



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष ४, अंक २(२)]

सोमवार, जानेवारी ८, २०१८/पौष १८, शके १९३९

[पृष्ठे १९, किंमत : रुपये ११.००

### असाधारण क्रमांक ३ प्राधिकृत प्रकाशन

#### नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक ६ जानेवारी २०१८

#### अधिसूचना

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

क्रमांक टीपीएस-१२१२/४४९/प्र.क्र. १९/१२/नवि-१२.— ज्याअर्थी, प्रदेशातील जमिनींचा वापर आणि विकास यांचे नियोजन व नियमावलीसाठी प्रादेशिक नियोजन मंडळ गठीत करणेबाबत महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महा.३७ वा) (यापुढे “ उक्त अधिनियम ” असे उल्लेखिलेला) मध्ये तरतुदी नमूद आहेत;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३ च्या उप-कलम (१) व (२) मधील शक्तीचा वापर करून महाराष्ट्र शासन, नगरविकास, विभागाकडील अधिसूचना क्र. टीपीएस-१२०९/२००६/प्र.क्र.३०४/२००८/नवि-१२, दिनांक २७ फेब्रुवारी २००९ अन्वये ठाणे जिल्ह्यातील मुरबाड व शहापूर पूर्ण तालुका तसेच वसई तालुक्यातील १२ गावे, पालघर जिल्ह्यातील डहाणू तालुका सोडून उर्वरित संपूर्ण क्षेत्र, रायगड जिल्ह्यातील कर्जत तालुक्यातील ६४ गावे अशा महसुली क्षेत्रासाठी ठाणे-पालघर-रायगड प्रदेश प्रदेशाची (यापुढे “ उक्त प्रदेश ” असा उल्लेखिलेला) स्थापना केली असून सदर अधिसूचना महाराष्ट्र शासन राजपत्र औरंगाबाद विभागीय पुरवणीमध्ये दिनांक १९-२५ मार्च, २००९ रोजी प्रसिद्ध झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ४ उप-कलम (१) मधील तरतुदीनुसार शासन नगरविकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१२१२/४४९/प्र.क्र.१९५/१२/नवि-१२, दिनांक ६ जानेवारी २०१७ अन्वये महाराष्ट्र शासनाने उक्त प्रदेशासाठी ठाणे-पालघर-रायगड, प्रादेशिक नियोजन मंडळ (यापुढे “ उक्त प्रादेशिक नियोजन मंडळ ” असे उल्लेखिलेले) स्थापन केले असून सदर अधिसूचना महाराष्ट्र शासन राजपत्रा मध्ये कोकण विभागीय पुरवणीमध्ये, (दिनांक ६ जानेवारी २०१७) प्रसिद्ध करणेत आली आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त प्रदेशाचे सर्व्हेक्षण करून, उक्त प्रदेशाचा विद्यमान जमीन वापर नकाशा आणि प्रारूप प्रादेशिक योजना (यापुढे “ उक्त योजना ” असे उल्लेखिलेली) तयार करून नागरिकांकडून सूचना/आक्षेप/हरकती मागविणेसाठी उक्त अधिनियमातील कलम १६ चे उप-कलम (१) मधील तरतुदीनुसार उक्त योजना दिनांक २२ मार्च २०१७ रोजी प्रसिद्ध केली आणि त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, कोकण विभागीय पुरवणी, भाग-१ दिनांक ५ एप्रिल २०१७ रोजी प्रसिद्ध झाली आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त अधिनियमाचे कलम १० उप-कलम (३) अन्वये गठीत केलेल्या प्रादेशिक नियोजन समितीचा उक्त योजनेसंबंधीचा अहवाल, सूचना आणि सादरीकरण विचारात घेऊन उक्त अधिनियमातील कलम १६ मधील तरतुदीनुसार उक्त प्रादेशिक योजनेमध्ये आवश्यक असे फेरबदल केलेली उक्त योजना प्रादेशिक नियोजन समितीचा अहवाल व नकाशे, आराखडे, दस्तऐवज, तक्ते इ. सह उक्त अधिनियमाचे कलम १५ उप कलम (१) आणि कलम १६ उप-कलम (४) मधील तरतुदीनुसार दिनांक ४ ऑक्टोबर २०१७ रोजीच्या पत्रान्वये महाराष्ट्र शासन मंजूरीसाठी सादर केली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने आवश्यक ती चौकशी करून आणि संचालक, नगरचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून उक्त प्रारूप प्रादेशिक योजना सोबतच्या परिशिष्ट-अ मध्ये नमूद फेरबदलासह मंजूर करणेचे प्रस्तावित केले आहे;

त्याअर्थी, उक्त अधिनियमाचे कलम १५ उप-कलम (१) व महाराष्ट्र प्रादेशिक नियोजन मंडळ नियम, १९६७ मधील नियम क्र.७ यामध्ये नमूद शक्तीचा वापर करून महाराष्ट्र शासन याद्वारे,—

(अ) उक्त प्रारूप प्रादेशिक योजना, ठाणे-पालघर-रायगड यास सोबतच्या परिशिष्ट-अ मध्ये नमूद फेरबदलासह मंजूरी देण्यात येत आहे.

(ब) शासनाने मंजूर केलेनुसार उक्त प्रादेशिक योजना शासन राजपत्रात प्रसिद्ध झाल्यानंतर या प्रादेशिक योजनेस ठाणे-पालघर-रायगड प्रदेशाची अंतिम प्रादेशिक योजना म्हणून संबोधण्यात येत आहे.

### परिशिष्ट-अ

#### Schedule-A

(Accompanied with Government Notification No.TPS-1212/449/CR-195/12/UD-12, dated 6th January 2018).

Development Control and Promotion Regulations for Regional Plan Area in Maharashtra Sanctioned by the Government *vide* Notification No.TPS-1812/157/CR-71/12 Reconstruction No. 34/12/RP/UD-13, dated 21st November 2013 along with modifications sanctioned by Government from time to time shall be applicable. Also, Clarification given by the Director of Town Planning, Maharashtra State, Pune under the provision of Section 46 in respect of some regulations shall also be applicable. In addition to this, Special Regulations mentioned in Annexure-I, Annexure-2 and Annexure L of the DCR shall also be sanction subject to the following modifications :—

**(A) Following modifications are sanctioned in respective Regulation mentioned in Annexure-2 :—**

Annexure-2 in respect of special regulation of the DCR is replaced with the following revised Annexure-2.

#### ANNEXURE-2

#### Special Regulations

**M1- Following Regulation No. 6.9 is added after existing regulation No 6.8 :—**

**6.9** - Solid Waste Disposal shall be the responsibility of owner/developer and condition to that effect shall be incorporated in development permission to achieve zero discharge.

**M2 - Regulation No.13.3.11 regarding Amenity Space is replaced by following regulation :—**

#### Provision for Amenity Space

(a) In Residential layout or sub-division of land more than 0.4 ha. (excluding the area under R.P. roads or road widening) in area or sub division under Group Housing Scheme, an area admeasuring not less than 10% of the total area of the land, shall be reserved, in addition to 10% area required as open space in layout or sub division, for Amenity Space.

(b) Following users shall be permissible in the Amenity Space (1) Educational facilities, (2) Recreational facilities like play ground, garden, park, children's play ground, Sports complex, Stadium, Club House etc. (3) Multipurpose hall, (4) Convention Centers, (5) Cultural Centers, (6) Post offices, (7) Library, (8) Dispensary, Maternity Home, Hospital, (9) Police Station, (10) Fire Brigade, etc. (11) Parking (12) Additional Public utility users with the permission of Director of Town Planning.

(c) Amenity spaces may be developed by Collector / Future Planning Authority / Land owner / Developer subject to following :—

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the respective Authority.

The priority for development of particular amenity in particular residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be develop for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other services, etc. then, such amenity space shall be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation :

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare:

Provided further that, if the amenity space is less than 400 sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority:

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space:

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission—

(i) shall be limited to the area provided in earlier permission.

(ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation :

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation :

Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v) :

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

**M 3- Following new uses are permissible in Agriculture/ No Development Zone.—**

(a) Roads and Bridges, Railways, Ropeway, Underground pipelines, Cables and like purposes in any zone. If any road / ring road / express way declare by the State or Central Highway Authority, the alignment of such declared road shall deemed to be the part of the Regional Plan and for this procedure under Section 20 of MRTP Act, 1966 is not necessary.

(b) All projects of public interest undertaken by Central and State Government, bodies or public authorities controlled by the Government.

(c) The layout already approved/development permission already granted which are valid as per the provisions of DCR, shall be entitled for development subject to use and FSI of respective use of earlier permission.

(d) Residential Development adjacent to gaathan in Rural area -The Residential Development along the periphery of Gaathan boundary shall be permissible as per the criteria given below.—

Sr. No.	Category of Village (Populations as per latest census)	Development allowed
1	Upto 5000	500 M
2	Above 5000 and upto 10000	750 M
3	Above 10000	1000 M

*Note* :— The population shall be considered as per the latest census.

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority /Branch Office of the Town Planning Department for crediting the same into the Government Treasury. Such premium charges shall be recovered at the time of tentative approval of the Development permission :

Provided that, where more than 50 % of area of the Survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Where tentative development permission is already granted before publication of Regional plan and final approval is yet to be granted, then in such cases premium charges shall not be recovered at the time of final approval :

Provided also that for the areas which are converted into Municipal Councils /Nagar Panchayat within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagarpanchayat and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such residential development (without considering the guidelines therein). Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations *viz.* Hills and Hill tops and within the required Buffer Zone / Prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department :

Provided further that, this regulation shall also be applicable for villages which are covered in growth center/peripheral plan area till such growth center/peripheral plans are prepared and published. For the villages for which growth center/peripheral plans are prepared and published, this regulation shall not be applicable.

Provided also that this regulation shall also be applicable to all declared /Notified Gaathan under MLRC irrespective of its position shown on Regional Plan or not.

(e) *Residential Development along National and State Highways.—*

~~Residential Development or development as otherwise permissible in Residential Zone, may be permitted within 300 mt. distance, to be measured from center line of road, along National & State Highways, subject to payment of premium of the total area of land. Such premium shall be calculated considering 30% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority /Branch Office of the Town Planning Department for crediting the same into the Government Treasury.~~

(This provision is kept in Abeyance)

(f) *Development in Gairan Lands/ Government Lands.—*

Developments/ Construction in Gairan Lands/ Government Lands is permissible for any public purpose for Central and State Government/ Departments Projects including rehabilitation in any zone. In such cases FSI shall be as applicable for PSP zone.

*Note.—* The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Government or public authorities controlled by it.

(g) Regulations for development of tourism and hospitality services under Community Nation Conservation around wildlife sanctuaries and national parks.

Government in Urban Development Department *vide* Resolution No.TPS-1816/CR-563/16/ section-20(4)/UD-13, dated 20th September 2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under—

*Applicability.—* These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/ No Development Zone situated within 5 km. distance from the boundaries of wildlife sanctuaries and national parks in the State of Maharashtra. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

*Regulation.—* For the lands situated within 5 km. distance (or up to a limit of notified eco-sensitive zone, whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.

**Permissible users and built up area—**

The users permissible in Agricultural Zone/ No Development Zone area shall be as follows :-

(a) Agriculture, Farming, development of wild animal shelters, plantation and allied uses.

(b) Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support areas for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape elements, and only one observation tower per tourist resort up to the height of 15 mt. with platform area up to 10 sq.mt. in permanent/ semi-permanent structural components.

**The norms for buildings will be as follows—**

(i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.

(ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.

(iii) The Fencing/ fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.

(iv) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.

(v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No 1 ltr. of sewage shall go into the natural stream.

If in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/ operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/ justification received, any decision to shut down the unit may be taken, by the respective authority.

(vi) The owner shall establish effective systems for collection, segregation, composting and /or reuse of different types of solid waste collected during the construction and operational phase of the development.

(vii) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.

(viii) Natural streams/ slopes/ terrain shall be kept as it is, except for the built-up area.

(ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.

(x) For the development of such type already taken place, Condition No. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.

(xi) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi, Notification No.15-31/2012-NTCA, dated 15th October 2012 published in the *Gazette* of India Ext. pt. III S-4, dated 8th November 2012 and Government of Maharashtra as amended time to time shall be used as guidelines.

(xii) All regulations prescribed in Eco-Sensitive zone Notification of concerned National Park/ Wildlife Sanctuary should be strictly followed and all clearances required should be taken.

(h) Film studios at appropriate location having ground floor structure only with the built up area not exceeding 12.5 % of the gross plot area excluding Regional Plan roads and any regional plan proposal with the condition that proper landscaping is done and trees are planted at the rate of 400 trees per hecter.

(i) *Mangal Karyalaya / Lawns-*

(a) Minimum area for Mangal Karyalaya shall be 0.40 Hect. with FSI of 0.20. It may be permitted along with essential guest rooms, not exceeding 30% of area of Mangal Karyalaya. Area for Parking shall be 40% of gross area, which shall be properly earmarked and bounded by bifurcating wall.

(b) Lawns for ceremony shall be 0.80 Ha. with FSI of 0.20. Area for parking, shall be 40% of gross area.

(c) The plot shall abut on road having width of minimum 15m.

(d) Such user shall be allowed only on payment of premium at the rate of 10% of the land rate as per ASR of the respective year.

(j) With the prior approval of the Authority/Collector, manufacturing of Fireworks/ Explosives and Storage of Magazine/ Explosives may be permitted beyond 2 Km of Gaothan Settlement/ Gaothan Boundary subject to No Objection Certificate from the Chief Controller of Explosives. Also the conditions imposed regarding distance of existing and proposed development other than Gaothan from the site shall be mandatory to the concerned as specified by the Explosive Department.

(k) Yogashram, meditation centres, vipashyana centre, spiritual centres, go-shala, panjarpol are permissible in No Development Zone with FSI 0.20. Additional FSI up to 1.00 shall be permissible subject to payment of charging premium at 30% rate of the said land as mentioned in the ASR on total area of land under development.

(l) The development around the sub-urban railway station which are outside the growth centres up to a distance of 500 mt. shall be permitted by charging premium at 30% rate of the said land as mentioned in the ASR on total area of land under development.

M4.— The development in command area shall be permissible subject NOC and payment of restoration charges, if any to Irrigation Department.

M5.— Uses Permissible in Forest Zone,—

The development as may be required by the Ministry of Forests or its Authorities, as per their requirements, shall only be permissible on the lands owned and possessed by the Ministry/Department of Forest or its Authorities.

M6.— Uses Permissible in Defence Zone,—

The development as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned and possessed by the Ministry of Defence or its Authorities.

M7.— Width of Roads to be considered while granting Development Permissions :—

Sr. No.	Category of Road	Width	Remarks
1	National Highways	60 m.	Width inclusive of 12.00 mt. wide Service Road on both sides.
2	State Highways	45 m.	Width inclusive of 9.00 mt. wide Service Road on both sides.
3	Major of District Roads	24 m.	No service road required.
4	Other District Roads	18 m.	No service road required.
5	Road Village to Village	15 m.	No service road required.

*Note.*— (1) If the width of any existing road above is more than width specified in the table above, then the greater width shall prevail.

(2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time.

(3) The development permission along the above classified roads shall be granted considering the total width of Roads.

M8.— Area Specific Zones and Regulations—

List of activities prohibited or to be regulated within the Eco-sensitive Zone shall be governed by the Environment (Protection) Act, 1986. The boundaries of the designated or Notified as Eco-sensitive Zone in respect of Bird Sanctuary, Wildlife Sanctuary and other project shall be as per

the final notification issued under Environment (Protection) Act, 1986. All conditions regarding designations, development including Buffer Zone mentioned in respect Act shall be applicable.

### Other Provisions

M9.— Draftsman's errors which are required to be corrected as per actual situation on site / or as per Survey Records, sanctioned layout etc. shall be corrected by the concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.

M10.— Draftsman's errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and situation on ground by the concerned District Collector/Authority with prior approval of Divisional Joint Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.

M11.— Regulation for development around natural lake, along river and reservoir etc.—

Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within—

(a) the belt of 200 m. from the edge of natural lakes;

(b) the belt of 30 m. from the edge of river along both the side, if HFL is not available. And if HFL is available then such 30 m. distance shall be measured from the HFL;

(c) the belt of 500 m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department.

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

M12.— *Regarding committed Development.*— Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before publication of draft RP (Date of resolution of the RP Boards for the publication) shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.

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M14.— All special provisions mentioned in the Appendix L are deleted.

M15.— Land from S.No.17 to 22, 26 to 30 Mouje Kalamb, Taluka Karjat is deleted from Agriculture Zone and included in Residential Zone for yogashram, meditation centres, vipashyana centre, spiritual centres, health centre, hold age home, library, research centre for Sahaj Marg Spiritual Foundation.

M16.— Growth Centres and Peripheral Plans,—

(a) Director Town Planning, MS, Punes Notification No. Tarapur-Boisar Etc(NM)/Sec2/TPV 3/7602/ Dated 11th November 2003 for appointment of Zilla Parishad, Thane as Local Authority for the preparation of Development Plan of Tarapur-Boisar area under section 2(15)(c)(i) of M.R and T.P Act, 1966 are hereby withdrawn and ceased to function for preparation of Development Plan. The Boisar Growth Centre proposed in the Regional Plan is hereby sanctioned along with the remaining five villages of Tarapur-Boisar area (i.e.Kumbhwali, Kowlad, Khaniwade, Navapur and Kherapada).



(b) The Proposed and Designated Growth Centres along with above Tarapur-Boisar Growth Centre and the proposed peripheral areas zone plan mention in the respective Regional Plan report for which the details planning proposals / Zone Plans are to be prepared are sanctioned as submitted. The Director of Town Planning, Maharashtra State, Pune is authorised to select the additional growth centre, if required, in addition to what is mentioned in respective Regional Plan.

(c) The detail planning proposals for the above proposed growth centres and peripheral areas are to be prepared, published and submitted by the Regional Planning Board under the provisions of MRTP Act, 1966. The powers in respect of sanction to such Growth Centre and peripheral Plans under section 15(1) and 15(2) of the said Act are delegated to Director of Town Planning, Maharashtra State, Pune *vide* Government Notification No.TPS-1212/449/CR-195/12/ Power Delegation/Growth Centre/UD-12, dated 6th January 2018.

सदरची अधिसूचना नागरिकांच्या अवलोकनासाठी शासन वेबसाईट [www.maharashtra.gov.in](http://www.maharashtra.gov.in). (कायदे व नियम) वर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

**संजय सावजी,**

शासनाचे उप सचिव.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai-400 032

Date : 6th January 2018.

**NOTIFICATION**

No. TPS-1212/449/CR-195/12/UD-12.—Whereas the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as “the said Act”) provides for the establishment of regions for planning & balanced development and to regulate use of land within the regions, and constitution of Regional Planning Boards therefor;

And whereas, in exercise of the powers conferred under the provisions of sub-section (1) of section 3 of the said Act, the Government of Maharashtra Constituted a Region includes full area of Murbad and Shahapur Taluka alongwith 12 Villages from Vasai Taluka from Thane District, Palghar District excluding Dahanu Taluka area and 64 Villages from Karjat Taluka of Raigad District to be called the Thane-Palghar-Raigad Region(hereinafter referred to as the said Region) and the limits of which have been detailed under the Notification, Urban Development Department No.TPS-1206/2006/CR-304/2008/UD-12, dated 27<sup>th</sup>February, 2009 and this notification was published in the *Maharashtra Government Gazette*, Konkan Division, Part-I, dated 19th to 25th March, 2009;

And whereas, by the Government Notification, Urban Development Department No. TPS-1212/449/CR-195/12/UD-12, dated 06<sup>th</sup>January, 2017 issued under sub-Section (1) of Section 4 of “the said Act”, further constituted a Regional Planning Board to be called as the Thane-Palghar-Raigad Regional Planning Board” (hereinafter referred to as “ the said Board ”) published in the *Maharashtra Government Gazette*, Konkan Division, Part-I, dated 6th January, 2017;

And whereas, the said Board after carrying out necessary surveys for preparing an Existing Land Use Map of the said Region, prepared and published a draft Regional Plan of Thane-Palghar-Raigad (hereinafter referred to as “the said draft Regional Plan of Thane-Palghar-Raigad”) for inviting suggestions and/or objections from the public in accordance with the provisions of sub-Section (1) of Section 16 of the Maharashtra Regional & Town Planning Act, 1966 on dated 22nd March 2017 and a notice to that effect was published in the *Maharashtra Government Gazette* on date 5th April 2017;

And whereas, the said Board, after considering the report of the Regional Planning Committee appointed by it under sub-Section (3) of Section 10 of the said Act, on the suggestions, objections and representations in respect of the said Regional Plan, modified the said Regional Plan in accordance with the provisions of Section 16 of the said Act and submitted such modified Regional Plan together, with the report of Regional Planning Committee connected documents, plans, maps and charts for approval to the Government of Maharashtra under sub-Section (1) of Section 15 read with sub-Section (4) of Section 16 of the said Act *vide* its letter dated 4th October 2017;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune proposes to approve the said Draft Regional Plan with certain modifications, specified in Schedule-A appended hereto;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 15 of the said Act and rule 7 of the Maharashtra Regional Planning Board Rules, 1967 (hereinafter referred to as “the said Rules”) and all other powers enabling it in that behalf, the Government of Maharashtra hereby;

(a) Accord sanction to the said Draft Regional Plan of Thane-Palghar-Raigad subject to the modifications specified in the Schedule-A appended hereto;

(b) The said Draft Regional Plan of Thane-Palghar-Raigad as sanctioned by the Government shall be called "Final Regional Plan of Thane-Palghar-Raigad Region".

*Schedule-A*

(Accompanied with Government Notification No.TPS-1212/449/CR-195/12/UD-12, dated 6th January 2018).

Development Control and Promotion Regulations for Regional Plan Area in Maharashtra Sanctioned by the Government *vide* Notification No.TPS-1812/157/CR-71/12 Reconstruction No. 34/12/RP/UD-13, dated 21st November 2013 alongwith modifications sanctioned by Government from time to time shall be applicable. Also, Clarification given by the Director of Town Planning, Maharashtra State, Pune under the provision of Section 46 in respect of some regulations shall also be applicable. In addition to this, Special Regulations mentioned in Annexure-I Annexure-2 and Annexure L of the DCR shall also be sanction subject to the following modifications :—

**(A) Following modifications are sanctioned in respective Regulation mentioned in Annexure-2 :—**

Annexure-2 in respect of special regulation of the DCR is replaced with the following revised **Annexure-2**.

*ANNEXURE-2*

**Special Regulations**

**M1- Following Regulation No 6.9 is added after existing regulation No. 6.8 :—**

**6.9** - Solid Waste Disposal shall be the responsibility of owner/developer and condition to that effect shall be incorporated in development permission to achieve zero discharge.

**M 2 - Regulation No.13.3.11 regarding Amenity Space is replaced by following regulation :—**

Provision for Amenity Space

(a) In Residential layout or sub-division of land more than 0.4 ha. (excluding the area under R.P. roads or road widening) in area or sub-division under Group Housing Scheme, an area admeasuring not less than 10% of the total area of the land, shall be reserved, in addition to 10% area required as open space in layout or sub-division, for Amenity Space.

(b) Following users shall be permissible in the Amenity Space (1) Educational facilities, (2) Recreational facilities like play ground, garden, park, children's play ground, Sports complex, Stadium, Club House etc, (3) Multipurpose hall, (4) Convention Centers, (5) Cultural Centers, (6) Post offices, (7) Library, (8) Dispensary, Maternity Home, Hospital, (9) Police Station, (10) Fire Brigade, etc. (11) Parking (12) Additional Public utility users with the permission of Director of Town Planning.

(c) Amenity spaces may be developed by Collector / Future Planning Authority / Land owner / Developer subject to following :—

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the respective Authority.

The priority for development of particular amenity in particular residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be develop for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other

services, etc. then, such amenity space shall be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.

Provided further that, if the amenity space is less than 400sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission.—

(i) shall be limited to the area provided in earlier permission.

(ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v)

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

### **M 3- Following new uses are permissible in Agriculture/ No Development Zone.—**

(a) Roads and Bridges, Railways, Ropeway, Underground pipelines, Cables & like purposes in any zone. If any road / ring road / express way declare by the State or Central Highway Authority, the alignment of such declared road shall deemed to be the part of the Regional Plan and for this procedure under Section 20 of MRTP Act, 1966 is not necessary.

(b) All projects of public interest undertaken by Central & State Government, bodies or public authorities controlled by the Government.

(c) The layout already approved/development permission already granted which are valid as per the provisions of DCR, shall be entitled for development subject to use and FSI of respective use of earlier permission.

(d) Residential Development adjacent to gaathan in Rural area.— The Residential Development along the periphery of Gaathan boundary shall be permissible as per the criteria given below.—

Sr. No	Category of Village (Populations as per latest census)	Development allowed
1	Up to 5000	500 M
2	Above 5000 and upto 10000	750 M
3	Above 10000	1000 M

*Note* :— The population shall be considered as per the latest census.

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority /Branch Office of the Town Planning Department for crediting the same into the Government Treasury. Such premium charges shall be recovered at the time of tentative approval of the Development permission.

Provided that, where more than 50 % of area of the Survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Where tentative development permission is already granted before publication of Regional plan and final approval is yet to be granted, then in such cases premium charges shall not be recovered at the time of final approval.

Provided also that for the areas which are converted into Municipal Councils /Nagar Panchayat within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagarpanchayat and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such residential development (without considering the guidelines therein). Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations viz. Hills and Hill tops and within the required Buffer Zone / prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.

Provided further that, this regulation shall also be applicable for villages which are covered in growth center/peripheral plan area till such growth center/peripheral plans are prepared and published. For the villages for which growth center/peripheral plans are prepared and published, this regulation shall not be applicable.

Provided also that this regulation shall also be applicable to all declared /Notified Gaathan under MLRC irrespective of its position shown on Regional Plan or not.

(e) Residential Development along National & State Highways—

~~Residential Development or development as otherwise permissible in Residential Zone, may be permitted within 300 mt. distance, to be measured from center line of road, along National & State Highways, subject to payment of premium of the total area of land. Such premium shall be calculated considering 30% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority /Branch Office of the Town Planning Department for crediting the same into the Government Treasury.~~

(This Provision is kept in Abeyance)

**(f) Development in Gairan Lands / Government Lands—**

Developments / Construction in Gairan Lands/ Government Lands is permissible for any public purpose for Central and State Government / Departments Projects including rehabilitation in any zone. In such cases FSI shall be as applicable for PSP zone.

*Note.*— The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

(g) Regulations for development of tourism and hospitality services under Community Nation Conservation around wildlife sanctuaries and national parks.

Government in Urban Development Department *vide* Resolution No.TPS-1816/CR-563/16/ Section-20(4)/UD-13 dated 20th September 2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under.—

**Applicability—** These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/ No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks in the State of Maharashtra. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

**Regulation—** For the lands situated within 5 km distance (or up to a limit of notified eco-sensitive zone, whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.

**Permissible users and built up area—**

The users permissible in Agricultural Zone/ No Development Zone area shall be as follows :—

(a) Agriculture, Farming, development of wild animal shelters, plantation and allied uses.

(b) Tourist homes, Resorts, Hotels etc. with Rooms / suites, support areas for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape elements, and only one observation tower per tourist resort up to the height of 15 mt. with platform area up to 10 sq.mt. in permanent / semi-permanent structural components.

**The norms for buildings will be as follows —**

(i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.

(ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.

(iii) The Fencing / fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.

(iv) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.

(v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No 1 ltr. of sewage shall go into the natural stream.

If in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/ operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/ justification received, any decision to shut down the unit may be taken, by the respective authority.

(vi) The owner shall establish effective systems for collection, segregation, composting and /or reuse of different types of solid waste collected during the construction and operational phase of the development.

(vii) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.

(viii) Natural streams / slopes / terrain shall be kept as it is, except for the built-up area.

(ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.

(x) For the development of such type already taken place, Condition No. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.

(xi) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No.15-31/2012-NTCA, dated 15th October 2012 published in the *Gazette of India* Ext. pt III S-4 dated 08th November 2012 and Government of Maharashtra as amended time to time shall be used as guidelines.

(xii) All regulations prescribed in Eco-Sensitive zone Notification of concerned National Park / Wildlife Sanctuary should be strictly followed and all clearances required should be taken.

(h) Film studios at appropriate location having ground floor structure only with the built up area not exceeding 12.5 % of the gross plot area excluding Regional Plan roads and any regional plan proposal with the condition that proper landscaping is done and trees are planted at the rate of 400 trees per hecter.

**(i) Mangal Karyalaya / Lawns—**

(a) Minimum area for Mangal Karyalaya shall be 0.40 Hect. with FSI of 0.20. It may be permitted along with essential guest rooms, not exceeding 30% of area of Mangal Karyalaya. Area for Parking shall be 40% of gross area, which shall be properly earmarked and bounded by bifurcating wall.

(b) Lawns for ceremony shall be 0.80 Ha. with FSI of 0.20. Area for parking, shall be 40% of gross area.

(c) The plot shall abut on road having width of minimum 15m.

(d) Such user shall be allowed only on payment of premium at the rate of 10% of the land rate as per ASR of the respective year.

(j) With the prior approval of the Authority/Collector, manufacturing of Fireworks/ Explosives and Storage of Magazine / Explosives may be permitted beyond 2 Km of Gaothan Settlement/ Gaothan Boundary subject to No Objection Certificate from the Chief Controller of Explosives. Also the conditions imposed regarding distance of existing and proposed development other than Gaothan from the site shall be mandatory to the concerned as specified by the Explosive Department.

(k) Yogashram, Meditation centres, vipashyana centre, spiritual centres, go-shala, panjarpol are permissible in No Development Zone with FSI 0.20. Additional FSI up to 1.00 shall be permissible subject to payment of charging premium at 30% rate of the said land as mentioned in the ASR on total area of land under development.

(l) The development around the sub urban railway station which are outside the growth centres up to a distance of 500 mt. shall be permitted by charging premium at 30% rate of the said land as mentioned in the ASR on total area of land under development.

M4 -The development in command area shall be permissible subject NOC and payment of restoration charges, if any to Irrigation Department.

**M5 - Uses Permissible in Forest Zone,—**

The development as may be required by the Ministry of Forests or its Authorities, as per their requirements, shall only be permissible on the lands owned and possessed by the Ministry / Department of Forest or its Authorities.

**M6- Uses Permissible in Defence Zone,—**

The development as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned and possessed by the Ministry of Defence or its Authorities.

**M 7 - Width of Roads to be considered while granting Development Permissions :—**

Sr. No.	Category of Road	Width	Remarks
1	National Highways	60 m.	Width inclusive of 12.00 mt. wide Service Road on both sides.
2	State Highways	45 m.	Width inclusive of 9.00 mt. wide Service Road on both sides.
3	Major of District Roads	24 m.	No service road required.
4	Other District Roads	18 m.	No service road required.
5	Road Village to Village	15 m.	No service road required.

*Note :—*

(1) If the width of any existing road above is more than width specified in the table above, then the greater width shall prevail.

(2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time.

(3) The development permission along the above classified roads shall be granted considering the total width of Roads.

**M 8 - Area Specific Zones & Regulations,—**

List of activities prohibited or to be regulated within the Eco-sensitive Zone shall be governed by the Environment (Protection) Act, 1986. The boundaries of the designated or Notified as Eco-sensitive Zone in respect of Bird Sanctuary, Wildlife Sanctuary and other project shall be as per the final notification issued under Environment (Protection) Act, 1986. All conditions regarding designations, development including Buffer Zone mentioned in respect Act shall be applicable.

**Other Provisions :—**

M 9 - Draftsman's errors which are required to be corrected as per actual situation on site / or as per Survey Records, sanctioned layout etc. shall be corrected by the concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.

M 10 - Draftsman's errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and situation on ground by the concerned District Collector/Authority with prior approval of Divisional Joint Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.

M 11 -Regulation for development around natural lake, along river and reservoir etc.-

Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within,—

(a) the belt of 200 m. from the edge of natural lakes;



(b) the belt of 30 m. from the edge of river along both the side, if HFL is not available. And if HFL is available then such 30 m. distance shall be measured from the HFL;

(c) the belt of 500 m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department;

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

**M12 - Regarding committed Development.**— Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before publication of draft RP (Date of resolution of the RP Boards for the publication) shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.

**M13 - Existing Features Shown on Regional Plan.**— The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Merely mention of particular existing use on Regional Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.

**M14 - All special provisions mentioned in the Appendix L are deleted.**

**M15 - Land from S.No.17 to 22, 26 to 30 Mouje Kalamb, Taluka Karjat is deleted from Agriculture Zone and included in Residential Zone for Yogashram, Meditation centres, vipashyana centre, spiritual centres, health centre, hold age home, library, research centre for Sahaj Marg Spiritual Foundation.**

**M16 - Growth Centres and Peripheral Plans.—**

(a) Director, Town Planning, MS Punes Notification No. Tarapur-Boisar Etc(NM)/Sec2/TPV 3/7602, Dated 11th November 2003 for appointment of Zilla Parishad, Thane as Local Authority for the preparation of Development Plan of Tarapur-Boisar area under Section 2(15)(c)(i) of M.R. and T.P Act, 1966 are hereby withdrawn and ceased to function for preparation of Development Plan. The Boisar Growth Centre proposed in the Regional Plan is hereby sanctioned along with the remaining five villages of Tarapur-Boisar area (i.e.Kumbhwali, Kowlad, Khaniwade, Navapur and Kherapada).

(b) The Proposed and Designated Growth Centres along with above Tarapur-Boisar Growth Centre and the proposed peripheral areas zone plan mention in the respective Regional Plan Report for which the details planning proposals / Zone Plans are to be prepared are sanctioned as submitted. The Director of Town Planning, Maharashtra State, Pune is authorised to select the additional growth centre, if required, in addition to what is mentioned in respective Regional Plan.

(c) The detail planning proposals for the above proposed growth centres and peripheral areas are to be prepared, published and submitted by the Regional Planning Board under the provisions of MRTP Act, 1966. The powers in respect of sanction to such Growth Centre and Peripheral Plans under section 15(1) and 15(2) of the said Act are delegated to Director of Town Planning, Maharashtra State, Pune *vide* Government Notification No.TPS-1212/449/CR-195/12/ Power Delegation/Growth Centre/UD-12, dated 6th January 2018.

This Notification shall also be published on the Government web-site at [www.maharashtra.gov.in](http://www.maharashtra.gov.in).

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

SANJAY SAOJI,  
Deputy Secretary to Government.

## नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२. दिनांक ६ जानेवारी २०१८

## नोटीस

## महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस. १२१२/४४९/प्र.क्र.१९५/१२/नवि-१२.— याद्वारे नोटीस देण्यात येत आहे की, महाराष्ट्र शासनाने नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस.१२१२/४४९/प्र.क्र.१९५/१२/नवि-१२, दिनांक ६ जानेवारी २०१८ द्वारे महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (महाराष्ट्र अधिनियम, १९६६ चा ३७ वा) मधील कलम १५(१) च्या तरतुदीनुसार ठाणे-पालघर-रायगड प्रदेशातील जमिनीच्या नियोजनबद्ध/समतोल विकास होण्याच्या दृष्टीने ठाणे-पालघर-रायगड प्रदेशाची प्रादेशिक योजना मंजूर केली आहे.

शासनाने मंजूर केल्याप्रमाणे अंतिम प्रादेशिक योजना, ठाणे-पालघर-रायगडची प्रत लोकांना पाहण्यासाठी खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल,—

- (अ) जिल्हाधिकारी, ठाणे/पालघर/रायगड.
- (ब) मुख्य कार्यकारी अधिकारी, जिल्हा ठाणे/पालघर/रायगड.
- (क) सहायक संचालक, नगररचना, शाखा कार्यालय, ठाणे/पालघर/रायगड.
- (ड) उप विभागीय अधिकारी, ठाणे/पालघर/रायगड.

मंजूर प्रादेशिक योजनेची प्रमाणित प्रत किंवा सदर मंजूर प्रादेशिक योजनेच्या प्रतीतील कोणत्याही भागाची प्रमाणित प्रत ही सहायक संचालक, नगररचना, शाखा कार्यालय, ठाणे/पालघर यांच्या कार्यालयात लोकांना योग्य त्या किंमतीत विक्रीसाठी उपलब्ध राहिल.

वरीलप्रमाणे मंजूर केलेली ठाणे-पालघर-रायगड प्रादेशिक योजना ही प्रादेशिक योजना मंजूरीच्या अधिसूचनेच्या दिनांकापासून ६० दिवसांनंतर अंमलात येईल आणि या योजनेला अंतिम ठाणे-पालघर-रायगड प्रादेशिक योजना असे म्हणण्यात येईल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

संजय सावजी,  
शासनाचे उप सचिव.

**URBAN DEVELOPMENT DEPARTMENT**

Mantralaya, Mumbai 400 032,  
dated 6th January 2018

**Notice**

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS.1212/449/CR-195/12/UD-12.—Notice is hereby given that for the balanced/planned development of the Thane-Palghar-Raigad Region. The Regional Plan of Thane-Palghar-Raigad has been approved by the Government under its Notification, Urban Development Department, No.TPS-1212/449/CR-195/12/UD-12, dated 6th January 2018 under the provisions of Section 15(1) of the Maharashtra Regional and Town Planning Act, 1966 ;

A copy of approved Final Regional Plan of Thane-Palghar-Raigad as sanctioned by the Government is available for inspection of the public during office hours on all working days in the office of the,—

- (a) Assistant Director of Town Planning, Thane/Palghar/Raigad.
- (b) Collector, Thane/Palghar/Raigad.
- (c) Chief Executive Officer, Zilla Parishad, Thane/Palghar/Raigad.
- (d) Sub-divisional Officers at Thane/Palghar/Raigad.

A copy or copies thereof or any extract therefrom certified to be correct is available for sale to the public at reasonable prices in the office of the Assistant Director of Town Planning, Thane/Palghar.

The Regional Plan of Thane-Palghar-Raigad as approved above shall come into operation after sixty days from the date of notification sanctioning Regional Plan and the same shall be called the “Final Regional Plan of the Thane-Palghar-Raigad Region”.

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

SANJAY SAOJI,  
Deputy Secretary to Government.