

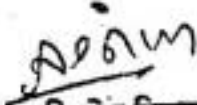
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाच्या कलम  
३७(२) नवी मुंबई विकास योजना व विकास नियंत्रण  
नियमावलीमध्ये करावयाच्या फेरबदलाबाबतची अधिसूचना.

महाराष्ट्र शासन,  
नगर विकास विभाग.

शासन निर्णय क्रमांक: टिर्पाबी-४३०५/१९९०प्र.क्र.२८७/०५/नवि-११ | ✓  
मंत्रालय, मुंबई: ४०० ०३९, दिनांक: २९ फेब्रुवारी, २००८

शासन निर्णय:- मोदत जोडलेली अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द  
करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
(अभिराज गिरकर)

अवर सचिव, महाराष्ट्र शासन.

प्रति.

व्यवस्थापकीय संचालक, सिडको, निर्मल, नरिम्न पॉइन्ट, मुंबई.  
प्रमुख नियोजक, सिडको खेलापूर भवन, नवी मुंबई

संचालक, नगर रचना, महाराष्ट्र राज्या, पुणे.

उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, खेलापूर, नवी मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुख्यालय, चर्नारोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सांबतची अधिसूचना महाराष्ट्र शासनाच्या साधारण  
राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ५५ प्रती नगर विकास विभाग,  
(नवि-११), मंत्रालय, मुंबई-३० व उप संचालक, नगर रचना, कोकण विभाग, खेलापूर, नवी मुंबई  
यांना पाठविण्यात याव्यात.)

कृ. अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३०.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित  
करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडूनरती (नवि-११).

रेकॉर्ड ३१३ फाईल.

Maharashtra  
Regional and  
Town  
Planning Act,  
1966.

Maharashtra Regional &  
Town Planning Act, 1966.  
Modification to GDCR for  
Navi Mumbai & Development  
Plan of Navi Mumbai  
U/s 37(2) of the .....

Government of Maharashtra  
Urban Development Department  
Mantralaya, Mumbai-400 032.

Date : 29<sup>th</sup> February, 2008.

NOTIFICATION

No.TPB 4305/1290/CR-287/05/UD-11: Whereas, the Government of Maharashtra has in exercise of the powers conferred by sub-section of section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) hereinafter referred to as "the said Act"), designated by Notification, Urban Development Department, Public Health and Housing Department, No. RPB 1171/18124/113/I-W, dated the 20<sup>th</sup> March 1971, as amended by Notification, No.1173/IRPC, dated the 18<sup>th</sup> August 1973, the area specified therein as the site for a New Town of Navi Mumbai;

And whereas, the Government of Maharashtra has in exercise of the powers conferred by sub-section (3A) of Section 113 of said Act, declared by Notification, Urban Development, Public Health and Housing Department, No.RPB 1171/18124/113/II-W, dated the 20<sup>th</sup> March 1971, and by Notification, Urban Development, Public Health and Housing Department No. 1173/BPC, dated the 16<sup>th</sup> August 1973, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra and hereinafter referred to as "the said Corporation") as the New Town Development Authority for the said area comprised in the site of Navi Mumbai;

And whereas, the Government of Maharashtra has in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act, by Notification, Urban Development and Public Health Department, No.RPB-1175/635.BUD-5, dated the 18<sup>th</sup> August 1979, read with Notification, Urban Development and Public Health Department No. RPB 1175/635/UD-5, dated the 18<sup>th</sup> January 1980, sanctioned the Draft Development Plan submitted by the corporation for the said area comprised in the site for the New Town of Navi Mumbai and such sanctioned Development Plan has come into effect on and from the 1<sup>st</sup> March, 1980 as stated in the foregoing Notification and is called "the Final Development Plan" within the meaning of sub-section (6) of Section 31 of the said Act.

And whereas, the said Corporation had submitted a General Development Control Regulations (GDCRs) Modification proposal to the Government on 31<sup>st</sup> March, 1998 processed in accordance with the provisions laid down under the Maharashtra Regional and Town Planning Act, 1966, for incorporation of specific provisions related to permissible activities in Regional Park Zones of Navi Mumbai as specified in Schedule-I appended herewith;

And whereas, Government desired that the locations wherein the proposed activities would be permitted shall be designated and such locations, duly processed under the Maharashtra Regional and Town Planning Act, 1966 provisions shall be submitted as a part of the proposal for sanction of the DCR modification proposal submitted on 31<sup>st</sup> March, 1998;

And whereas, CIDCO Board of Directors approved the proposal, in pursuance of Government views, to designate nine locations (as specified in Schedule-I appended herewith) under Regional Park Zone in the Final Development Plan of Navi Mumbai and included another location as 10<sup>th</sup> Pocket as per the recommendations of the Hearing Committee and submitted the proposal to the Government on 24<sup>th</sup> May, 2005 ;

And whereas, the Government in Urban Development Department in response to the above proposal, vide the letter dated 19<sup>th</sup> August 2005 desired that the 10<sup>th</sup> Pocket, included as per the recommendations of the Hearing Committee shall also be processed in accordance with the provisions under section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 and be submitted to the Government for consideration ;

And whereas, the Board of Directors of CIDCO approved the proposal to process the designation of 10<sup>th</sup> pocket in accordance with statutory provisions as per the Government requirements, as specified in the Schedule III annexed herewith for the aforesaid reasons.;

And whereas, the said Corporation, after following legal formalities laid down under section 37 of the said Act, has submitted the said modification proposal to Government for sanction vide letter No. CIDCO/PLNG/CAP/203, dated 4<sup>th</sup> September, 2006 ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said modification should be approved with some changes ;

Now, therefore, in exercise of the powers conferred by sub-section (2) of the said Act, Government hereby :-

1) Sanctions the said modification proposal as follows:

- i) Modification and addition to clause-E of sub-regulation 16.3(1a) of GDCR for Navi Mumbai more specifically described in Schedule-I appended herewith.
- ii) Modification to Development Plan of Navi Mumbai more specifically described in Schedule-II & III subject to following conditions:
  - a) Development of this pockets is subject to preparation of detailed layout by CIDCO and approval of the Govt. to the detailed layout.
  - b) On unutilised/balance open land areas at the rate of 200 trees/hectare shall be planted.

2) fixes the date of publication of this Notification in the official gazette as the date of coming into force of these modification ;

3) directs the said Corporation that in the schedule of modifications appended to the aforesaid modification sanctioning the said Regulations after the last entry, the above (a) shall be added.

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

*ADAM*

(Abhraj Girkar)

Under Secretary to Government.

**SCHEDULE - I**

(Accompaniment to Notification No. TPB 4305/1290/CR 287/05/UD-11 dated <sup>29</sup> February, 2008)

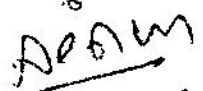
Modification and addition to Clause E of sub-regulation 16.3 (1a)

Proposal submitted by CIDCO		Proposal sanctioned by Government	
Land Use	Max. Perm FSI.	Land Use	Max. Perm FSI
E. Assembly ( such as Drama, Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in all zones except RPZ.	1.0	E. Assembly ( such as Drama, Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in all zones except RPZ.	1.0
EE Assembly (such as Drama, Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in RPZ.		EE Assembly (such as Drama, Theatres, Cinema Theatres, Meeting Halls and other places of Congregation) in RPZ.	
1. Theatre, motion picture houses, assembly halls, auditoria, exhibition halls, museums, restaurants, etc.	0.33	1. Theatre, motion picture houses, assembly halls, auditoria, exhibition halls, museums, restaurants, etc. with minimum plot area of 2000 sq.mt.	0.15
2. Film and Video shooting sites with min. plot of 5.0 Hr. subject to permanent built-up facilities with max. ground coverage of 10%	0.10	2. Film and Video shooting sites with min. plot of 5.0 Hr. subject to permanent built-up facilities with max. ground coverage of 10%	0.10
3. Religious and other places of worship	0.10	3. Religious and other places of worship	0.10
4. Crematoria and burial grounds, with incidental structure	0.05	4. Crematoria and burial grounds, with incidental structure	0.05
5. Parks, Gardens, Play Grounds, Golf Courses, Race Courses, Swimming Pools, Shooting Ranges, Camping Grounds, facilities for Water Sports, Amusement Parks, Theme Parks, etc.	0.10	5. Parks, Gardens, Play Grounds, Golf Courses, Race Courses, Swimming Pools, Shooting Ranges, Camping Grounds, facilities for Water Sports, Amusement Parks, Theme Parks, etc.	0.10

<p>6. Highway amenities such as parking lots including truck terminals, police check-posts, toll stations, octroi nakas with proper lay-byes and subject to IRC codes and approval of highway authorities (intersection, tree, plantation, setbacks etc. from road, advertising etc. controls to be detailed out).</p>	0.10	<p>6. Highway amenities such as parking lots including truck terminals, police check-posts, toll stations, octroi nakas with proper lay-byes and subject to IRC codes and approval of highway authorities (intersection, tree, plantation, setbacks etc. from road, advertising etc. controls to be detailed out).</p>	0.10
<p>G. Other uses in Regional Park Zone :</p>	<p>as per S.41 of MLR Code 1966.</p>	<p>G. Other uses in Regional Park Zone :</p>	<p>as per S.41 of MLR Code 1966.</p>
<p>1. Farm Buildings</p>	0.25	<p>1. Farm Buildings</p>	0.15
<p>2. Single Family Houses on plots not less than 2000 sq.mtr.</p>	0.33	<p>2. Single Family Houses on plots not less than 2000 sq.mtr</p>	0.15
<p>3. Holiday Resorts &amp; Homes with minimum plots Size of 1.0 Ha.</p>	0.33	<p>3. Holiday Resorts &amp; Homes with minimum plots Size of 1.0 Ha.</p>	0.15
<p>4. Educational, Medical, Social, Cultural, Welfare and Religious institutions alongwith ancillary facilities with minimum plot of 1.0 Ha.</p>	0.10	<p>4. Educational, Medical, Social, Cultural, Welfare and Religious institutions alongwith ancillary facilities with minimum plot of 1.0 Ha.</p>	0.10
<p>5 Storage of non-obnoxious and non-hazardous use (subject to further detail) including transit godowns.</p>	0.05	<p>5 Storage of non-obnoxious and non-hazardous use (subject to further detail) including transit godowns with minimum plot area of 4000 sq.mt.</p>	0.05
<p>6. Agriculture and allied activities</p>	0.25	<p>6. Agriculture and allied activities</p>	0.05
<p>7. Public utilities</p>	0.05	<p>7. Public utilities</p>	0.15
<p>8. Public utility and Transportation corridors.</p>		<p>8. Public utility and Transportation corridors.</p>	0.05

9. Highway amenities such as Petrol pumps / Service stations / Emergency repair services, Motels, Service shops and Highway restaurants.	0.25	9. Highway amenities such as Petrol pumps / Service stations / Emergency repair services, Motels, Service shops and Highway restaurants.	0.15
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Note :- The maximum height of buildings in Regional Park Zone shall be Ground and three upper floors. However, increase of the same will be considered by the Corporation, particularly in case of Holiday Resorts and such other uses on a case by case basis.

  
 (Abhiraj Girkar)  
 Under Secretary to Government.

**SCHEDULE-II**

Accompaniment to Notification No. TPB 4305/1290/CR-287/05/UD-11 dated 29/2/08.  
**Details of Designated Pockets in Regional Park Zone (RPZ) of Navi Mumbai**

Proposal Submitted by CIDCO.					Proposal Sanctioned by Government.				
Sr. No	Poc- ket No.	Location & Villages covered.	Gross Area (Ha)	Probable/Potential uses	Sr. No	Poc- ket No.	Location & Villages covered.	Gross Area (Ha)	Probable/Potential uses
1	2	3	4	5	1	2	3	4	5
1	1	Karave Island Karave (pt)	31.5	Only in the areas outside the designated CRZ-III - Recreational facilities, Holiday Homes, Farmhouses, Clubhouses, Amusement parks etc. Within CRZ provision of MoEF will apply.	1	1	This proposal is kept in abeyance.		
2	2	All along Hill road & the surrounding area on hill plateau in Belapur and Kharghar node.	270.00	Holiday Resorts, Religious facilities, Hotels/ Motels, Residential Schools/ Educational institutions, Botanical gardens etc.	2	2	This proposal is kept in abeyance.		
3	3	Taloja MIDC, Tondhane (pt) & Pendar (pt)	107.00	Hotels/ Restaurants, Storage of Non-polluting, Non-hazardous materials, Warehousing, Container Yards, Petrol pumps, Public utilities etc. gardens.	3	3	Taloja MIDC, Tondhane (pt) & Pendar (pt)	107.00	Hotels/ Restaurants, Storage of Non-polluting, Non-hazardous materials, Warehousing, Container Yards, Petrol pumps, Public utilities etc. gardens.
4	4	Taloja, MIDC Palekhurd	54.00	Hotels, Storage, Warehousing, Restaurants etc.	4	4	Taloja, MIDC Palekhurd	54.00	Hotels, Storage, Warehousing, Restaurants etc.
5	5	Behind Kalamboli, Warehousing, Valavali (pt), Tembhode (pt)	117.00	Recreational, Warehousing, Storage of Non polluting, non hazardous materials, Container yards, Public utilities etc.	5	5	Behind Kalamboli, Warehousing, Valavali (pt), Tembhode (pt)	117.00	Recreational, Warehousing, Storage of Non polluting, non hazardous materials, Container yards, Public utilities etc.



6	6	Between NH4B and Panvel-Urabi Railway line covering parts of Karanjade, Vadghar, Pargaon, Dungi, Dapoli, Owale, Kundevahal, Bombavi, Padeghar.	288.00	Recreational, Amusement parks, Botanical gardens, Religious facilities, Highway amenities, storage facilities, hotels, motels, public utilities, transit godowns etc., institutions.	6	6	Between NH4B and Panvel-Urabi Railway line covering parts of Karanjade, Vadghar, Pargaon, Dungi, Dapoli, Owale, Kundevahal, Bombavi, Padeghar.	288.00	Recreational, Amusement parks, Botanical gardens, Religious facilities, Highway amenities, storage facilities, hotels, motels, public utilities, transit godowns etc., institutions.
7	7	Between existing three tanks and JNPT covering parts of Vahal, Jasai, Gavanm Paudkhar, Bhandikhar, Chirle.	522.00	Storage facilities, Warehousing, Highway amenities including Fuel stations, hotels, motels.	7	7	Between existing three tanks and JNPT covering parts of Vahal, Jasai, Gavanm Paudkhar, Bhandikhar, Chirle.	522.00	Storage facilities, Warehousing, Highway amenities including Fuel stations, hotels, motels.
8	8	Near ONGC parts of Kegaon, Mathivali, Ranwad, Nagaon, Boripakhadi.  A) Firm & raised land abutting existing Industrial Zone and surrounding existing village gaathan.	422.00  96.75	Farm houses, Holiday resorts, Theme parks, hotels, motels Recreation activities.  The above activities are proposed outside the CRZ within CRZ provision of MoEF will apply. Holiday resorts on high and firm grounds outside designated CRZ-III	8	8	Near ONGC parts of Kegaon, Mathivali, Ranwad, Nagaon, Boripakhadi.  A) Firm & raised land abutting existing Industrial Zone and surrounding existing village gaathan.	422.00  96.75	Farm houses, Holiday resorts, Theme parks, hotels, motels Recreation activities.  The above activities are proposed outside the CRZ within CRZ provision of MoEF will apply. Holiday resorts on high and firm grounds outside designated CRZ-III
9	9	B) Nhava Island. C) RPZ area	510.50 67.75	Nature parks, mangrove park. Storage facilities,	9	9	B) Nhava Island. C) FPZ area	510.50 67.75	Nature parks, mangrove park. Storage facilities,

	situated East of the proposed DP Road and in between Residential Zone on West of the proposed DP Road in village Gavan.	warehousing, highway amenities including fuel stations, hotels, motels.		situated East of the proposed DP Road and in between Residential Zone on West of the proposed DP Road in village Gavan.	warehousing, highway amenities including fuel stations, hotels, motels.
<p><b>Note:-</b></p> <ol style="list-style-type: none"> <li>1) All area mentioned above is approximate and subject to actual site verification and demarcation.</li> <li>2) In hilly areas, approximately 20 - 30% of the gross area is available for actual use owing to existing hills, undulated terrain's etc.</li> <li>3) Compatible uses mentioned above are broad in nature and subject to further detailing of the pocket.</li> <li>4) The list of users mentioned above against each pocket is not exhaustive. The Corporation may depending upon the nature and circumstances of the area/location of the plot etc., at its sole discretion, permit any of the uses approved in the GDCRs.</li> <li>5) All the land in RPZ, which are in CIDCO possession and not part of the above identified pockets are deemed to be the designated lands under this notice.</li> <li>6) Besides the above, the Corporation may permit quarrying activities in RPZ, irrespective of the above designated location, as per the prevailing procedures at the approved location.</li> </ol>			<p><b>Note:-</b> 2485</p> <ol style="list-style-type: none"> <li>1) All area mentioned above is approximate and subject to actual site verification and demarcation.</li> <li>2) In hill areas, approximately 20 - 30% of the gross area is available for actual use owing to existing hills, undulated terrain's etc.</li> <li>3) Compatible uses mentioned above are broad in nature and subject to further detailing of the pocket.</li> <li>4) All the land in RPZ, which are in CIDCO possession and not part of the above identified pockets are deemed to be the designated lands under this notice.</li> <li>5) Besides the above, the Corporation may permit quarrying activities in RPZ, irrespective of the above designated location, as per the prevailing procedures at the approved location.</li> <li>6) Development of this pockets is subject to preparation of detailed layout by CIDCO and approval of the Govt. to the detailed layout.</li> <li>7) On unutilised/balance open land areas at the rate of 200 trees/hectare shall be planted.</li> </ol>		

*APAM*  
(Abhiraj Girkar)

Under Secretary to Government.

**SCHEDULE-III**

Accompaniment to Notification No. TPB 4305/1290/CR-287/03/UD-11 dated 29/2/08.  
Modification to the Development Plan change of land use from Special Economic Zone (SEZ) to Regional Park Zone (RPZ) and designation of the 10<sup>th</sup> Pocket in RPZ.

Proposal Submitted by CIDCO.				Proposal Sanctioned by Government.			
Location	Area Approx.	Existing land use zone	Proposed use	Location	Area Approx.	Existing land use zone	Proposed use
1	2	3	4	1	2	3	4
Southern and Eastern side of NH 4B bypass Comprising villages Karanjade (pt), Vadghar (pt) Dapoli (pt), Kopar (pt), Padeghar (pt), Kundevahal (pt), Manghar (pt), Vasai (pt), Chirale (pt), Belondkhar (pt), more clearly indicated in the plan.	1850 Ha.	Special Economic Zone (SEZ)	Regional Park Zone (RPZ)	Southern and Eastern side of NH 4B bypass Comprising villages Karanjade (pt), Vadghar (pt) Dapoli (pt), Kopar (pt), Padeghar (pt), Kundevahal (pt), Manghar (pt), Vasai (pt), Chirale (pt), Belondkhar (pt), more clearly indicated in the plan.	1850 Ha.	Special Economic Zone (SEZ)	Regional Park Zone (RPZ)
<b>Note:-</b> 1) Area mentioned above is approximate and subject to actual site verification and demarcation. 2) Approximately 20 - 30% of the gross area is available for actual use owing to existing hills, undulated terrain's etc. 3) Uses to be permitted in the above area are subject to further detailing of the pocket. 4) The Corporation may depending upon the nature and circumstances of the area/location of the plot etc., at its sole discretion, permit any of the uses approved in the GDCRs. 5) Besides the above, the Corporation may permit quarrying activities in RPZ, irrespective of the above designated location, as per the prevailing procedures at the approved locations. 6) The above pocket had been designated based on the recommendations of the Hearing Committee and being processed as per Govt. directions. Development of this pocket is subject to preparation of detailed layout.				<b>Note:-</b> 4035 1) Area mentioned above is approximate and subject to actual site verification and demarcation. 2) Approximately 20 - 30% of the gross area is available for actual use owing to existing hills, undulated terrain's etc. 3) Uses to be permitted in the above area are subject to further detailing of the pocket. 4) Besides the above, the Corporation may permit quarrying activities in RPZ, irrespective of the above designated location, as per the prevailing. 5) Development of this pockets is subject to preparation of detailed layout by CIDCO and approval of the Govt. to the detailed layout. 6) On unutilised/balance open land areas at the rate of 200 trees/hectare shall be planted.			

  
 (Abhiraj Girkar)  
 Under Secretary to Government.

J/H