

प्रारूप विकास योजना - खोपटा, जि. रायगड

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम-३१ अन्वये मंजुरीबाबत.

महाराष्ट्र शासन

नगर विकास विभाग

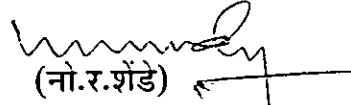
मंत्रालय, मुंबई - ४०००३२.

दिनांक - ४/०४/२०१२.

शासन निर्णय क्र:- टिपीएस-१२०९/९३२/प्र.क्र.३९०/०९/नवि-१२.

सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.


(नो.र.शेंडे)

महाराष्ट्र शासनाचे सहसचिव

प्रत,

- १) मा.मुख्यमंत्री महोदय यांचे सचिव हयांना माहितीस्तव सादर.
- २) मा.राज्यमंत्री, नगर विकास विभाग, हयांचे खाजगी सचिव हयांना माहितीस्तव सादर.

प्रति,

- १) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) व्यवस्थापकीय संचालक, सिडको, सि.बी.डी.बेलापूर.
- ४) जिल्हाधिकारी, रायगड
- ५) सहसचिव (नगररचना) नगर विकास विभाग, मंत्रालय, मुंबई.

६) मुख्य नियोजक, सिडको, सि.बी.डी.बेलापूर

- ७) उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतच्या अधिसूचनेनुसार विकास योजनेच्या नकाशांच्या ५ प्रती अधिप्रमाणित करण्या करिता विहित मार्गाने शासनास सादर कराव्यात.)

- ८) सहाय्यक संचालक, नगर रचना, रायगड शाखा, जि. रायगड.

- ९) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.

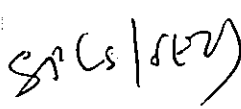
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन असाधारण राजपत्र, कोकण विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास व संचालक, नगर रचना, पुणे, व्यवस्थापकीय संचालक, सिडको, सि.बी.डी.बेलापूर, उपसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई, व सहाय्यक संचालक, नगर रचना, रायगड शाखा, रायगड यांना पाठवाव्यात.)

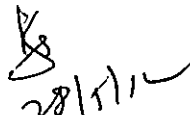
- १०) कक्ष अधिकारी, नवि-२९ नगर विकास विभाग, मंत्रालय, मुंबई.

(यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)

- ११) निवड नस्ती, कार्यासन नवि-१२.

INWARD No. 2240
CIDCO/SP(S)
Date 29/5/12





**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai 400 032,
dated :- 4th April, 2012**

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966

No.TPS-1209/932/C.R.390/09/UD-12

Whereas, Government of Maharashtra vide Urban Development Department Notification No. TPS- 1208/1739/ CR 142/ 2002/UD-12,dated 13/11/2003 and Notification of even No. dated 22/11/2005, notified an area comprised of 32 villages (7 villages from Panvel Tahasil and 25 villages from Uran Tahasil of Raigad District). admeasuring about 9393.55 H. (hereinafter referred to as the " said notified area ") to be the site of the Khopta New Town and appointed City and Industrial Development Corporation of Maharashtra Ltd.(CIDCO) to be the Special Planning Authority (hereinafter referred to as "the said Special Planning Authority")for the said notified area;

And whereas, the said Special Planning Authority under its Resolution No.8999 dated 10.05.2004 had declared its intention to prepare a Development Plan for the said notified area comprised of 32 villages under sub-section (1) of Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (XXXVII of 1966 of Maharashtra) (hereinafter referred to as 'the said Act') which has appeared in the Maharashtra Government Gazette, dated 8/7/2004;

And whereas, the said Special Planning Authority, after carrying out survey prepared and published a Draft Development Plan of Khopta New Town for 6 villages viz. Dighati, Kamala (Tara), Dolghar, Barapada, Kasarbhat and Sai (hereinafter referred to as 'the said draft Development Plan') vide Resolution No.9830 dated 7/03/2008 and published a notice to that effect in the Maharashtra Government Gazette, dated 3/04/2008 in accordance with the provisions of sub- section (1) of section 26 of the said Act and invited suggestions and objections from the public;

And whereas, after considering the suggestions and objections received in respect of the Draft Development Plan within stipulated period, the Planning Committee appointed under section 28 (2) of the said Act, has submitted their report to the said Planning Authority on 12/12/2008 and accordingly, the said Special Planning Authority has made some changes in the said Draft Development Plan and Development Control Regulations vide Planning Authority's special meeting Resolution No.10053 dated 24/02/2009 under section 28 (4) of the said Act; and a notice to that effect was published in Maharashtra Government Gazette dated 26th February 2009 on page No.16 to 19 and submitted the said Draft Development Plan including the Development Control Regulations for sanction to Government under sub-section (1) of Section 30 of the said Act on 6/4/2009 without publishing the modifications which are of substantial nature under Section 29 of the said Act;

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the Draft Development Plan and Development Control Regulations submitted by the Planning Authority is required to be sanctioned not later than one year from the date of receipt by the Government of Maharashtra or within such further period as may be specified under sub-section 1 of section 31 of the said Act;

And whereas, the State Legislature has amended the provisions regarding preparation and sanction of Development Plan (Maharashtra Act No. X of 2011 of section 9)

And whereas, Government vide letter dt. 5.12.2011 has issued the clarification that the Development Plan in which the process under section 26, 30, 31 & other provisions is commenced and where the original time limit is expired or not the appropriate date shall be 05/04/2011 as if the process is commenced on this date;

And whereas, in accordance with sub-section (1) of Section 31 of said the Act, the State Government after examining the proposals of the said Draft Development Plan including the Development Control Regulations and after consulting the Director of Town planning, Maharashtra State, Pune has decided to sanction the said Development Plan including the Development Control Regulations, subject to some modifications as shown in Schedule I and excluding certain parts in which substantial changes proposed to be made at Government level as shown in Schedule II accompanying to this notification;

And whereas, some of the modifications proposed to be made by the Government being substantial in nature required to be republished under section 31 of the said Act which are shown on Development Plan marked as excluded parts E.P.-1 to E.P.10 (hereinafter referred to as the said Excluded Part Schedule-II);

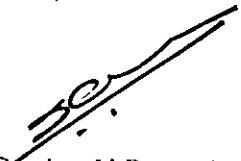
Now therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and all other powers enabling it in this behalf, the Government of Maharashtra hereby;

- (a) Accords its sanction to the said Development Plan including the Development Control Regulations subject to some modifications as shown on the Plan and more particularly described in the Schedule I appended hereto (excluding the said Excluded parts as shown and numbered as E.P.-1 to E.P.10 etc. on the said plan as prescribed in Schedule-II appended to the notice no. TPS-1209/932/C.R.390/09/(part-II) /UD-12,dated 4/4/2012);
- (b) Extends the period under Section 25 upto and inclusive of 28.3.2007, under Section 26 upto and inclusive of 3.4.2008 and under Section 30 upto and inclusive of 4.4.2009;
- (c) Extends the period for sanctioning the said Development Plan upto and inclusive of 4th April 2012;
- (d) Fixes 1st June,2012 to be the date on which said Development Plan sanctioned by Government with modifications shown in Schedule-I. (Excluding the said Excluded Part of the revised Development Plan mentioned in Schedule-II) shall come into force;

Notes :-

- (i) Copies of the Development Plan of Khopta New Town including the Development Control Regulations as sanctioned by the State Government with modifications (Schedule I) as shown on the plan shall be kept open for inspection to the public for a period of one year in the office of CIDCO, CBD Belapur during office hours on all working days;
- (ii) Drafting errors which are required genuinely to be corrected as per actual situation on site as per survey records, sanctioned layouts etc. shall be corrected by the CIDCO after due verification and with prior approval of the Director of Town planning, Maharashtra State, Pune;
- (iii) The Reservations which have not appeared either in the Schedule of Modifications **Schedule-I** or Schedule of proposed modifications of substantial nature **Schedule-II** are hereby sanctioned for the respective zones / purpose as designated on the Final Revised Development Plan.
- (iv) Development of lands, or reservations along creek shall be subject of the Coastal Zone Management Plan & Regulations issued by Ministry of Environment and Forest, Government of India vide notification dt. 19th February, 1991 and modified from time to time.
- (iv) This Notification is also available on the website of the Government at www.urban.maharashtra.gov.in.

By order and in the name of Governor of Maharashtra,


(Sanjay V. Pawar)
Desk Officer

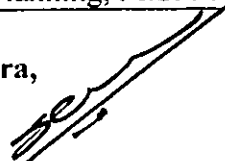
DEVELOPMENT PLAN KHOPTA NEW TOWN
Accompaniment to Notification No.TPS-1209/932/C.R.390/09/UD-12,
Dated :- 4/4/2012
SCHEDULE I
SCHEDULE OF SANCTIONED MODIFICATIONS

Sr. No.	Modification No.	Mod. Details.	Proposal as per submitted Draft Development Plan & D.C.R. submitted by the Planning Authority u/s 30 of Act	Decision of the Government under Section 31 of the Act
1	M-2 (plan)	Planning Unit-VI Existing Industrial Zone in Village-Karnala	Following note is added on the plan – “Allowed to retain existing industrial use as non-confirming user without expansion except non-industrial user”.	Sanctioned with modification in note as follows: “Allowed to retain as non-confirming user without expansion except permissible user allowed in RTZ.”
2	M-4 (DCR)	Regulation deleted	SPECIAL RESIDENTIAL ZONE 3.1.3 ---- deleted ----	Sanctioned with modification that the Regulation No.3.2.2.3 in first line replaced by Regulation No 3.1.2.3.
3	M-8 (DCR)	Regulation modified	3.1 WAREHOUSING ZONE : Container yards, container freight stations and warehousing shall be permitted only on the land designated in the development plan for container yards/ warehousing zone. Storage activities will be permitted and no other residential and shopping user will be permitted except the watchmen and managers quarter for essential purpose with the prior approval of the Planning Authority. Commercial office /institutional buildings can be permitted if they are proposed on independent plot having minimum area 1000 sq. mts. Common facility buildings may be permitted in the 5% area kept mandatory in the layouts as per applicability <i>and out of this 3% may be used for staff and managers quarters.</i>	Sanctioned with modification that the Regulation No 3.1 shall be modified as Regulation No.3.5.
4	M-12 (DCR)	New Regulation added	5.5 SUB-DIVISION/LAYOUT OF LAND: <i>d) When land under development admeasures 10000 sq.mts in ware</i>	Sanctioned with modification that the word “residential” shall be deleted.

			<i>housing zone and for ware housing in residential and commercial zone.</i>	
5	M-22 DCR	New sub-regulation added in Appendix IV	Appendix IV.... 31) Warehousing, storage and container yards activity on a minimum plot area of one hectare with 15 mt. approach road and it shall keep 12 mt. buffer zone of green plantation along the boundary with compound wall and should be located beyond 200 mt. distance from National highway/existing gaonthan and 500 mt. from National Park areas	Sanctioned with modification that the words "in commercial zone" shall be added after the word "activity".
6	M-23	New sub-regulation (Note) added in Appendix IX	Appendix -IX "NOTE:- Rules and regulations for development of IT and ITES shall be applicable while granting permission as per the guidelines issued by the Government from time to time."	Modification is rejected as any change in policy, modification is required in the DCR under Section 37 of the MR&TP Act1966.
7	M-26 (DCR)	Sub-regulation in Appendix XIII modified	Appendix - XIII 14. FEES AND VALIDITY: c) For any reservation designated on the lands (vesting) in local authority, Govt. or any agencies of the State or Central Government or Public undertakings. However, such agencies can utilise the F.S.I. of the reservations on the (remaining) land, if any. However, in case the land is acquired by Planning Authority by payment of monetary compensation, the Planning Authority shall be entitled to have TDR free of cost and sell F.S.I in open market after the said land is either put to use or developed and transferred to the concerned implementing authority.	Modification proposed by the Planning Authority is rejected.
8	M-27 (DCR)	Regulation modified	Appendix - XIII 15. Modalities for grant of TDR: The built up area for the purpose of F.S.I. credit in the form of DRC shall be equal to <i>maximum FSI permissible (with payment of premium)</i> to the land area under the reservation surrendered to the Competent	The word "with payment of premium" shall be replaced by the word "without payment of premium"

			Authority free of cost, free from all encumbrances and with proper reclamation to the satisfaction of the Competent Authority	
9	M-28 (DCR)	Regulation modified	Appendix - XIII 8(d) National park , Quarry sites, Cattle Shed and forest area.	The regulation as published under Section 26 is retained with modification that the words "forest area" is added at the end in 8(d).
10	-	Alignment of 36m.wide D.P. loop road in Sai village in sez area only changed and width reduced to 21m.	36.00 m. wide D.P. loop road	Alignment and width of 36.00 m. wide D.P. loop road in Sai village in sez area only is shown as per the planning proposals sanctioned under section 115 of M. R.and T. P. Act. by the Director of Town Planning, M.S. Pune

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


(Sanjay V.Pawar)
Desk Officer

प्रारूप विकास योजना - खोपटा, जि. रायगड

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम-३१ अन्वये सारभूत स्वरूपाचे फेरबदल पुर्नप्रसिध्द करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग

मंत्रालय, मुंबई - ४०००३२.

दिनांक - ४/०४/२०१२

शासन निर्णय क्र :- टिपीएस-१२०९/९३२/प्र.क्र.३९०/०९/(भाग-२)/नवि-१२

सोबतची सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करावी.
महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,


(ना.र.शेड)

महाराष्ट्र शासनाचे सहसचिव

प्रत,

- १) मा.मुख्यमंत्री महोदय यांचे सचिव हयांना माहितीस्तव सादर.
- २) मा.राज्यमंत्री, नगर विकास विभाग, हयांचे खाजगी सचिव हयांना माहितीस्तव सादर.

प्रति,

- १) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) व्यवस्थापकीय संचालक, सिडको, सि.बी.डी.बेलापूर.
- ४) जिल्हाधिकारी, रायगड
- ५) सहसचिव (नगररचना) नगर विकास विभाग, मंत्रालय, मुंबई.
- ✓ ६) मुख्य नियोजक, सिडको, सि.बी.डी.बेलापूर
- ७) उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
(त्यांना विनंती करण्यात येते की, त्यांनी शासन परिपत्रक :- टिपीएस- संकीर्ण-२००८/९६१/प्र.क्र.२५५/०८/नवि-१२ दि.१३/९/२०१० मध्ये नमूद केल्यानुसार माहिती व जनसंपर्क संचालनालयाच्या संबंधित उपसंचालकाशी संपर्क साधून, सदरची सूचना स्थानिक पातळीवर प्रसिध्द करावी, तसेच सोबतच्या सुचनेनुसार विकास योजनेच्या नकाशांच्या ५ प्रती अधिप्रमाणित करण्याकरिता विहित मार्गाने शासनास सादर कराव्यात.)
- ८) सहाय्यक संचालक, नगर रचना, रायगड शाखा, रायगड.
- ९) उपसंचालक, माहिती व जनसंपर्क संचालनालय, कोकण विभाग, कोकण भवन, नवी मुंबई - ४००६१४.
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना क्रमांक टिपीएस-१२०९/९३२/प्र.क्र.३९०/०९/(भाग-२)/नवि-१२, दिनांक ४/४/२०१२ जाहिरात म्हणून कृपया प्रसिध्द करण्यात यावी. सदर सूचना कोणत्या दिनांकास प्रसिध्द करण्यात आली आहे. त्याबाबतची माहिती नगर विकास विभाग, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, व्यवस्थापकीय संचालक, सिडको, सि.बी.डी.बेलापूर, उपसंचालक, नगर रचना, कोकण

कृ.मा.प.

विभाग,कोकण भवन, ३ रा मजला, नवी मुंबई-४००६१४ व सहाय्यक संचालक,नगर रचना,रायगड शाखा,रायगड यांना द्यावी.)

१०) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची सुचना महाराष्ट्र शासन राजपत्राच्या कोकण विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास व संचालक, नगर रचना, पुणे, व्यवस्थापकीय संचालक,सिडको,सि.बी.डी.बेलापूर ,उपसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई , सहाय्यक संचालक, नगर रचना, रायगड शाखा, रायगड यांना पाठवाव्यात.)

११) कक्ष अधिकारी, नवि-२९ नगर विकास विभाग, मंत्रालय, मुंबई.

(यांना विनंती करण्यात येते की, सोबतची सुचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)

१२) निवड नस्ती, कार्यासन नवि-१२

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai 400 032

Dated :- 4 th April, 2012.

NOTICE

Maharashtra Regional and Town Planning Act, 1966

No.TPS-1209/932/C.R.390/09/Part-2/UD-12

Whereas, Government of Maharashtra vide Urban Development Department Notification No. TPS- 1208/1739/ CR 142/ 02/ UD-12,dated 13/11/2003 and Notification of even No. dated 22/11/2005, notified an area comprised of 32 villages (7 villages from Panvel Tahasil and 25 villages from Uran Tahasil of Raigad District). admeasuring about 9393.55 H. (hereinafter referred to as the " said notified area "). to be the site of the Khopta New Town and appointed City and Industrial Development Corporation of Maharashtra Ltd.(CIDCO) to be the Special Planning Authority (herein after referred to as " the said Special Planning Authority")for the said notified area;

And whereas the said special Planning Authority under its Resolution No.8999 dated 10.05.2004 had declared its intention to prepare a Development Plan for the part area of the said notified area comprises of 6 villages namely Dighati Karnala(Tara), Dolghar, Barapada, Kasarbhat and Sai (hereinafter referred to as "the said area") under sub-section (1) of Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (XXXVII of 1966 of Maharashtra) (hereinafter referred to as 'the said Act') which has appeared in the Maharashtra Government Gazette, dated 8/7/2004;

And whereas, the said Special Planning Authority, after carrying out survey of the said area prepared and published a Draft Development Plan of Khopta New Town (hereinafter referred to as 'the said draft Development Plan') vide Resolution No.9830 dated 7/03/2008 and published a notice to that effect in the Maharashtra Government Gazette, dated 3/04/2008 in accordance with the provisions of sub- section (1) of section 26 of the said Act and invited suggestions and objections from the public;

And whereas, after considering the suggestions and objections received in respect of the Draft Development Plan within stipulated period, the Planning Committee appointed under section 28 (2) of the said Act, has submitted their report to the said Planning Authority on 12/12/2008 and accordingly, the said Planning Authority has made some changes in said the Draft Development Plan and Development Control Regulations vide Planning Authority's special meeting Resolution No.10053 dated 24/02/2009 under section 28 (4) of the said Act and a notice to that effect was published in Maharashtra Government Gazette, dated 26th February 2009 on page No16 to 19 and submitted the said Draft Development Plan including the Development Control Regulations for sanction to Government under sub-section (1) of Section 30 of the said Act on 6/4/2009 without publishing the modifications which are substantial nature under Section 29 of the said Act;

And whereas, the Government of Maharashtra after making necessary inquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has vide Urban Development Department's Notification No TPS-1209/932/C.R.390/09/UD-12,dated-- April,2012 sanctioned the draft Development Plan including the

Development Control Regulations with certain modifications in accordance with sub-section.(1) of Section 31 of the said Act as shown on the plan and as mentioned in Schedule I appended hereto;

And whereas, the Government of Maharashtra, in accordance with section 31(1) of the said Act, after making necessary inquiries and after consulting the Director of Town Planning, Maharashtra State, Pune proposes to make certain modifications which are of substantial nature in the said draft Development Plan and Development Control Regulations as specified in the Schedule II appended hereto;

And whereas, the modification proposed to be made by the Government being substantial in nature, as per Schedule-II, require publication under Section 31 of the said Act, which are shown on the draft Development Plan and the Development Control Regulations and marked as excluded parts EP-1 to EP-10 (hereinafter referred to as "the said excluded parts");

Now, therefore, in exercise of the powers conferred under sub-section (1) of section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby,

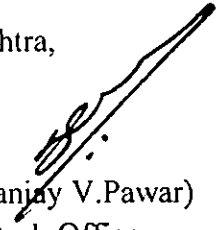
- (a) Publishes notice inviting suggestions and/or objections from any person in respect of the proposed modifications as specified in Schedule II appended hereto within a period of one month from the date of publication of this notice in the Maharashtra Government Gazette.
- (b) Appoints the Deputy Director of Town Planning, Konkan Division, 3rd Floor, Konkan Bhavan, Navi Mumbai-400 614 as an Officer under section 31(2) of the said Act, to whom the suggestions and/or objections referred to (a) above shall be addressed and submitted, to hear all the persons who will file suggestions and/or objections within the stipulated period and directs the said Officer to submit his report thereon to the Government.
- (c) Directs that the said draft Development Plan including the Development Control Regulations showing proposed substantial modifications as per Schedule II as Excluded Parts EP-1 to EP-10 shall be kept open for inspection by the general public, during office hours on all working days in the offices of the
 - (i) Chief Executive Officer, CIDCO
 - (ii) Deputy Director of Town Planning, Konkan Division, 3rd Floor, Konkan Bhavan, Navi Mumbai
 - (iii) Assistant Director of Town Planning, Nirdhar Building, 1st Floor, Alibaug.

Note-

- 1) All suggestions and/or objections which may be received by the Deputy Director of Town Planning, Konkan Division, 3rd Floor, Konkan Bhavan, Navi Mumbai within the aforesaid period will be duly considered by the Government while sanctioning the modifications.

2) This notice is also available on the website of the Government at www.urban.maharashtra.gov.in

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



(Sanjay V. Pawar)
Desk Officer

DEVELOPMENT PLAN KHOPTA TOWN
 Accompaniment to Notice No.TPS-1209/932/C.R.390/09/Part-2/UD-12,
 Dated :-4 April,2012.

SCHEDULE II

MODIFICATIONS OF SUBSTANTIAL NATURE EXCLUDED PART (E.P.)

Sr. No.	Modification No.	Mod. Details.	Proposal as per submitted Draft Development Plan & D.C.R. u/s 30 of the Act	Modifications of substantial nature proposed by the State Government under section 31 of the Act												
1	EP-1 (plan)	Planning Unit-VI	24 m. wide D.P.Road in Recreational & Tourism Development Zone is realigned as shown in blue fill (M-3).	24m.wide D.P. road in RTZ is proposed to be realigned as shown in blue fill. (M-3)												
2	EP-2 (plan)	Planning Unit-I & II	Circular 15 m. wide D.P.Road is widened to 24 m. as shown in blue dotted. (M-4)	15 mt. wide circular D.P.Road proposed to be widen to 24 m. as shown in blue dotted. (M-4)												
3	EP-3 (DCR)	New Regulation added	4.6 BUILDING FEATURES/ DEVELOPMENTS PERMITTED FREE OF FSI 4.6.1 Without Payment of Premium b). Areas covered by lifts and common staircases and their revas projection of width not <i>more</i> than 1.2 m. (M-11)	The existing Regulation No. 4.6.1(b) is proposed to be deleted & replaced as follows – “4.6.2 (e) Areas covered by lifts and common staircases and their revas projection of width not more than 1.2 m.”												
4	EP-4 (DCR)	Table No.4 modified	TABLE – 4 WIDTH OF ROADS IN WAREHOUSING USES AND INDUSTRIAL LAYOUTS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Length of internal road/ Approach road in m.</th> <th style="width: 20%;"><i>Minim um width in m.</i></th> <th style="width: 20%;"><i>Minimu m width in m.</i></th> </tr> </thead> <tbody> <tr> <td>Upto 100</td> <td style="text-align: center;"><i>9.0</i></td> <td style="text-align: center;"><i>12.0 15</i></td> </tr> <tr> <td>Above 100 and upto 300</td> <td style="text-align: center;"><i>12.0</i></td> <td style="text-align: center;"><i>15.0 18</i></td> </tr> <tr> <td>Above 300</td> <td style="text-align: center;"><i>15.0</i></td> <td style="text-align: center;"><i>20.0 21</i></td> </tr> </tbody> </table> (M-13)	Length of internal road/ Approach road in m.	<i>Minim um width in m.</i>	<i>Minimu m width in m.</i>	Upto 100	<i>9.0</i>	<i>12.0 15</i>	Above 100 and upto 300	<i>12.0</i>	<i>15.0 18</i>	Above 300	<i>15.0</i>	<i>20.0 21</i>	The width of road in Table No.4 is proposed to be modified as follows – “Upto 100 m.-15 m. Above 100m. & upto 300 m.-18m. Above 300m.- 21m.”
Length of internal road/ Approach road in m.	<i>Minim um width in m.</i>	<i>Minimu m width in m.</i>														
Upto 100	<i>9.0</i>	<i>12.0 15</i>														
Above 100 and upto 300	<i>12.0</i>	<i>15.0 18</i>														
Above 300	<i>15.0</i>	<i>20.0 21</i>														

5	EP-5 DCR	New Regulation added	<p>5.5.3 RECREATIONAL OPEN SPACES</p> <p>5.5.3.5 i) "In a recreational open space or playground of 1000 sq.m. or more in area (in one piece and in one place), structures for pavilions, gymnasias, club houses and other structures for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent of the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 percent of the areas of the total recreational open space. The height of any such structure which may be single storey shall not exceed 8 m. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI. Structures for such sports and recreation activities shall conform to the following requirements:- Recreational Amenity/Open Space (a)The ownership of such structures and other appurtenant users shall vest by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. 'R.G.' in the layout or sub-division of the land. (b)The proposal for construction of such structure should come as a proposal from the owner/owners/society/societies or federation of societies without any profit motive and shall be meant for the beneficial use of the owner/owners/members of such society/societies/federation of societies. (c)Such structures shall not be used for any other purpose, except for recreational activities for which a security deposit as decided by the Commissioner will have to be paid to the Corporation. (d)The remaining area of the recreational open space or playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden or a playground. (The owner/owners/or society or societies</p>	<p>A new sub-regulation No.5.5.3.5(i) is proposed to be added as follows -</p> <p>5.5.3.5(i) . "In a recreational open space or playground of 1000 sq.m. or more in area (in one piece and in one place), structures for pavilions, gymnasias, club houses and other structures for the purpose of sports and recreation activities may be permitted with built-up area not exceeding 15 per cent of the total recreational open spaces in one place. The area of the plinth of such a structure shall be restricted to 10 percent of the areas of the total recreational open space. The height of any such structure which may be single storey shall not exceed 8 m. A swimming pool may also be permitted in such a recreational open space and shall be free of FSI. Structures for such sports and recreation activities shall conform to the following requirements:- Recreational Amenity/Open Space (a)The ownership of such structures and other appurtenant</p>
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			<p>or federation of the societies shall submit to the Planning Authority a registered undertaking agreeing to the conditions in (a) to (d) above.”</p> <p>(M-15)</p>	<p>users shall vest by provision in a deed of conveyance, in all the owners on account of whose cumulative holdings, the recreational open space is required to be kept as recreational open space or ground viz. 'R.G.' in the layout or sub-division of the land.</p> <p>(b)The proposal for construction of such structure should come as a proposal from the owner/ owners/ society/ societies or federation of societies without any profit motive and shall be meant for the beneficial use of the owner/ owners/ members of such society/ societies/ federation of societies.</p> <p>(c)Such structures shall not be used for any other purpose, except for recreational activities for which a security deposit as decided by the Commissioner will have to be paid to the Corporation.</p> <p>(d)The remaining area of the recreational open space or playground shall be kept open to sky and properly accessible to all members as a place of recreation, garden</p>
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				or a playground. (The owner/owners or society or societies or federation of the societies shall submit to the Planning Authority a registered undertaking agreeing to the conditions in (a) to (d) above.”
6	EP-6 (DCR)	New Regulation added	<p>ii)“Fitness Centre : In every residential building, constructed or proposed to be constructed for the use of a Cooperative Housing Society or an Apartment Owners Association, a fitness centre will be permitted. Subject to the following conditions.</p> <ol style="list-style-type: none"> 1. The area of the room shall be limited to 2(two) percent of the total BUA of building or 20 m2 and more than 200 sq.mt. 2. The center shall not be used for any purpose other than for the fitness center activities. 3. The fitness center activities shall be confined to the members of the concerned housing society only. 4. The benefits of this provision shall be applicable prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission. 5. The ownership of the structure for fitness center shall vest with the concerned society or association. <p>(M-16)</p>	<p>A new provision proposed to be made at Regulation No.4.6.1 as follows –</p> <p>“Fitness Centre: In every residential building, constructed or proposed to be constructed for the use of a Cooperative Housing Society or an Apartment Owners Association, a fitness centre will be permitted. Subject to the following conditions.</p> <ol style="list-style-type: none"> 6. The area of the room shall be limited to 2(two) percent of the total BUA of building or 20 m2 and more than 200 sq.mt. 7. The center shall not be used for any purpose other than for the fitness center activities. 8. The fitness center activities shall be confined to the members of the concerned housing society only. 9. The benefits of this provision shall be applicable

				prospectively and it shall not be extended for the purpose of regularization of already built up structures constructed without permission. 10. The ownership of the structure for fitness center shall vest with the concerned society or association.”
7	EP-7 (DCR)	New Regulation added	6.4 BASEMENT: 6.4.1.2. Area and Extent:- The total area of any basement shall not exceed twice the plinth area of the building or the area of the plot, whichever is less. It may be in one level or two. Second level basement will be allowed on payment of premium. (M-18)	This regulation is proposed to be modified as follows- “Area and Extent:- The total area of any basement shall not exceed twice the plinth area of the building or the area of the plot, whichever is less. It may be in one level or two. Second level basement will be allowed on payment of premium. <i>However, basement shall not be allowed in minimum required marginal distances.</i> ”
8	EP-8 DCR	New sub-regulation added	6.4.3.6 Stack parking if provided, additional height for basement be permitted without counting in FSI. (M-19)	A new sub-regulation is proposed to be added after Regulation No.6.4.3.5 as follows- “6.4.3.6 Stack parking if provided, additional height for basement be permitted without counting in FSI.”

9	EP-9 (DCR)	New sub- regulation added	Appendix III.... 8.0 INFRASTRUCTURE DEVELOPMENT CHARGE (IDC). Notwithstanding above fees, premium and development charges, for every development / construction the IDC shall be levied @ Rs.185/- per sq.mtr. (M-21A)	A new sub-regulation 8.0 in Appendix III is proposed to be added as follows – “Notwithstanding above fees, premium and development charges, for every development / construction the IDC shall be levied @ Rs.185/- per sq.mtr.”
10	EP-10 (DCR)	New regulation s added	-	New regulation proposed to be added regarding. i) Rain Water Harvesting. ii) Solar W.H.S. ii) Special Township iv) Heritage Rules & List.

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


(Sanjay V. Pawar)
Desk Officer

प्रारूप विकास योजना - खोपटा, जि. रायगड

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम-३१ अन्वये मंजुरीबाबत.

महाराष्ट्र शासन

नगर विकास विभाग

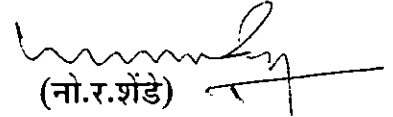
मंत्रालय, मुंबई - ४०००३२.

दिनांक - ४/०४/२०१२.

शासन निर्णय क्र.:- टिपीएस-१२०९/१३२/प्र.क्र.३९०/०९/नवि-१२.

सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने.


(नो.र.शेंडे)

महाराष्ट्र शासनाचे सहसचिव

प्रत,

- १) मा.मुख्यमंत्री महोदय यांचे सचिव हयांना माहितीस्तव सादर.
- २) मा.राज्यमंत्री, नगर विकास विभाग, हयांचे खाजगी सचिव हयांना माहितीस्तव सादर.

प्रति,

- १) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) व्यवस्थापकीय संचालक, सिडको, सि.बी.डी.बेलापूर.
- ४) जिल्हाधिकारी, रायगड
- ५) सहसचिव (नगररचना) नगर विकास विभाग, मंत्रालय, मुंबई.
- ६) मुख्य नियोजक, सिडको, सि.बी.डी.बेलापूर
- ७) उप संचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतच्या अधिसूचनेनुसार विकास योजनेच्या नकाशांच्या ५ प्रती अधिप्रमाणित करण्या करिता विहित मार्गाने शासनास सादर कराव्यात.)
- ८) सहाय्यक संचालक, नगर रचना, रायगड शाखा, जि. रायगड.
- ९) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.
(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन असाधारण राजपत्र, कोकण विभागीय पुरवणीमध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास व संचालक, नगर रचना, पुणे, व्यवस्थापकीय संचालक, सिडको, सि.बी.डी.बेलापूर, उपसंचालक, नगर रचना, कोकण विभाग, नवी मुंबई, व सहाय्यक संचालक, नगर रचना, रायगड शाखा, रायगड यांना पाठवाव्यात.)
- १०) कक्ष अधिकारी, नवि-२९ नगर विकास विभाग, मंत्रालय, मुंबई.
(यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.)
- ११) निवड नस्ती, कार्यासन नवि-१२.

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai 400 032,
dated :- 4th April, 2012**

NOTIFICATION

Maharashtra Regional and Town Planning Act, 1966

No.TPS-1209/932/C.R.390/09/UD-12

Whereas, Government of Maharashtra vide Urban Development Department Notification No. TPS- 1208/1739/ CR 142/ 2002/UD-12,dated 13/11/2003 and Notification of even No. dated 22/11/2005, notified an area comprised of 32 villages (7 villages from Panvel Tahasil and 25 villages from Uran Tahasil of Raigad District). admeasuring about 9393.55 H. (hereinafter referred to as the " said notified area ") to be the site of the Khopta New Town and appointed City and Industrial Development Corporation of Maharashtra Ltd.(CIDCO) to be the Special Planning Authority (hereinafter referred to as "the said Special Planning Authority")for the said notified area;

And whereas, the said Special Planning Authority under its Resolution No.8999 dated 10.05.2004 had declared its intention to prepare a Development Plan for the said notified area comprised of 32 villages under sub-section (1) of Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (XXXVII of 1966 of Maharashtra) (hereinafter referred to as 'the said Act') which has appeared in the Maharashtra Government Gazette, dated 8/7/2004;

And whereas, the said Special Planning Authority, after carrying out survey prepared and published a Draft Development Plan of Khopta New Town for 6 villages viz. Dighati, Karnala (Tara), Dolghar, Barapada, Kasarbhat and Sai (hereinafter referred to as 'the said draft Development Plan') vide Resolution No.9830 dated 7/03/2008 and published a notice to that effect in the Maharashtra Government Gazette, dated 3/04/2008 in accordance with the provisions of sub- section (1) of section 26 of the said Act and invited suggestions and objections from the public;

And whereas, after considering the suggestions and objections received in respect of the Draft Development Plan within stipulated period, the Planning Committee appointed under section 28 (2) of the said Act, has submitted their report to the said Planning Authority on 12/12/2008 and accordingly, the said Special Planning Authority has made some changes in the said Draft Development Plan and Development Control Regulations vide Planning Authority's special meeting Resolution No.10053 dated 24/02/2009 under section 28 (4) of the said Act; and a notice to that effect was published in Maharashtra Government Gazette dated 26th February 2009 on page No.16 to 19 and submitted the said Draft Development Plan including the Development Control Regulations for sanction to Government under sub-section (1) of Section 30 of the said Act on 6/4/2009 without publishing the modifications which are of substantial nature under Section 29 of the said Act;

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the Draft Development Plan and Development Control Regulations submitted by the Planning Authority is required to be sanctioned not later than one year from the date of receipt by the Government of Maharashtra or within such further period as may be specified under sub-section 1 of section 31 of the said Act;

And whereas, the State Legislature has amended the provisions regarding preparation and sanction of Development Plan (Maharashtra Act No. X of 2011 of section 9)

And whereas, Government vide letter dt. 5.12.2011 has issued the clarification that the Development Plan in which the process under section 26, 30, 31 & other provisions is commenced and where the original time limit is expired or not the appropriate date shall be 05/04/2011 as if the process is commenced on this date;

And whereas, in accordance with sub-section (1) of Section 31 of said the Act, the State Government after examining the proposals of the said Draft Development Plan including the Development Control Regulations and after consulting the Director of Town planning, Maharashtra State, Pune has decided to sanction the said Development Plan including the Development Control Regulations, subject to some modifications as shown in Schedule I and excluding certain parts in which substantial changes proposed to be made at Government level as shown in Schedule II accompanying to this notification;

And whereas, some of the modifications proposed to be made by the Government being substantial in nature required to be republished under section 31 of the said Act which are shown on Development Plan marked as excluded parts E.P.-1 to E.P.10 (hereinafter referred to as the said Excluded Part Schedule-II);

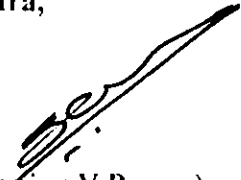
Now therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and all other powers enabling it in this behalf, the Government of Maharashtra hereby;

- (a) Accords its sanction to the said Development Plan including the Development Control Regulations subject to some modifications as shown on the Plan and more particularly described in the Schedule I appended hereto (excluding the said Excluded parts as shown and numbered as E.P.-1 to E.P.10 etc. on the said plan as prescribed in Schedule-II appended to the notice no. TPS-1209/932/C.R.390/09/(part-II) /UD-12,dated 4/4/2012);
- (b) Extends the period under Section 25 upto and inclusive of 28.3.2007, under Section 26 upto and inclusive of 3.4.2008 and under Section 30 upto and inclusive of 4.4.2009;
- (c) Extends the period for sanctioning the said Development Plan upto and inclusive of 4th April 2012;
- (d) Fixes 1st June,2012 to be the date on which said Development Plan sanctioned by Government with modifications shown in Schedule-I. (Excluding the said Excluded Part of the revised Development Plan mentioned in Schedule-II) shall come into force;

Notes :-

- (i) Copies of the Development Plan of Khopta New Town including the Development Control Regulations as sanctioned by the State Government with modifications (Schedule I) as shown on the plan shall be kept open for inspection to the public for a period of one year in the office of CIDCO, CBD Belapur during office hours on all working days;
- (ii) Drafting errors which are required genuinely to be corrected as per actual situation on site as per survey records, sanctioned layouts etc. shall be corrected by the CIDCO after due verification and with prior approval of the Director of Town planning, Maharashtra State, Pune;
- (iii) The Reservations which have not appeared either in the Schedule of Modifications **Schedule-I** or Schedule of proposed modifications of substantial nature **Schedule-II** are hereby sanctioned for the respective zones / purpose as designated on the Final Revised Development Plan.
- (iv) Development of lands or reservations along creek shall be subject of the Coastal Zone Management Plan & Regulations issued by Ministry of Environment and Forest, Government of India vide notification dt. 19th February, 1991 and modified from time to time.
- (iv) This Notification is also available on the website of the Government at www.urban.maharashtra.gov.in.

By order and in the name of Governor of Maharashtra,


(Sanjay V.Pawar)
Desk Officer

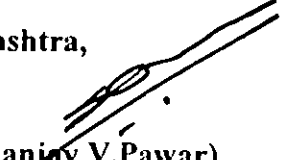
DEVELOPMENT PLAN KHOPTA NEW TOWN
Accompaniment to Notification No.TPS-1209/932/C.R.390/09/UD-12,
Dated :- 4/4/2012
SCHEDULE I
SCHEDULE OF SANCTIONED MODIFICATIONS

Sr. No.	Modification No.	Mod. Details.	Proposal as per submitted Draft Development Plan & D.C.R. submitted by the Planning Authority u/s 30 of Act	Decision of the Government under Section 31 of the Act
1	M-2 (plan)	Planning Unit-VI Existing Industrial Zone in Village-Karnala	Following note is added on the plan - "Allowed to retain existing industrial use as non-confirming user without expansion except non-industrial user".	Sanctioned with modification in note as follows: "Allowed to retain as non-confirming user without expansion except permissible user allowed in RTZ."
2	M-4 (DCR)	Regulation deleted	SPECIAL RESIDENTIAL ZONE 3.1.3 ---- deleted ----	Sanctioned with modification that the Regulation No.3.2.2.3 in first line replaced by Regulation No 3.1.2.3.
3	M-8 (DCR)	Regulation modified	3.1 WAREHOUSING ZONE : Container yards, container freight stations and warehousing shall be permitted only on the land designated in the development plan for container yards/ warehousing zone. Storage activities will be permitted and no other residential and shopping user will be permitted except the watchmen and managers quarter for essential purpose with the prior approval of the Planning Authority. Commercial office /institutional buildings can be permitted if they are proposed on independent plot having minimum area 1000 sq. mts. Common facility buildings may be permitted in the 5% area kept mandatory in the layouts as per applicability <i>and out of this 3% may be used for staff and managers quarters.</i>	Sanctioned with modification that the Regulation No 3.1 shall be modified as Regulation No.3.5.
4	M-12 (DCR)	New Regulation added	5.5 SUB-DIVISION/LAYOUT OF LAND: <i>d) When land under development admeasures 10000 sq.mts in ware</i>	Sanctioned with modification that the word "residential" shall be deleted.

			<i>housing zone and for ware housing in residential and commercial zone.</i>	
5	M-22 DCR	New sub-regulation added in Appendix IV	Appendix IV.... 31) Warehousing, storage and container yards activity on a minimum plot area of one hectare with 15 mt. approach road and it shall keep 12 mt. buffer zone of green plantation along the boundary with compound wall and should be located beyond 200 mt. distance from National highway/existing gaonthan and 500 mt. from National Park areas	Sanctioned with modification that the words "in commercial zone" shall be added after the word "activity".
6	M-23	New sub-regulation (Note) added in Appendix IX	Appendix -IX "NOTE:- Rules and regulations for development of IT and ITES shall be applicable while granting permission as per the guidelines issued by the Government from time to time."	Modification is rejected as any change in policy, modification is required in the DCR under Section 37 of the MR&TP Act1966.
7	M-26 (DCR)	Sub-regulation in Appendix XIII modified	Appendix - XIII 14. FEES AND VALIDITY: c) For any reservation designated on the lands (vesting) in local authority, Govt. or any agencies of the State or Central Government or Public undertakings. However, such agencies can utilise the F.S.I. of the reservations on the (remaining) land, if any. However, in case the land is acquired by Planning Authority by payment of monetary compensation, the Planning Authority shall be entitled to have TDR free of cost and sell F.S.I in open market after the said land is either put to use or developed and transferred to the concerned implementing authority.	Modification proposed by the Planning Authority is rejected.
8	M-27 (DCR)	Regulation modified	Appendix - XIII 15. Modalities for grant of TDR: The built up area for the purpose of F.S.I. credit in the form of DRC shall be equal to <i>maximum FSI permissible (with payment of premium)</i> to the land area under the reservation surrendered to the Competent	The word "with payment of premium" shall be replaced by the word "without payment of premium"

			Authority free of cost, free from all encumbrances and with proper reclamation to the satisfaction of the Competent Authority	
9	M-28 (DCR)	Regulation modified	Appendix - XIII 8(d) National park , Quarry sites, Cattle Shed and forest area.	The regulation as published under Section 26 is retained with modification that the words "forest area" is added at the end in 8(d).
10	-	Alignment of 36m.wide D.P. loop road in Sai village in sez area only changed and width reduced to 21m.	36.00 m. wide D.P. loop road	Alignment and width of 36.00 m. wide D.P. loop road in Sai village in sez area only is shown as per the planning proposals sanctioned under section 115 of M. R.and T. P. Act. by the Director of Town Planning, M.S. Pune

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


(Sanjay V.Pawar)
Desk Officer