1000 sq.m.

19. Side and Rear Marginal Spaces

The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:

Area of plot	Category of building	Maximum permissible height of the building	Min Marginal Open Spaces (in M.)	
			Side	rear
40 M2 to less than 150 M2	Row houses type	Upto 15 M	0.0	1.5
*Pls refer Special Note	Semi-detached type	Upto 15 M	1.5	1.5
*Special Note: Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00M.				
150 M2 to less than 450 M2	Semi-detached type	Upto 15 M	1.5	2.25
	Detached type	Upto 15 M	2.25	2.25
		Above 15 M upto 24.0 M	H/5	H/5
450 M2 to the less than 1000 M2	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
1000 M2 and above	Detached type	Upto 15 M	3.00	3.00
		Above 15 M upto 24.0 M	H/5	H/5
		Above 24.0M upto 37.5 M	6.00	6.00
		Above 37.5 M upto 60.0 M	H/5 or 9.00m whichever is less	H/5 or 9.00m whichever is less
		Above 60.00 M	12.00	12.00
(Where H = Height of the building above ground level).				

- (a) 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.
- (b) The provision of dead wall mentioned in sanctioned DCPRs of NAINA shall be applicable
- (c) For special building use, no projections of any sort shall be permissible in the side and rear marginal open spaces mentioned above.
- (d) Provided that projections required for firefighting and chajja or weather shed up to 0.75 m over openings shall be permitted after clearance from CFO, CIDCO along with the minimum height at which it is to be provided.
- (e) Provision of front open spaces shall be in accordance with sanctioned DCPRs of NAINA. However, Front open space for residential use and predominantly residential use (in case of mixed use) buildings of height more than 15m up to 24 m shall be 4.5m and for above 24 m building height front open space shall be 6.0 m.
- (f) The building height for the purposes of light and ventilation regulation and for calculating the marginal distances shall be exclusive of height of parking floors. In case of part parking floor such provision shall be applicable only to the part where parking is provided.

20. Mechanical/Hydraulic / Stack parking / multistoried parking with or without car lift may be allowed to meet the requirement.

21. If the basement is proposed flushing to average surrounding ground level, then such basement can be extended in side and rear margins up to 1.5 m. from the plot boundary and beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and further subject to non-habitable uses and provision for mechanical ventilation and all safety provisions and drainage. However, it is essential that the basement top slab below the external circulation at ground level should be designed for firefighting vehicular loads as per NBC 2016.

Provided that the above provision shall be permissible after the clearance from the Chief Fire Officer, CIDCO

22. Every building or group of buildings together shall be either connected to a Drainage system or be provided with sub-soil dispersion system in the form of septic tank of suitable size and technical specifications, modern methods of disposals, shall be permitted at the discretion of the Authority.

23. The service road of the State highways, National highways and Multi Modal Corridor (MMC) shall be considered for the access to the plot.

Further the plots along the other categorized roads such as Major District roads/ Village roads shall be directly accessible from these roads.

In all the above cases for final plots in Town Planning scheme Ribbon development rules shall not be applicable.

24. The distance between two main buildings in a final plot shall be that required to be provided for a taller building amongst them subject to 12.0m as maximum.

25. Construction within River and blue line: Construction within River and Blue line may be permitted at a height of 0.60 m. above red flood line level. Provided that necessary mitigation measures are followed along with clearance from Irrigation department.



26. 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.

27. For any other earlier approved proposal like ITP, Rental Scheme etc. the regulations applicable under that scheme shall be applicable to such plots.

VIJAY SINGHAL,  
Vice-Chairman and Managing Director,  
CIDCO.