

## नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २९ नोव्हेंबर २०२२

### अधिसूचना

#### महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२२/२१८६/प्र.क्र.१५१/२२/नवि-१२.—ज्याअर्थी, प्रारूप नगररचना परियोजना नैना क्र. ३ (मौजे-चिपळे, कोप्रोली, विहीघर, नेरे, नेरेपाडा, मोहो ता. पनवेल) (यापुढे ज्याचा उल्लेख “उक्त प्रारूप परियोजना” असा करण्यात आला आहे), उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) चे कलम १५१ (१) मधील तरतुदीनुसार प्रदान केलेल्या अधिकारात उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) मधील तरतुदीनुसार अधिसूचना क्रमांक सिडको/नैना/टीपीएस-३/२०१९/१२९९/SAP/१९४४, दिनांक १ नोव्हेंबर २०१९ अन्वये मंजूर केली आहे ;

आणि ज्याअर्थी, शासन, नगरविकास विभागाने अधिसूचना क्रमांक टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि-१२, दिनांक ३० नोव्हेंबर २०१९ अन्वये श्री. सु. व. सुर्वे, निवृत्त उप संचालक, नगररचना यांची उक्त अधिनियमाच्या कलम ७२ चे उप कलम (१) मधील तरतुदीनुसार लवाद म्हणून नेमणूक केली आहे (यापुढे ज्याचा उल्लेख “ उक्त लवाद ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त लवाद यांनी विहित केलेली कार्यवाही करून उक्त परियोजनेची पोट विभागणी प्राथमिक परियोजना व अंतिम परियोजना अशी उक्त अधिनियमाचे पोट-कलम ३ कलम ७२ अन्वये केली आहे ;

आणि ज्याअर्थी, उक्त लवाद यांनी उक्त परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करून आणि उक्त परियोजना अंतिम करून, प्राथमिक नगररचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहीघर, नेरे, नेरेपाडा व मोहो) उक्त अधिनियमाच्या कलम ७२ चे उप-कलम (५) मधील तरतुदीनुसार दिनांक २८ सप्टेंबर २०२२ च्या पत्रान्वये शासनास मंजूरीकरिता सादर केली असून ती शासनास दिनांक ३० सप्टेंबर २०२२ रोजी प्राप्त झाली आहे (यापुढे ज्याचा उल्लेख “उक्त प्राथमिक नगररचना परियोजना” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन रचना (सुधारणा) अधिनियम, २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र.१९) द्वारे, उक्त अधिनियमाच्या कलम १४८(अ) मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कालावधी विचारात घेताना, देशामध्ये किंवा राज्यामध्ये उद्भवणाऱ्या कोणत्याही महामारीच्या किंवा साथीच्या रोगाच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा यथास्थिति, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणांनुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्राथमिक नगररचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहीघर, नेरे, नेरेपाडा व मोहो) काही बदलांसह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ८६ चे उप कलम (१) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन, प्राथमिक नगर रचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहीघर, नेरे, नेरेपाडा व मोहो) यासोबत जोडलेल्या परिशिष्ट-१, २ (अंतिम भूखंडांबाबत), परिशिष्ट-३ (नगररचना योजना नैना क्रमांक ३ च्या विशेष विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत) व परिशिष्ट ४ (साधारण/सामाईक निर्णयाबाबत) मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर करीत आहे.

२. उक्त मंजूर करण्यात आलेली प्राथमिक नगररचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहीघर, नेरे, नेरेपाडा व मोहो) ही उक्त अधिनियमाच्या कलम ८६(२)(ख) नुसार, सदरची अधिसूचना प्रसिद्ध झाल्याच्या तारखेपासून एक महिन्यांनंतर अंमलात येईल.

३. मंजूर प्राथमिक नगररचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहीघर, नेरे, नेरेपाडा व मोहो) मंजूरीची अधिसूचना खालील कार्यालयामध्ये कामकाजाच्या दिवशी कार्यालयातील वेळेत एक महिन्याच्या कालावधीकरिता आम जनतेच्या अवलोकनार्थ उपलब्ध राहिल.

(१) मुख्य नियोजक, नैना, सिडको भवन, सी.बी.डी., बेलापूर, नवी मुंबई

(२) लवाद, नगररचना परियोजना नैना क्र. ३ (मौजे चिपळे, कोप्रोली, विहीघर, नेरे, नेरेपाडा व मोहो) यांचे कार्यालय, सीबीडी, बेलापूर, नवी मुंबई.

(३) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

(४) सहायक संचालक, नगररचना, रायगड-अलिबाग शाखा, रायगड.

४. सदरची अधिसूचना ही शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे/नियम) या वेबसाईटवर देखील उपलब्ध करण्यात यावी.

**परिशिष्ट-१**  
**प्राथमिक नगर रचना परियोजना - नैना क्र. ३**  
**अधिसूचना क्रमांक टीपीएस-१२२२/२१८६/प्र.क्र.१५१/२२/नवि-१२, दिनांक २१/११/२०२२ सोबतचे सहपत्र**

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
1	2	3	4	5
1	Change in shape without change in area (Slight Change on Same Location)	60, 93, 97, 103, 104, 105, 112, 114, 115, 116, 190, 213, 215A, 215B, 217, 219, 220, 265, 283, 284, 285, 296, 297, 298, 299, 380, 390, 403, 410, 411, 412, 413, 418, 419A, 419B, 421, 422, 423A, 423B, 427, 441, 480, 503, 504, 658, 683, 749, 750, 751.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
2	Modification due to Structure	19, 33, 42, 171A, 171B, 239, 240, 304, 388, 389.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
3	Change in shape	1, 130, 561, 562.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
4	Change in location (Reconstitution near or on OP)	17A, 17B, 111, 118, 119, 123B, 131A, 131B, 141B, 364, 371B, 449, 450A, 450B, 486A, 486B, 497A, 497C, 566A, 589, 730A, 730B.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
5	Change in location Due to layout requirement	5, 10, 20, 22, 24, 27, 28B, 28C, 36, 37, 41, 55, 81, 106, 108, 109, 121, 122, 123A, 124, 127, 128, 129A, 129B, 138, 139, 140, 142, 143, 144, 145, 146A, 147, 148, 175, 209, 237, 238, 247, 249, 250, 251, 254, 256, 259A, 259B, 274, 287A, 303, 306, 307, 308, 309, 310, 327, 328, 329, 330, 331, 333C, 335A, 335B, 344, 345, 346, 347, 350, 352, 354, 355, 372, 381, 386, 387A, 426, 436, 437, 567, 609, 613A, 699B, 702, 704, 708A, 722, 725, 726.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
6	Change in Location due to change in Flood line	13,195A, 195B, 341, 385A, 430, 433.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
7	Change in location due to MMC	453B, 460A, 460B,462, 463, 464, 465A, 465B, 465C, 465D, 495A, 495B, 506, 507B, 509, 511, 513, 516, 530, 594A, 594B, 597, 602, 606, 607, 611, 612, 614, 617.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
8	Change in location or Shape due to	17C,29, 30, 155, 156, 157, 159, 162, 229, 230, 231, 246, 324A, 324B, 325,	Draft scheme proposal is proposed to be modified as mentioned in Table-A	Sanctioned as proposed as shown on plan No. 3 & 4 and as

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
9	Road realignment  FPs to be acquired under MMC	374, 375, 378, 434, 435, 438, 451A, 452A, 453A, 454, 455, 456, 457B, 459, 461A, 461B, 507A, 635, 636A, 636B, 637, 638, 639, 641, 642, 643. 429M, 460M, 464M, 465M, 468AM, 468BM, 480M, 486M, 494M, 495M, 497M, 507M, 511M, 512M, 513M, 515M, 516M, 594M, 597M, 602M, 603M, 605M, 606M, 607M, 608M, 614M, 615M, 616M, 617M.	Table-B. The final is revised as shown on Plan no. 4  Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3  Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
10	Amalgamation of FP	95, 180, 187, 211, 322, 333A, 333B, 334, 526, 543, 555, 557, 563, 569, 720A, 720B, 721.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
11	Sub-division of F.P. into two or more than two F.P.'s	43, 52, 53, 82A, 82B, 90B, 113A, 113B, 166A, 166B, 176, 197A, 197B, 204A, 204B, 206A, 206B, 208A, 208B, 212A, 212B, 218A, 218B, 228A, 228B, 228C, 234A, 234B, 234C, 241A, 241B, 281A, 281B, 290, 291, 311B, 312A, 312B, 404A, 404B, 406A, 406B, 407, 408A, 408B, 420, 424, 447A, 447B, 476, 508A, 517A, 517B, 517C, 535A, 535B, 537A, 537B, 560A, 560B, 627A, 627B,	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
		653A, 653B, 655A, 655B, 655C, 716A, 716B, 723A, 723B, 727A, 727B, 765A, 765B.		

Note: For Final Plot number which are not appeared above, sanctioned draft scheme proposal are confirmed as proposed by Arbitrator.

**परिशिष्ट-२**  
**प्राथमिक नगर रचना परियोजना - नैना क्र. ३**  
**अधिसूचना क्रमांक टिपीएस-१२२/११६६/प्र.क्र.१५१/२२/नवि-१२, दिनांक २९/११/२०२२ सोबतचे सहपत्र**

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
1	Amenity	6, 9B, 12A, 32, 44, 45, 90A, 110A, 117, 120, 132, 146B, 158, 160, 172, 227A, 248, 260, 264, 266, 348, 425B, 429, 442, 444, 457A, 494, 497B, 518, 519, 553, 595, 613C, 654, 685, 700, 709, 730C.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
2	Amenity (Educational)	125, 245B.		
3	Amenity (Hospitals)	365.		
4	Crematoria / Extn. to Crematoria	9A, 33, 34, 253, 254, 341.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
5	Daily Bazaars	2, 667.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
6	Electrical Substation (ESS)	12B, 371A.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
7	EWS / LIG Housing / Housing of Dis-housed	35, 73, 141A, 195C, 221, 269, 326, 385B, 414, 481, 596, 698.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
8	Green Belts	31, 200, 232, 337, 343, 431.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
9	Growth Center	619, 661, 665, 768.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
10	Open Space	4, 18, 21, 28A, 54, 80, 101, 110B, 150, 177, 210, 227B, 244, 268, 272, 287B, 311A, 351, 373, 387B, 425A, 440, 465E, 490, 502, 508B, 566B, 601, 624, 634, 640, 655D, 693, 696, 699A, 711, 740, 752.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
11	Parks	7, 8, 16, 252.		
12	Play Grounds	126, 245A, 332, 499, 620.		
13	Plots for Sale	165, 279, 305, 452B, 458, 512, 613B, 742.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
14	Primary Health Centers	323, 505.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
15	Scheme Road	794, 795, 806, 819, 820, 821, 834, 836, 839, 840, 843, 853, 867, 870, 874, 880.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
16	School	498.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
17	Sports, Stadium, Community Centre & Town Hall	100	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
18	Public Purposes Land /Government Land	81, 88, 322, 334, 350, 509, 511, 534, 573, 651, 679, 702, 728.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
19	Forest Land	95, 180, 187, 211, 287A, 526, 543, 579.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Town Planning Scheme NAINA No. 3 Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Note: For Final Plot number which are not appeared above, sanctioned draft scheme proposal are confirmed as proposed by Arbitrator.



**परिशिष्ट-३**  
**प्राथमिक नगर रचना परियोजना - नैना क्र. ३**  
**अधिसूचना क्रमांक टिपीएस-१२२२/२१८६/प्र.क्र.१५१/२२/नवि-१२, दिनांक २१/११/२०२२ सोबतचे सहपत्र**

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (S) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3 In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 villages of NAINA under directives given by Government vide no. TPS-1717/2750/CR-91/19/UD-12, dated 06/01/2020 (hereinafter called as 'DCPR-2019') under section 37(1AA) read with section 154 of the Maharashtra Regional & Town Planning Act, 1966, the following Special Regulation shall also apply to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.3 In case on any conflict between the regulation in DCPR-2019 and these special regulation prescribed below arises, then these special regulation shall prevail.	4 Sanctioned as Proposed.
1	1	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone of the sanctioned Interim Development Plan and shall be eligible for development for users prescribed in Regulation No. 31 of the DCPR-2019. Provided that, the final plots fronting on roads having width of 20 m or more and admeasuring atleast 0.20 ha in area shall be permissible for development either under regulations of Residential Zone or under Mixed Land Use Zone of the DCPR-2019 irrespective of the actual zonal boundaries of the IDP.	Sanctioned as Proposed.
2	2	Boundaries of the Final Plots shall not be hereinafter changed, modified or altered during any development.	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966
1	2	3	4
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 shall be permitted considering sum of their areas as one unit for development.	Sanctioned as Proposed.
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 Final Plots not allotted to the holders / owners of such original plots.	Sanctioned as Proposed.
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.	Sanctioned as Proposed.
6		Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2019.	Sanctioned as Proposed.
7		The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPR-2019 shall not be enforced in developing Final Plots, admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of play-grounds, Parks and Open Spaces in the scheme in	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966
1	2	3	4
8		addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots. The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the DCPR-2019 shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided separately in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	Sanctioned as Proposed.
9		The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides EWS / LIG housing for which the owners of final plots have shared the lands from their original plots.	Sanctioned as Proposed.
10		The owners of Final Plots are entitled to 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 of 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.	Sanctioned as Proposed.
11		The base FSI applicable to the Final Plots allotted in lieu of the Original Plots situated beyond 200 m from village gaothans and situated within 200 m from such gaothans shall be 1.00 and 1.25 respectively.	Sanctioned with Some Changes as Follows: The base FSI applicable to the final plots allotted under the Town Planning Scheme shall be 1.00. However, if the owners of

St. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (S) and 82 (Z) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
	<p>However, if the owners of Final Plots opt for compensation in the form of FSI as provided under section 100 of the said Act, then the FSI permissible in a Final Plot shall be computed as below.</p> <p>a) For FPs allotted in lieu of OPs situated outside 200 m from Gaothan</p> <p>FSI of Final Plot = ( Area of Original Plot/ Area of Respective Final Plot)</p> <p>b) For FPs allotted in lieu of OPs situated within 200 m from Gaothan</p> <p>FSI of Final Plot = ( (Area of Original Plot x 1.25)/ Area of Respective Final Plot)</p> <p>Provided that such FSI computed as above shall be permissible to only 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.</p> <p>Note:- i) The applicability of original plots falling within 200 m from Gaothan shall be considered as per Regulation no. 2.124 of the DCPR- 2019.</p> <p>ii) For final plots allotted in lieu of original plots situated partially within and partially outside such 200 m distance, then the permissible FSI shall be computed proportionately.</p>	<p>final plots opt compensation in the form of FSI as provided under section 100 of Act, then the FSI permissible in a final plot shall be computed as below.</p> <p>FSI of Final Plot = ( Area of Original Plot/ Area of Respective Final Plot)</p> <p>Provided that such FSI computed as above shall be permissible to only 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.</p> <p>The land parcel eligible for 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 M of Gaothan), 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 stand-alone plot or amalgamated with other land parcels.</p>	

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (S) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966
1	2	3	4
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 the base FSI as 1.00 or 1.25, as the case may be as given in Regulation no. 11 above.	Sanctioned with Some Changes as Follows:  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	13	Additional FSI, Premium FSI or FSI in the form of TDR generated outside this Town Planning Scheme shall not be permissible to be loaded for consumption in any final plot included in this scheme.	Sanctioned as Proposed.
14	14	If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for facing constraints in 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 provisions of Regulation No. 43 of the DCPR - 2019 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.	Sanctioned with Some Changes as Follows:  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 provisions of Regulation No. 43 of the DCPR - 2019 shall be applicable ii) Such transfer of development right from a Final Plot to another Final Plot shall be permitted once only. iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00 iv) The owner transferring the FSI shall not develop his final

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		<p>iii)The aggregate FSI in a receiving Final Plot shall not exceed 4.00</p> <p>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.</p> <p>v) The Final Plot, after such transfer, shall not be eligible hereinafter to receive any additional FSI / TDR.</p> <p>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.</p>	<p>plot at any time to consume FSI more than 1.00.</p> <p>v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.</p> <p>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.</p>
15		<p>The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.</p>	<p>Sanctioned as Proposed.</p>
16		<p>The permissible FSI in respect of Final Plots designated to Sports Stadium, Electric Sub-Station, Daily Bazaar, ESR/GSR in this scheme shall be 1.00.</p>	<p>Sanctioned as Proposed.</p>
17		<p>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 2.5.</p>	<p>Sanctioned as Proposed.</p>
18		<p>The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increased maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.</p>	<p>Sanctioned as Proposed.</p>

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966										
1	2	3	4										
19	The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.	The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.	Sanctioned as Proposed.										
20	The Permissible FSI in Final Plots designated to Crematoria shall be 1.00	The Permissible FSI in Final Plots designated to Crematoria shall be 1.00	Sanctioned as Proposed.										
21	The Final Plots designated as Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage upto 10 % of the respective plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective plot and shall be used for any use complementary to the designated use of such final plot.	The Final Plots designated as Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage upto 10 % of the respective plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective plot and shall be used for any use complementary to the designated use of such final plot.	Sanctioned as Proposed.										
22	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:	<table border="1"> <thead> <tr> <th data-bbox="986 1659 1123 1827">Area of Plot</th> <th data-bbox="986 1518 1123 1659">Category of Building</th> <th data-bbox="986 1330 1123 1518">Maximum permissible height of the building</th> <th colspan="2" data-bbox="986 1043 1123 1330">Min. Marginal Open Spaces (in m)</th> </tr> <tr> <td data-bbox="1128 1659 1294 1827">(1) 40 sq. m to less than 150 sq. m</td> <td data-bbox="1128 1518 1294 1659">(2) Row House Type</td> <td data-bbox="1128 1330 1294 1518">(3) 15 m</td> <td data-bbox="1128 1160 1294 1330">Side (4) 0.0</td> <td data-bbox="1128 1043 1294 1160">Rear (5) 1.5</td> </tr> </thead> </table>	Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)		(1) 40 sq. m to less than 150 sq. m	(2) Row House Type	(3) 15 m	Side (4) 0.0	Rear (5) 1.5	Sanctioned as Proposed.
Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)										
(1) 40 sq. m to less than 150 sq. m	(2) Row House Type	(3) 15 m	Side (4) 0.0	Rear (5) 1.5									

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (S) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966																																													
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		<table border="1"> <thead> <tr> <th data-bbox="295 477 395 555">* refer special note</th> <th data-bbox="295 555 395 633">Semi-detached type</th> <th data-bbox="295 633 395 712">15 m</th> <th data-bbox="295 712 395 790">1.5</th> <th data-bbox="295 790 395 869">1.5</th> </tr> </thead> <tbody> <tr> <td data-bbox="395 477 496 696" rowspan="2">*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.</td> <td data-bbox="395 555 496 633">Semi Detached type</td> <td data-bbox="395 633 496 712">15 m</td> <td data-bbox="395 712 496 790">1.5</td> <td data-bbox="395 790 496 869">2.25</td> </tr> <tr> <td data-bbox="395 633 496 696">Detached type</td> <td data-bbox="395 696 496 790">15 m</td> <td data-bbox="395 790 496 869">2.25</td> <td data-bbox="395 869 496 947">2.25</td> </tr> <tr> <td data-bbox="496 477 596 696">150 sq. m to less than 450 sq. m</td> <td data-bbox="496 555 596 633">Detached type</td> <td data-bbox="496 633 596 712">Above 15 m upto 24 m</td> <td data-bbox="496 712 596 790">6.00</td> <td data-bbox="496 790 596 869">6.00</td> </tr> <tr> <td data-bbox="596 477 697 696">450 sq. m to less than 1000 sq. m</td> <td data-bbox="596 555 697 633">Detached type</td> <td data-bbox="596 633 697 712">15 m</td> <td data-bbox="596 712 697 790">3.00</td> <td data-bbox="596 790 697 869">3.00</td> </tr> <tr> <td data-bbox="697 477 798 696" rowspan="2">1000 sq.m and above</td> <td data-bbox="697 555 798 633" rowspan="2">Detached type</td> <td data-bbox="697 633 798 712">Above 15 m upto 37.5 m</td> <td data-bbox="697 712 798 790">6.00</td> <td data-bbox="697 790 798 869">6.00</td> </tr> <tr> <td data-bbox="697 712 798 790">15 m</td> <td data-bbox="697 790 798 869">3.00</td> <td data-bbox="697 869 798 947">3.00</td> </tr> <tr> <td data-bbox="798 477 898 696" rowspan="2"></td> <td data-bbox="798 555 898 633" rowspan="2"></td> <td data-bbox="798 633 898 712">Above 15 m upto 37.5 m</td> <td data-bbox="798 712 898 790">6.00</td> <td data-bbox="798 790 898 869">6.00</td> </tr> <tr> <td data-bbox="798 712 898 790">Above 37.5 m upto 60 m</td> <td data-bbox="798 790 898 869">9.00</td> <td data-bbox="798 869 898 947">9.00</td> </tr> <tr> <td data-bbox="898 477 999 696"></td> <td data-bbox="898 555 999 633"></td> <td data-bbox="898 633 999 712">Above 60 m</td> <td data-bbox="898 712 999 790">12.00</td> <td data-bbox="898 790 999 869">12.00</td> </tr> </tbody> </table>	* refer special note	Semi-detached type	15 m	1.5	1.5	*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.	Semi Detached type	15 m	1.5	2.25	Detached type	15 m	2.25	2.25	150 sq. m to less than 450 sq. m	Detached type	Above 15 m upto 24 m	6.00	6.00	450 sq. m to less than 1000 sq. m	Detached type	15 m	3.00	3.00	1000 sq.m and above	Detached type	Above 15 m upto 37.5 m	6.00	6.00	15 m	3.00	3.00			Above 15 m upto 37.5 m	6.00	6.00	Above 37.5 m upto 60 m	9.00	9.00			Above 60 m	12.00	12.00	
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1000 sq.m and above	Detached type	Above 15 m upto 37.5 m	6.00	6.00																																												
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		Above 37.5 m upto 60 m	9.00	9.00																																												
		Above 60 m	12.00	12.00																																												
		<p>Irrespective of height &amp; length of the buildings, the marginal open spaces more than 12.00 shall not be insisted upon. Long length factor for building above 40m. length shall not be applicable.</p> <p>The provision of dead wall mentioned in sanctioned DCPRs IDP Shall be applicable.</p> <p>No projections of any sort shall be permissible in the side &amp; rear marginal open spaces mentioned above.</p>																																														



Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3 Provision of front open spaces shall be in accordance with sanctioned DCPRs-2019.	4
23			<p>New Provision is added as below:</p> <p>Development Control and Promotion Regulations sanctioned for 152 villages of NAINA vide Notification No-TPS-1215/245/CR-332/215/SM/UD-12, dated 27/04/2017 which are made applicable to 23 revenue villages of NAINA by Government vide Notification No-TPS-1717/2750/CR-91/19/UD-12, dated 06/01/2020 (hereinafter referred as DCPR-2019) under section 37(IAA) read with section 154 of the Maharashtra Regional &amp; Town Planning Act, 1966, NAINA has proposed modifications under Section 37 of the said Act in the DCPR, 2019 after sanctioned the modification by government, it would be appropriate to apply the regulation as per the modification in the Development Control Regulation of NAINA and same also shall be applicable for all sanctioned Town Planning Scheme hereafter.</p>

**परिशिष्ट-४**  
**प्राथमिक नगर रचना परियोजना - नैना क्र. ३**  
**अधिसूचना क्रमांक टिपीएस-१२२२/२१८६/प्र.क्र.१५१/२२/नवि-१२ दिनांक २१/११/२०२२ सोबतचे सहपत्र**

Sr. No.	General/Common Decision No.	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966
1	2	3	4
1	26	The Green Belts provided along the river Kalundre shall be developed by planting big trees of green canopy with perennial foliage within a reasonable time frame.	Sanctioned with Some Changes as Follows:  The Green Belts provided along the river Kalundre and Final Plot No.7,8,16 for the purpose of Park shall be developed by planting big indigenous trees of green canopy with perennial foliage within a reasonable time frame.
2	37	The Irrigation Department has prescribed revised Blue and Red Flood Lines and in view of this, FPs bearing numbers 327, 335 A & B, 344 to 355, 359 and 360 are newly affected. However, 20 m scheme road running east-west in-between these FPs and the river is in embankment and hence, will act as bund to prevent the flood water. The SPA, NAINA shall, in addition, reclaim this portion of land to protect these FPs from river flood. The Blue and Red Flood lines will then stand shifted along the outer side of the said road after its construction and after the said reclamation.	Sanctioned with Some Changes as Follows:  The Irrigation Department has prescribed revised Blue and Red Flood Lines and in view of this, FPs bearing numbers 327, 335 A & B, 344 to 355, 359 and 360 are newly affected. However, 20 m scheme road running east-west in-between these FPs and the river is in embankment and hence, will act as bund to prevent the flood water. The SPA, NAINA shall, in addition, reclaim this portion of land to protect these FPs from river flood. The Blue and Red Flood lines will then stand shifted along the outer side of the said road after its construction and after the said reclamation. This work shall be carried out with prior permission of irrigation department. The Planning Authority shall construct the flood water

Sr. No.	General/Common Decision No.	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966
1	2	3	4
			holding ponds in the Green Belt in FP No. 337 and FP No. 343 for holding the flood water of Kalundre River.

Note: General/ Common Decisions which are not appeared above, are confirmed as proposed by Arbitrator.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

पु. म. शिंदे,  
कार्यासन अधिकारी.

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 29th November 2022.

### NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1222/2186/C.R. 15/12/UD-12.—Whereas, the Draft Town Planning Scheme NAINA No.3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho Ta. Panvel) (hereinafter referred to as “ the said Draft Scheme ”) has been sanctioned by the Vice Chairman & Managing Director, CIDCO as per the powers delegated under Section 151(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) under sub-section (2) of the Section 68 of the said acts *vide* Notification No. CIDCO/NAINA/TPS-3/2019/1299/SAP/1144, dated 1st November 2019 ;

And whereas, the Government in Urban Development Department has appointed Shri. S. V. Surve, Retired Deputy Director of Town Planning as the Arbitrator (hereinafter Referred to as ‘ the said Arbitrator’ ) for the said sanctioned Draft Scheme *vide* Notification No.TPS-1219/1524/CR-64/19/UD-12, dated 30 November 2019 under sub-section (1) of Section 72 of the said Act ;

And whereas, the said Arbitrator has after following the prescribed procedure had subdivided the said Scheme into preliminary Scheme and the Final Scheme as provided under sub section (3) of section 72 of the said Act ;

And Whereas, the said Arbitrator after following the prescribed legal procedure and finalising the said Draft Scheme, has submitted preliminary Town Planning Scheme NAINA No.3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) to the Government for sanction under sub-section (5) of section 72 of the said Act, *vide* letter dated 28th Septmber 2022 for approval, which has been received by the Government on dated 30th Septmber 2022 (hereinafter referred to as “ the said preliminary Town Planning Scheme ”) ;

And whereas, in accordance with the amended provisions of section 148(A) of the said Act. *vide* the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No.XIX of 2020), in computing the period, in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters, due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the Country or State shall be excluded ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of the opinion that it is necessary to sanction the Preliminary Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) with some changes.

Now therefore, in exercise of the powers conferred under sub section (1) of section 86 of the said Act, the State Government hereby sanctions the Preliminary Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) with some changes as described in the schedule-I, II (regarding Final Plots), schedule-III (regarding Special Development Control and Promotion Regulations of the Town Planning Scheme NAINA No.3) and schedule IV (regarding General/ Common Decision) appended hereto.

**2.** The said sanctioned Preliminary Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) shall come into force after one month from the date of publication of this notification as per section 86(2)(b) of the said Act.

**3.** This Notification of sanctioning the Preliminary Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) shall be available for inspection of General public during working hours on all working days for the period of one month in the following Offices :—

(1) Chief Planner, (NAINA), 8th Floor, Tower-10, Belapur Railway Station Complex, Belapur, Navi Mumbai.

(2) Office of Arbitrator, Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) 8th Floor, Tower-10, Belapur Railway Station Complex, Belapur, Navi Mumbai.

(3) Joint Director of Town Planning, Konkan Division, Konkan Bhavan, CBD Belapur, Navi Mumbai.

(4) Assistant Director of Town Planning, Raigad- Alibaug Branch, Raigad.

**4.** This Notification shall also be made available on the Government Website *www.maharashtra.gov.in* (Acts/Rules)

**Schedule – I**  
**Preliminary Town Planning Scheme NAINA No. 3**  
**Accompaniment to the Notification No. TPS-1222/2186/CR-151/12/UD-12, Date:- 29<sup>th</sup> November, 2022.**

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
1	2	3	4	5
1	Change in shape without change in area (Slight Change on Same Location)	60, 93, 97, 103, 104, 105, 112, 114, 115, 116, 190, 213, 215A, 215B, 217, 219, 220, 265, 283, 284, 285, 296, 297, 298, 299, 380, 390, 403, 410, 411, 412, 413, 418, 419A, 419B, 421, 422, 423A, 423B, 427, 441, 480, 503, 504, 658, 683, 749, 750, 751.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
2	Modification due to Structure	19, 33, 42, 171A, 171B, 239, 240, 304, 388, 389.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
3	Change in shape	1, 130, 561, 562.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
4	Change in location (Reconstitution near or on OP)	17A, 17B, 111, 118, 119, 123B, 131A, 131B, 141B, 364, 371B, 449, 450A, 450B, 486A, 486B, 497A, 497C, 566A, 589, 730A, 730B.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
5	Change in location Due to layout requirement	5, 10, 20, 22, 24, 27, 28B, 28C, 36, 37, 41, 55, 81, 106, 108, 109, 121, 122, 123A, 124, 127, 128, 129A, 129B, 138, 139, 140, 142, 143, 144, 145, 146A, 147, 148, 175, 209, 237, 238, 247, 249, 250, 251, 254, 256, 259A, 259B, 274, 287A, 303, 306, 307, 308, 309, 310, 327, 328, 329, 330, 331, 333C, 335A, 335B, 344, 345, 346, 347, 350, 352, 354, 355, 372, 381, 386, 387A, 426, 436, 437, 567, 609, 613A, 699B, 702, 704, 708A, 722, 725, 726.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
6	Change in Location due to change in Flood line	13,195A, 195B, 341, 385A, 430, 433.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
7	Change in location due to MMC	453B, 460A, 460B, 462, 463, 464, 465A, 465B, 465C, 465D, 495A, 495B, 506, 507B, 509, 511, 513, 516, 530, 594A, 594B, 597, 602, 606, 607, 611, 612, 614, 617.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
8	Change in location	17C, 29, 30, 155, 156, 157, 159, 162.	Draft scheme proposal is proposed to	Sanctioned as proposed as

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
9	or Shape due to Road realignment  FPs to be acquired under MMC	229, 230, 231, 246, 324A, 324B, 325, 374, 375, 378, 434, 435, 438, 451A, 452A, 453A, 454, 455, 456, 457B, 459, 461A, 461B, 507A, 635, 636A, 636B, 637, 638, 639, 641, 642, 643.  429M, 460M, 464M, 465M, 468AM, 468BM, 480M, 486M, 494M, 495M, 497M, 507M, 511M, 512M, 513M, 515M, 516M, 594M, 597M, 602M, 603M, 605M, 606M, 607M, 608M, 614M, 615M, 616M, 617M.	be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4  Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3  Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
10	Amalgamation of FP	95, 180, 187, 211, 322, 333A, 333B, 334, 526, 543, 555, 557, 563, 569, 720A, 720B, 721.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
11	Sub-division of F.P. into two or more than two F.P.'s	43, 52, 53, 82A, 82B, 90B, 113A, 113B, 166A, 166B, 176, 197A, 197B, 204A, 204B, 206A, 206B, 208A, 208B, 212A, 212B, 218A, 218B, 228A, 228B, 228C, 234A, 234B, 234C, 241A, 241B, 281A, 281B, 290, 291, 311B, 312A, 312B, 404A, 404B, 406A, 406B, 407, 408A, 408B, 420, 424, 447A, 447B, 476, 508A, 517A, 517B, 517C, 535A, 535B, 537A,	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3



Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
		537B, 560A, 560B, 627A, 627B, 653A, 653B, 655A, 655B, 655C, 716A, 716B, 723A, 723B, 727A, 727B, 765A, 765B.		

Note: For Final Plot number which are not appeared above, sanctioned draft scheme proposal are confirmed as proposed by Arbitrator.

**Schedule – II**  
**Preliminary Town Planning Scheme NAINA No. 3**  
**Accompaniment to the Notification No. TPS-1222/2186/CR-151/12/UD-12, Date:- 29<sup>th</sup> November, 2022.**

<b>Sl. No.</b>	<b>Nature of Use</b>	<b>FP No. as per Table B</b>	<b>Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&amp;T.P. Act, 1966 to the Government for Sanction</b>	<b>Modification sanctioned by the Government under section 86 (2) of the M.R.&amp;T.P. Act, 1966</b>
1	Amenity	6, 9B, 12A, 32, 44, 45, 90A, 110A, 117, 120, 132, 146B, 158, 160, 172, 227A, 248, 260, 264, 266, 348, 425B, 429, 442, 444, 457A, 494, 497B, 518, 519, 553, 595, 613C, 654, 685, 700, 709, 730C.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
2	Amenity (Educational)	125, 245B.		
3	Amenity (Hospitals)	365.		
4	Crematoria / Extn. to Crematoria	9A, 33, 34, 253, 254, 341.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
5	Daily Bazaars	2, 667.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
6	Electrical Substation (ESS)	12B, 371A.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
7	EWS / LIG Housing / Housing of Dis-housed	35, 73, 141A, 195C, 221, 269, 326, 385B, 414, 481, 596, 698.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
8	Green Belts	31, 200, 232, 337, 343, 431.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
9	Growth Center	619, 661, 665, 768.	Draft scheme proposal is proposed to be	Sanctioned as proposed as shown on

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
10	Open Space	4, 18, 21, 28A, 54, 80, 101, 110B, 150, 177, 210, 227B, 244, 268, 272, 287B, 311A, 351, 373, 387B, 425A, 440, 465E, 490, 502, 508B, 566B, 601, 624, 634, 640, 655D, 693, 696, 699A, 711, 740, 752.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
11	Parks	7, 8, 16, 252.		
12	Play Grounds	126, 245A, 332, 499, 620.		
13	Plots for Sale	165, 279, 305, 452B, 458, 512, 613B, 742.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
14	Primary Health Centers	323, 505.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
15	Scheme Road	794, 795, 806, 819, 820, 821, 834, 836, 839, 840, 843, 853, 867,870,874, 880.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
16	School	498.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
17	Sports ,Stadium , Community Centre & Town Hall	100	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
18	Public Purposes Land /Government Land	81, 88, 322, 334, 350, 509, 511, 534, 573, 651, 679, 702, 728.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
19	Forest Land	95, 180, 187, 211, 287A, 526, 543, 579.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Note: For Final Plot number which are not appeared above, sanctioned draft scheme proposal are confirmed as proposed by Arbitrator.

**Schedule – III**  
**Preliminary Town Planning Scheme NAINA No. 3**  
**Accompaniment to the Notification No. TPS-1222/2186/CR-151/12/UD-12, Date:- 29<sup>th</sup> November, 2022.**

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (S) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		<p>In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 villages of NAINA under directives given by Government vide no. TPS-1717/2750/CR-91/19/UD-12, dated 06/01/2020 (hereinafter called as 'DCPR-2019') under section 37(1AA) read with section 154 of the Maharashtra Regional &amp; Town Planning Act, 1966, the following Special Regulation shall also apply to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.3</p> <p>In case on any conflict between the regulation in DCPR-2019 and these special regulation prescribed below arises, then these special regulation shall prevail.</p>	Sanctioned as Proposed.
1	1	<p>The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone of the sanctioned Interim Development Plan and shall be eligible for development for users prescribed in Regulation No. 31 of the DCPR-2019.</p> <p>Provided that, the final plots fronting on roads having width of 20 m or more and admeasuring atleast 0.20 ha in area shall be permissible for development either under regulations of Residential Zone or under Mixed Land Use Zone of the DCPR-2019 irrespective of the actual zonal boundaries of the IDP.</p>	Sanctioned as Proposed.
2	2	Boundaries of the Final Plots shall not be hereinafter changed, modified or altered during any development.	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
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 shall be permitted considering sum of their areas as one unit for development.	Sanctioned as Proposed.
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 Final Plots not allotted to the holders / owners of such original plots.	Sanctioned as Proposed.
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.	Sanctioned as Proposed.
6		Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2019.	Sanctioned as Proposed.
7		The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPR-2019 shall not be enforced in developing Final Plots, admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of play-grounds, Parks and Open Spaces in the scheme in	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
8		<p>addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.</p> <p>The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the DCPR-2019 shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided separately in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.</p>	Sanctioned as Proposed.
9		<p>The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides EWS / LIG housing for which the owners of final plots have shared the lands from their original plots.</p>	Sanctioned as Proposed.
10		<p>The owners of Final Plots are entitled to 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 of 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.</p>	Sanctioned as Proposed.
11		<p>The base FSI applicable to the Final Plots allotted in lieu of the Original Plots situated beyond 200 m from village gaothans and situated within 200 m from such gaothans shall be 1.00 and 1.25 respectively.</p>	<p>Sanctioned with Some Changes as Follows: The base FSI applicable to the final plots allotted under the Town Planning Scheme shall be 1.00. However, if the owners of</p>

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (S) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3 However, if the owners of Final Plots opt for compensation in the form of FSI as provided under section 100 of the said Act, then the FSI permissible in a Final Plot shall be computed as below.  a) For FPs allotted in lieu of OPs situated outside 200 m from Gaothan  FSI of Final Plot = ( Area of Original Plot/ Area of Respective Final Plot)  b) For FPs allotted in lieu of OPs situated within 200 m from Gaothan  FSI of Final Plot = ( (Area of Original Plot x 1.25)/ Area of Respective Final Plot)  Provided that such FSI computed as above shall be permissible to only 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.  Note:- i) The applicability of original plots falling within 200 m from Gaothan shall be considered as per Regulation no. 2.124 of the DCPR- 2019.  ii) For final plots allotted in lieu of original plots situated partially within and partially outside such 200 m distance, then the permissible FSI shall be computed proportionately.	4 final plots opt compensation in the form of FSI as provided under section 100 of Act, then the FSI permissible in a final plot shall be computed as below.  FSI of Final Plot = ( Area of Original Plot/ Area of Respective Final Plot)  Provided that such FSI computed as above shall be permissible to only 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.  The land parcel eligible for 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 M of Gaothan), 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 stand-alone plot or amalgamated with other land parcels.



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1	2	3	4
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 the base FSI as 1.00 or 1.25, as the case may be as given in Regulation no. 11 above.	Sanctioned with Some Changes as Follows:  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	13	Additional FSI, Premium FSI or FSI in the form of TDR generated outside this Town Planning Scheme shall not be permissible to be loaded for consumption in any final plot included in this scheme.	Sanctioned as Proposed.
14	14	If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for facing constraints in 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 transferred as TDR to any Final Plot situated in this scheme subject to  i) The provisions of Regulation No. 43 of the DCPR - 2019 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.	Sanctioned with Some Changes as Follows:  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 provisions of Regulation No. 43 of the DCPR - 2019 shall be applicable ii) Such transfer of development right from a Final Plot to another Final Plot shall be permitted once only. iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00 iv) The owner transferring the FSI shall not develop his final

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966
1	2	3	4
		<p>iii)The aggregate FSI in a receiving Final Plot shall not exceed 4.00</p> <p>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.</p> <p>v) The Final Plot, after such transfer, shall not be eligible hereinafter to receive any additional FSI / TDR.</p> <p>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.</p>	<p>plot at any time to consume FSI more than 1.00.</p> <p>v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.</p> <p>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.</p>
15	15	The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.	Sanctioned as Proposed.
16	16	The permissible FSI in respect of Final Plots designated to Sports Stadium, Electric Sub-Station, Daily Bazaar, ESR/GSR in this scheme shall be 1.00.	Sanctioned as Proposed.
17	17	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 2.5.	Sanctioned as Proposed.
18	18	The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increased maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.	Sanctioned as Proposed.

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19		The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.	Sanctioned as Proposed.												
20		The Permissible FSI in Final Plots designated to Crematoria shall be 1.00	Sanctioned as Proposed.												
21		The Final Plots designated as Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage upto 10 % of the respective plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective plot and shall be used for any use complementary to the designated use of such final plot.	Sanctioned as Proposed.												
22		<p>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:</p> <table border="1" data-bbox="1007 1032 1323 1816"> <thead> <tr> <th data-bbox="1007 1648 1145 1816">Area of Plot</th> <th data-bbox="1007 1509 1145 1648">Category of Building</th> <th data-bbox="1007 1319 1145 1509">Maximum permissible height of the building</th> <th colspan="3" data-bbox="1007 1032 1145 1319">Min. Marginal Open Spaces (in m)</th> </tr> <tr> <td data-bbox="1145 1648 1323 1816">(1) 40 sq. m to less than 150 sq. m</td> <td data-bbox="1145 1509 1217 1648">(2) Row House Type</td> <td data-bbox="1145 1319 1217 1509">(3) 15 m</td> <td data-bbox="1145 1151 1217 1319">Side (4) 0.0</td> <td data-bbox="1145 1032 1217 1151">Rear (5) 1.5</td> <td data-bbox="1217 1032 1323 1151"></td> </tr> </thead> </table>	Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)			(1) 40 sq. m to less than 150 sq. m	(2) Row House Type	(3) 15 m	Side (4) 0.0	Rear (5) 1.5		Sanctioned as Proposed.
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1	2	3	4
		Provision of front open spaces shall be in accordance with sanctioned DCPRs-2019.	
23			<p>New Provision is added as below:</p> <p>Development Control and Promotion Regulations sanctioned for 152 villages of NAINA vide Notification No-TPS-1215/245/CR-332/215/SM/UD-12, dated 27/04/2017 which are made applicable to 23 revenue villages of NAINA by Government vide Notification No-TPS-1717/2750/CR-91/19/UD-12, dated 06/01/2020 ('hereinafter referred as DCPR-2019') under section 37(LAA) read with section 154 of the Maharashtra Regional &amp; Town Planning Act, 1966, NAINA has proposed modifications under Section 37 of the said Act in the DCPR, 2019 after sanctioned the modification by government, it would be appropriate to apply the regulation as per the modification in the Development Control Regulation of NAINA and same also shall be applicable for all sanctioned Town Planning Scheme hereafter.</p>

**Schedule – IV**  
**Preliminary Town Planning Scheme NAINA No. 3**  
**Accompaniment to the Notification No. TPS-1222/2186/CR-151/12/UD-12, Date:- 29<sup>th</sup> November, 2022.**

Sr. No.	General/Common Decision No.	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
1	26	The Green Belts provided along the river Kalundre shall be developed by planting big trees of green canopy with perennial foliage within a reasonable time frame.	Sanctioned with Some Changes as Follows:  The Green Belts provided along the river Kalundre and Final Plot No.7,8,16 for the purpose of Park shall be developed by planting big indigenous trees of green canopy with perennial foliage within a reasonable time frame.
2	37	The Irrigation Department has prescribed revised Blue and Red Flood Lines and in view of this, FPs bearing numbers 327, 335 A & B, 344 to 355, 359 are newly affected. However, 20 m scheme road running east-west in-between these FPs and the river is in embankment and hence, will act as bund to prevent the flood water. The SPA, NAINA shall, in addition, reclaim this portion of land to protect these FPs from river flood. The Blue and Red Flood lines will then stand shifted along the outer side of the said road after its construction and after the said reclamation.	Sanctioned with Some Changes as Follows:  The Irrigation Department has prescribed revised Blue and Red Flood Lines and in view of this, FPs bearing numbers 327, 335 A & B, 344 to 355, 359 and 360 are newly affected. However, 20 m scheme road running east-west in-between these FPs and the river is in embankment and hence, will act as bund to prevent the flood water. The SPA, NAINA shall, in addition, reclaim this portion of land to protect these FPs from river flood. The Blue and Red Flood lines will then stand shifted along the outer side of the said road after its construction and after the said reclamation. This work shall be carried out with prior permission of irrigation department. The Planning Authority shall construct the flood water holding ponds in the Green Belt in FP No. 337 and

Sr. No.	General/Common Decision No.	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
			FP No. 343 for holding the flood water of Kalundre River.

Note: General/ Common Decisions which are not appeared above, are confirmed as proposed by Arbitrator.

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

P. M. SHINDE,  
Section Officer.