



महाराष्ट्र शासन राजपत्र

भाग एक-कोकण विभागीय पुरवणी

वर्ष ४, अंक १५]

गुरुवार ते बुधवार, एप्रिल १२-१८, २०१८ / चैत्र २२-२८, शके १९४०

[पृष्ठे २८, किंमत : रुपये १४.००

प्राधिकृत प्रकाशन

शासकीय अधिसूचना, नेमणुका इत्यादी

अधिसूचना

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २१ मार्च २०१८.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीबी. ४३१५/१९६३/प्र.क्र. १८७/२०१५/नवि-११. — ज्याअर्थी, शासन नगरविकास विभागाकडील अधिसूचना क्रमांक बीबीआर/१०८२/प्र.क्र. १४०/१६८७/नवि-१, दिनांक १५ जून १९८३ नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाची (यापुढे ज्याचा उल्लेख “मुंबई महानगर प्रदेश विकास प्राधिकरण ” असा केलेला आहे.) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम ” केलेला आहे.) चे कलम ४०, पोट-कलम १(ग) अन्वये बँक बे रेक्लेमेशन योजनेच्या ब्लॉक III ते IV च्या क्षेत्राच्या परिपूर्ण विकासासाठी व आवश्यक सुविधा निर्माणासाठी विशेष नियोजन प्राधिकरण म्हणून नियुक्ती केलेली आहे ;

आणि ज्याअर्थी, बँक बे रेक्लेमेशन योजनेच्या ब्लॉक III ते IV क्षेत्राची विकास योजना (यापुढे ज्याचा उल्लेख “उक्त विकास योजना ” असा करण्यात आला आहे.), शासन नगरविकास विभागाकडील अधिसूचना क्रमांक बीबीआर.१०९२/६०/प्र.क्र. ६/९२/नवि-११, दिनांक ३ जून २००० आणि अधिसूचना क्रमांक बीबीआर.१०९२/६०/प्र.क्र. ६/९२/नवि-११, दिनांक १७ मार्च २००१ अन्वये उक्त अधिनियमाच्या कलम ३१(१) खालील तरतूदीनुसार मंजूर केलेली आहे ;

आणि ज्याअर्थी, मुंबई महानगर प्रदेश विकास प्राधिकरण हे मुंबई मेट्रो रेल्वेची योजना विशेष हेतू वाहन कंपनी मुंबई मेट्रो कार्पोरेशन लिमिटेड (यापुढे ज्याचा उल्लेख “उक्त प्राधिकरण ” असा केलेला आहे.) यांचे माध्यमातून राबवित आहे ;

आणि ज्याअर्थी, उक्त प्राधिकरणाने अशी विनंती केलेली आहे की, बँकबे रेक्लेमेशन योजनेच्या ब्लॉक III मधील भूकर क्र. १७६, १७७(पै), १७७अ(पै), १७८(पै), १७८अ(पै) आणि १७७(पै) चे पूर्वेस व १७७अ(पै) चे दक्षिणेस क्रमांक नसलेला भूखंड मिळून जवळपास २.०० हेक्टर क्षेत्र मेट्रो लाईन III च्या भूयारी मार्गावरील विधान भवन स्टेशनसाठी आवश्यक आहे. त्यामुळे सदर क्षेत्र हे मेट्रो रेल स्टेशन

अनुषंगिक वापर आणि वाणिज्य (C१) वापरसाठी आरक्षित करावे अशीही विनंती केलेली आहे ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये उक्त जमीन ही गर्डन्मेंट हाऊसिंग अँड रिसेटलमेंट ऑफ कॉटेजेससाठी आरक्षित आहे. तसेच उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता, शासनाचे असे मत झाले होते की, उक्त जमीन गर्डन्मेंट हाऊसिंग अँड रिसेटलमेंट ऑफ कॉटेजेस या आरक्षणामधून वगळून मेट्रो रेल स्टेशन अनुषंगिक वापर आणि वाणिज्य (C१) वापरामध्ये समाविष्ट करणेसाठी तातडीने उक्त विकास योजनेमध्ये फेरबदल (यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल ” असा खाली नमूद केलेप्रमाणे करण्यात आला आहे.) करणे आवश्यक झालेले आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून, शासनाने समक्रमांकाच्या दिनांक १ मार्च, २०१६ रोजीच्या सूचनेन्वये व दिनांक २५ मे, २०१७ रोजीच्या शुद्धीपत्रकान्वये उक्त जमीन उक्त विकास योजनेमधील गर्डन्मेंट हाऊसिंग अँड रिसेटलमेंट ऑफ कॉटेजेस या आरक्षणामधून वगळून मेट्रो रेल स्टेशन अनुषंगिक वापर आणि वाणिज्य (C१) याकरिता आरक्षित प्रस्तावित करणेसंदर्भात (यापुढे याचा उल्लेख “प्रस्तावित फेरबदल ” असा करणेत आलेला आला आहे.) जनतेकडून सूचना / हरकती मागविल्या होत्या आणि प्रस्तावित फेरबदलावर प्राप्त होणाऱ्या सूचना / हरकतीबाबत संबंधित व्यक्तींना तसेच नियोजन प्राधिकरणास सुनावणी देऊन अहवाल सादर करणेसाठी उप संचालक, नगररचना, बृहन्मुंबई यांची अधिकारी (यापुढे याचा उल्लेख “उक्त अधिकारी ” असा केलेला आहे.) म्हणून नियुक्ती केली होती ;

आणि ज्याअर्थी, समक्रमांकाची दिनांक १ मार्च २०१६ रोजीची सूचना व दिनांक २५ मे २०१७ रोजीचे शुद्धीपत्र महाराष्ट्र शासन साधारण राजपत्र, कोकण विभागीय पुरवणीमध्ये अनुक्रमे दिनांक ३ मार्च २०१६ व दिनांक ३० मे २०१७ रोजी प्रसिद्ध झालेले आहे आणि उक्त अधिकारी यांनी त्यांचा अहवाल उक्त अधिनियमाच्या कलम ३७(१कक) मधील वैधानिक बाबींचे पालन करून, पत्र क्र. २७२२, दिनांक २२ सप्टेंबर

२ महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, एप्रिल १२-१८, २०१८ / चैत्र २२-२८, शके १९४०

२०१७ रोजीचे पत्रान्वये संचालक, नगररचना, महाराष्ट्र राज्य यांचेमाफत सादर केलेला आहे.

आणि ज्याअर्थी, उक्त अधिकारी यांचा अहवाल तसेच नागरिकांच्या सूचना हरकती विचारात घेऊन संचालक, नगररचना, महाराष्ट्र राज्य यांचेशी सल्लामसलत केल्यानंतर प्रस्तावित फेरबदल मंजूर करणे आवश्यक आहे असे शासनाचे मत झालेले आहे ;

आता, त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१कक) च्या खंड (ग) अन्वये प्राप्त अधिकार आणि त्या संदर्भातील सर्व शक्तींचा वापर करून शासन :-

(अ) उक्त फेरबदल प्रस्ताव खाली नमूद केलेप्रमाणे मंजूर करीत आहे.

मंजूर फेरबदल

“ बँकबे रेक्लामेशन योजनेच्या ब्लॉक III मधील भूकर क्र. १७६, १७७(पै), १७७अ(पै), १७८पै, १७८अ(पै) आणि १७७(पै) चे पूर्वस व १७७ अ(पै) चे दक्षिणेस क्रमांक नसलेला भूखंड मिळून जवळपास २.०० हेक्टर क्षेत्र “ गर्डनमेंट हाऊसिंग अँड रिसेटलमेंट ऑफ कॉटेजेस ” आरक्षणामधून वगळून “ मेट्रो रेल स्टेशन अनुषंगिक वापर आणि वाणिज्य (C१) ” यासाठी खालील अटीस अधीन राहून आरक्षित करणेत येत आहे. ”

सीआरझेड अधिसूचना दिनांक ६ जानेवारी २०११ चे अनुषंगाने अंमलबजावणी यंत्रणेने पर्यावरण विभागाकडून ना-हरकत प्रमाणपत्र प्राप्त करून घेणे आवश्यक राहिल.

(ब) सदर अधिसूचना शासन राजपत्रामध्ये प्रसिद्ध झालेच्या दिनांकापासून उक्त फेरबदल अंमलात येईल.

(क) मुंबई महानगर प्रदेश विकास प्राधिकरणास उक्त विकास योजना मंजूरीच्या अधिसूचनेच्या फेरबदलाच्या परिशिष्टामध्ये शेवटच्या नोंदीनंतर, वरील (अ) प्रमाणे नोंद अंतर्भूत करणेच निर्देश देत आहे.

प्रस्तुत अधिसूचना व मंजूर फेरबदलाचा नकाशा जनतेच्या अवलोकनार्थ कार्यालयीन दिवशी कार्यालयीन वेळेमध्ये खालील ठिकाणी उपलब्ध राहिल.—

(१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०० ०५१.

(२) उप संचालक, नगररचना, बृहन्मुंबई यांचेकडे इन्सा हटमेंटस, ई-ब्लॉक, आझाद मैदान, महापालिका मार्ग, मुंबई ४०० ००१.

(३) प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल,
शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032,
dated 21st March 2018

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT,
1966.

No. TPB 4315/1163/CR-187/2015/UD-11.—
Whereas, the Government in the Urban Development Department *vide* Notification No. BBR/1082/CR-140/1687/UD-1, dated 15th June 1983, appointed Bombay Metropolitan Region Development Authority (hereinafter referred to as “Mumbai Metropolitan Region Development Authority”) as a Special Planning Authority under Sub-Section 1(c) of Section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) for areas comprised in Block III to VI of Back Bay Reclamation Scheme in order to develop the lands in comprehensive manner and to provide necessary amenities.

And Whereas, the Development Plan of Back Bay Reclamation Scheme Blocks III to VI (hereinafter referred to as “the said Development Plan”) has been sanctioned by the Government in the Urban Development Department under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) *vide* Notification No. BBR-1092/ 60/CR-6/92/UD-11, dated 3rd June 2000 and Notification No. BBR-1092/ 60/CR-6/92/UD-11, dated 17th March 2001 ;

And whereas, the Mumbai Metropolitan Region Development Authority is implementing Mumbai Metro Master plan through Special purpose Vehicle Company *viz.* “ Mumbai Metro Rail Corporation Limited (hereinafter referred to as “the said Authority”) ;

And whereas, the said Authority has requested that the land admeasuring about 2.00 Hectare, bearing C.S. No. 176, 177(pt.), 177A(pt.), 178(pt.), 178A(pt.) and unnumbered plot on eastern side of 177(pt.) and southern side of 177A(pt.) of Back Bay Reclamation Block III (hereinafter referred to as “the said land”), is required for underground Metro Station namely Vidhan Bhavan on Metro Line-III and also requested to reserve the said land for Metrorail Station, allied users and Commercial (C-1 zone) in the said Development plan ;

And whereas, the said land is reserved for

Government Housing and Resettlement of Cottages in the said Development Plan and considering the above facts and circumstances the State Government was of opinion that it is necessary to carry out urgently modification to the said Plan, to delete the said land from Reservation of Government Housing and Resettlement of Cottages and to reserve it for the purpose of Metro Rail Station, allied users and Commercial (C-1 zone) (hereinafter referred to as “ the proposed modification” and more specifically mentioned below) ;

And whereas, the Government in exercise of the powers conferred under sub-section (1AA) of Section 37, had issued Notice of even No. dated the 1st March 2016 and corrigendum dated the 25th May 2017, inviting suggestions/objections from general public with regard to delete the said land from, Reservation Government Housing and Resettlement of Cottages and to reserve it for the purpose of Metro Rail Station, allied users and Commercial (C-1 zone) (hereinafter referred to as “ the proposed modification” and appointed the Deputy Director of Town Planning, Greater Mumbai as the officer (hereinafter referred to as “ the said Officer ”) to submit a report on the suggestions/objections received in respect of the proposed modification to the Government, after giving hearing to the concerned persons and the Planning Authority ;

And whereas, the Notice of even No. dated the 1st March 2016 and corrigendum dated the 25th May 2017 was published in *Maharashtra Government Gazette*, Extraordinary Konkan Divisional Supplementary, on 3rd March 2016 and 30th May 2017, respectively and the said Officer has submitted his Report *vide* letter No. 3722, dated 22nd September 2017 through the Director of Town Planning, Maharashtra State, after completing the legal formalities stipulated under Section 37(1AA) of the said Act ;

And whereas, after considering the Report of the said Officer, the suggestions/objections received from the general public and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned.

Now therefore, in exercise of the powers conferred upon it under section 37(1AA)(c) of the said Act, the Government hereby :—

(A) Sanctions the said proposed modification as described below :—

Sanctioned Modification

“ The area about 2.00 Ha. of land bearing C.S. No. 176, 177(pt.), 177A(pt.),178(pt.), 178A(pt.) and unnumbered plot on eastern side of 177(pt.) and southern side of 177A(pt.)of Back Bay Reclamation Block-II is deleted from reservation of “Government Housing and Resettlement of Cottages” and be reserved for “ Metro Rail Station, allied users and Commercial (C-1 zone)” subject to following condition :—

The necessary clearance from Environment Department shall be obtained by the implementing agency in respect of CRZ notification dated 6th January 2011 ”.

(B) Fixes the date of publication of this Notification in the *Official Gazette*, as the date on which the said modification shall come into force ;

(C) Directs the Mumbai Metropolitan Region Development Authority that, in the Schedule of Modifications appended to the Notification sanctioning the Planning Proposals, after the last entry a new entry as per (A) above shall be added.

A Notification and Plan showing the sanctioned modification shall be kept open for the inspection by the general public during the office hours on all working days at following places :—

(1) Office of the Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051.

(2) Office of the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

(3) Office of the Chief Engineer (Development Plan) Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400 001.

This Notification shall also be available on the Government of Maharashtra, website www.maharashtra.gov.in

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

PRADEEP GOHIL,
Under Secretary to Government.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building,
Mantralaya, Mumabi 400 032,
dated the 27th March 2018.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT,
1966.

No. TPS 1214/1327/CR-173/17/UD-12.—
Whereas, the Development Control Regulations for Thane City Municipal Corporation (hereinafter referred to as “the said Regulations”) have been sanctioned by the Government in the Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as “ the said Act ”) *vide* Notification No. TPS-1294/1259/CR-222/94/UD-12, dated the 28th April 1995; (hereinafter referred to as “ the said Notification”) and have come into force with effect from 1st June 1995 ;

And whereas, in the said Regulations the provision of Building Plans submitted with the application is given in Rule No. 14, height of plinth is given in Rule No. 93, size of Habitable Rooms are given in Rule No. 94, size of Kitchen is given in Rule No. 96, size of Store Room is given in Rule No.111, provision of Lighting and Ventilation of Rooms is given in Rule No. 127 (hereinafter referred to as ‘ the said provisions ’) ;

And whereas, the Thane Municipal Corporation (hereinafter referred to as “ the said Corporation”), after following the legal procedure under sub-section (1) of section 37 of the said Act, has submitted a proposal *vide* letter dated 21st July 2014 for effecting a modification to the said provisions, (hereinafter referred to as “ the proposed modifications ”) ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that it is necessary to sanction the proposed modifications with some changes ;

Now therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, the State Government hereby sanctions the proposed modifications with some changes as described in Annexure-A appended hereto -

(2) The date of publication of this Notification in the *Maharashtra Government Gazette* is fixed as the date of coming into force of this sanctioned modification.

(3) The said sanctioned modification shall be made available for / inspection by the general public during office hours on all working days at the following offices for a period of one month :—

(i) The Commissioner, Thane Municipal Corporation, Thane.

(ii) The Joint Director of Town Planning, Konkan division, Konkan Bhavan, Navi Mumbai.

(iii) The Assistant Director of Town Planning, Thane Branch, Thane.

(4) This notification shall also be published on the Government Website at *www.maharashtra.gov.in*.

Annexure-A
Accompaniment to the Government Notification No. TPS-1214/1327/C.R. 173/17/UD-12,
dated the 27th March, 2018.

Sr. No.	Existing Provision with Rule No. as per Sanctioned Regulations	Modification Proposed by the Thane Corporation under section 37(1) of the M.R. & T.P. Act,	Modification sanctioned by the Government Under Section 37(2) of the M.R. & T.P. Act.
1.	<p>14. Building Plan- The plans of the buildings and elevations and section to be sent with the application under regulation 6 shall be drawn to a scale 1: 100. The building plan shall-</p> <p>(a) include floor plans of all floors together with the covered area (*) clearly indicating the sizes of rooms and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details, meter room and electric sub-station and also include ground floor plan as well as basement plan and shall indicate the details of parking space and unloading spaces provided around and within the building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions alongwith accessory building. Note:(*) To indicate in Proforma I in Appendix-A</p>	<p>14. Building Plan- The plans of the buildings and elevations and section to be sent with the application under regulation 6 shall be drawn to a scale 1: 100. The building plan shall-</p> <p>(a) include floor plans of all floors together with the covered area (*) clearly indicating the sizes of <i>tenements</i> and the position and width of staircase, ramps and other exit ways, lift wells, lift machine room and lift pit details, meter room and electric sub-station and also include ground floor plan as well as basement, <i>podium</i> plan and shall indicate the details of parking space <i>provided for Residential / Commercial / Industrial / Visitors and including details of assignment of such parking spaces to such users, and loading and unloading spaces if around and within the building location of STP, D.G. Sets if any as also the access ways</i> as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any</p>	<p>14. Building Plan- Sanctioned as Proposed.</p>

<p>(b) show the use or occupancy of all parts of buildings.</p> <p>(c) show exact location of essential services such as WC, bath and the alike.</p> <p>(d) include sectional drawings showing clearly the size of footings, thickness of basement wall, wall construction size and spacing of framing members, floors, slabs, roof slabs with the materials. The section shall indicate the height of building and rooms and also the height of the parapet and the drainage and the slope of the roof. Atleast one section should be taken through the staircase provided further that the structural plan giving details of all structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate.</p> <p>(e) show all street elevations.</p> <p>(f) indicate details of basket privy (served privy) if any.</p> <p>(g) give dimensions of the projected portion beyond the permissible building line.</p> <p>(h) include terrace plan indicating the drainage and the slope of the roof.</p> <p>(i) give indication of the north line relative to the plan.</p>	<p>building existing on the plot in figured dimensions alongwith accessory building.</p> <p>Note:(*) To indicate in Proforma I in Appendix-A</p> <p>(b) show the use or occupancy of all Tenements and Commercial Premises of the parts of buildings.</p> <p>(c) show exact location of essential services such as WC, bath and the alike which needs inlet and outlet drainage/piping facilities.</p> <p>(d) include sectional drawings showing clearly the size of footings, thickness and height of basement and podium, wall construction size and spacing of framing/structural members, floors heights, slabs, roof slabs with the type of construction material. The section shall indicate the height of building and rooms and also the height of the parapet and the drainage and the slope of the roof. Atleast one section should be taken through the staircase, provided further that the structural plan giving details of all structural elements and materials used alongwith structural calculations shall be submitted separately but in any circumstances before the issue of the building permit or commencement certificate. If required Commissioner may endeavor to get the said designs proof checked through competent third party as</p>
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<p>(j) give dimensions and details of doors, windows and ventilators. (k) give such other particulars as may be prescribed by the Commissioner.</p>	<p><i>may be prescribed by him at the cost of applicant.</i> (e) show all street elevations. (f) indicate details of <i>Sewage Treatment Plant</i>, if any. (g) give dimensions of the projected portion beyond the permissible building line. (h) include terrace plan indicating the drainage and the slope of the roof. (i) give indication of the north line relative to the plan. (j) <i>external walls deriving requiring Light and Ventilation (L/V wall) or Dead Wall proposed in the building.</i> (k) give such other particulars as may be prescribed by the Commissioner.</p>	
<p>2.</p> <p>93. (i) Plinth- The height of plinth shall not be less than 45cm. above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be atleast 60cm. above the high flood level or greater than 60cm. as may be decided by the Commissioner in deserving cases. Interior Courtyards- Covered parking spaces and garages- These shall be raised atleast 15cm. above the surrounding ground level and shall be satisfactory drained. Shops plinth height may be 30cm.</p>	<p>93. Plinth- The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured. (i) Main Building-height of plinth shall not be less than 30 above the surrounding ground level. In areas subject to flooding, the height of the plinth shall be atleast 60cm. above the high flood level or greater than 60cm. as may be decided by the Commissioner in deserving cases.</p>	<p>93. Plinth- Sanctioned as Proposed.</p>

	<p>(ii) Interior Courtyards- Covered parking spaces and garages- These shall be raised atleast 15cm. above the surrounding ground level and shall be satisfactory drained. Sloops plinth height may be 30cm.</p> <p>93(ii) In the case of special housing schemes put up by public agencies for low income group and economically weaker section of the society, the minimum height of plinth shall be not less than 30cm.</p>																									
<p>94. Size of Habitable Rooms- Sanctioned as Proposed. Rule No. 96 & 127 are shifted under Rule No. 94 as below:-</p> <p>96. Size of Kitchen:- (i) The area of the kitchen shall be not less than 5.5 sq.mt. with a minimum width of 1.8 mt. but in a two room tenement the minimum area of the room to be used as kitchen shall be 7.5sq.mt. with minimum width of 2.1m. (ii) In the case of special housing scheme, put-up by public agencies for low income group and economically weaker section of the society, no provision for kitchen shall be necessary. In the case of double room tenements, the size of a kitchen shall be not</p>	<p>94. Size of Habitable Rooms- The minimum size and width shall be as given in the Table hereunder:-</p> <p style="text-align: center;">TABLE NO.7</p> <p style="text-align: center;">SIZE OF HABITABLE ROOMS</p> <table border="1" data-bbox="917 831 1417 1395"> <thead> <tr> <th>Sr . N o .</th> <th>Occupancy</th> <th>Minimum Size in sq.mt.</th> <th>Minimum width in m.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Any habitable room except kitchen</td> <td>9.5</td> <td>2.4</td> </tr> <tr> <td>2</td> <td>Room in a single room tenement in</td> <td>12.5</td> <td>2.4</td> </tr> </tbody> </table>	Sr . N o .	Occupancy	Minimum Size in sq.mt.	Minimum width in m.	1	Any habitable room except kitchen	9.5	2.4	2	Room in a single room tenement in	12.5	2.4	<p>94. Size of Habitable Rooms- The minimum size and width shall be as given in the Table hereunder:-</p> <p style="text-align: center;">TABLE NO.7</p> <p style="text-align: center;">SIZE OF HABITABLE ROOMS</p> <table border="1" data-bbox="917 1413 1417 1982"> <thead> <tr> <th>Sr . N o .</th> <th>Occupancy</th> <th>Minimum Size in sq.mt.</th> <th>Minimum width in m.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Any habitable room except kitchen</td> <td>9.5</td> <td>2.4</td> </tr> <tr> <td>2</td> <td>Room in a single room</td> <td>12.5</td> <td>2.4</td> </tr> </tbody> </table>	Sr . N o .	Occupancy	Minimum Size in sq.mt.	Minimum width in m.	1	Any habitable room except kitchen	9.5	2.4	2	Room in a single room	12.5	2.4
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less than 4.0sq.mt. with a minimum width of 1.5m. <i>Note: Notwithstanding to anything content in DC Regulation, applicant/ occupant is hereby authorised to change internal sizes of rooms within tenement subject to provisions in this Table without prior approval from Corporation prior or after Occupation Certificate.</i>					
96. Size of Kitchen:- (i) The area of the kitchen shall be not less than 5.5 sq.mt. with a minimum width of 1.8 mt. but in a two room tenement the minimum area of the room to be used as kitchen shall be 7.5sq.mt. with minimum width of 2.1m. (ii) In the case of special housing scheme, put-up by public agencies for low income group and economically weaker section of the society, no provision for kitchen shall be necessary. In the case of double room tenements, the size of a kitchen shall be not less than 4.0sq.mt. with a minimum width of 1.5m. <i>Note: Notwithstanding to anything content in DC Regulation, applicant/ occupant is hereby authorised to change internal sizes of rooms within tenement subject to provisions in this Table without prior approval from Corporation prior or after Occupation Certificate.</i>					
High Density Housing. Rooms in a two room tenements- (c) one of the rooms (d) other rooms	3	2.4 2.4	9.3 5.6	2.3 2.4	2.4
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High Density Housing. Single bedded room in a hostel of a recognised educational institutions.	5	2.4	7.5	2.4	2.4

127. Lighting and Ventilation of Rooms.		(i) Adequacy and manner of provision-All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have:-	
6	Shop in R-1 Zone	2.0	6.0
7	Shop in any zone other than R-1.	3.0	10.0
8	Class room in an educational buildings.	5.5	38.0 or area at 0.8sq.mt. per student whichever is more
9	Institutional building- (a) Special Room (b) General ward	3.0	9.5 40.0
10	Cinema hall, auditorium, assembly hall, etc.	5.5	In conformity with the Maharashtra Cinema Rules.
Provided that in sites and services project, a room of 5.00 sq.mt. with a toilet arrangement may be allowed in the first phase and in the		Provided that in sites and services projects, a room of 5.00 sq.mt. with a toilet arrangement may be allowed in the first	
127. Lighting and Ventilation of Rooms.		(ii) Artificial ventilation shaft-(permissible only in congested area) - A bathroom, water	
(a) one or more apertures, excluding doors, with area not less than one-sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation.		However, a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 sq.m. per landing on the external wall.	
(b) an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m. For any bathroom, water closet of store.		(c) all the walls, containing the opening for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.	

<p>phase and in the second phase, another room of 9.3 sq.mt. may be added. Provided further that an additional bed room for occupancy of a single person with a size of 5.5 sq.mt. with a minimum width of 1.8m. may be permitted.</p>	<p>second phase, another room of 9.3 sq.mt. may be added. Provided further that an additional bed room for occupancy of a single person with a size of 5.5 sq.mt. with a minimum width of 1.8m. may be permitted.</p>	<p>closet, staircase or store may about on the ventilation shaft, the size of which shall not be less than the values given below-</p> <table border="1" data-bbox="311 387 834 801"> <thead> <tr> <th>Height of Buildings</th> <th>Cross-section of Ventilati on shaft in sq.m.</th> <th>Side of in shaft in m.</th> </tr> </thead> <tbody> <tr> <td>upto 12</td> <td>2.8</td> <td>1.2</td> </tr> <tr> <td>upto 18</td> <td>4.0</td> <td>1.5</td> </tr> <tr> <td>upto 24</td> <td>5.4</td> <td>1.8</td> </tr> <tr> <td>upto 30</td> <td>8</td> <td>2.4</td> </tr> <tr> <td>Above 30</td> <td>9</td> <td>3</td> </tr> </tbody> </table> <p>*For building above 30 m. mechanical, ventilation system shall be installed besides the provisions of minimum ventilation shaft. In such ventilation shafts, mechanical ventilation system shall be installed. Further, such ventilation shaft shall be adequately accessible for maintenance. (iii) Artificial Lighting and Mechanical Ventilation- Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part VIII,</p>	Height of Buildings	Cross-section of Ventilati on shaft in sq.m.	Side of in shaft in m.	upto 12	2.8	1.2	upto 18	4.0	1.5	upto 24	5.4	1.8	upto 30	8	2.4	Above 30	9	3
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Building Service Section I, Lighting and Ventilation, National Building Code.

(iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Commissioner.

Note:- Notwithstanding anything contained in D.C. Regulation, after occupation approval to any of the structure may it be residential /Commercial /Industrial user the occupant may carry out internal additions/alteration work within the tenement without obtaining prior permission as anticipated in these regulations, provided that,

(i) *Such Additions/ Alterations shall not endanger structural stability of the building.*

(ii) *Common areas of such building shall not be included in such additions/alterations works and further there shall not be any FSI violation. Any area hitherto not included in FSI shall not be converted in to any use requiring FSI utilisation.*

(iii) *The additions /Alterations to be carried out shall be in accordance with these regulations.*

Occupants wishing to carry out any additions/alteration works within the tenements after occupation approval; shall

<p><i>submit self declaration alongwith certification from licentiate Structural Engineer and Architect regarding adherence to the (i), (ii) and (iii) above. For any violation the concerned Architect and Structural Engineer as well as the occupier shall be held responsible.</i></p>			
<p>Rule No. 96 is Shifted below the Rule No. 94</p>	<p>96. Size of Kitchen:- (i) The area of the kitchen shall be not less than 5.5 sq.mt. with a minimum width of 1.8 mt. but in a two room tenement the minimum area of the room to be used as kitchen shall be 7.5sq.mt. with minimum width of 2.1m. (ii) In the case of special housing scheme, put-up by public agencies for low income group and economically weaker section of the society, no provision for kitchen shall be necessary. In the case of double room tenements, the size of a kitchen shall be not less than 4.0sq.mt. with a minimum width of 1.5m. <i>Note: Notwithstanding to anything content in DC Regulation, applicant/ occupant is hereby authorised to change internal sizes of rooms within tenement subject to provisions in this Table without prior approval from Corporation prior or after Occupation Certificate.</i></p>	<p>96. Size of Kitchen:- (i) The area of the kitchen shall be not less than 5.5 sq.mt. with a minimum width of 1.8 mt. but in a two room tenement the minimum area of the room to be used as kitchen shall be 7.5sq.mt. with minimum width of 2.1m. (ii) In the case of special housing scheme, put-up by public agencies for low income group and economically weaker section of the society, no provision for kitchen shall be necessary. In the case of double room tenements, the size of a kitchen shall be not less than 4.0sq.mt. with a minimum width of 1.5m.</p>	<p>4.</p>

5.	<p>111. Size of Store Room:- The area of store room, if provided in a residential building, shall not be more than 3 sq.mt.</p>	<p>111. Size of Store Room:- <i>To be deleted.</i></p>	<p>111. Size of Room:- Deleted.</p>
6.	<p>127. Lighting and Ventilation of Rooms. (i) Adequacy and manner of provision- All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have. (a) one or more apertures, excluding doors, with area not less than one-sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation. However, a staircase shall be deemed to the adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 sq.m. per landing on the external wall. (b) an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m. For any bathroom, water closet of store. (c) all the walls, containing the opening for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-</p>	<p>127. Lighting and Ventilation of Rooms. (i) Adequacy and manner of provision- All parts of any room shall be adequately lighted and ventilated. For this purpose every room shall have. (a) one or more apertures, excluding doors, with area not less than one-sixth of the floor area of the room, with no part of any habitable room being more than 7.5 m. away from the source of light and ventilation. However, a staircase shall be deemed to the adequately lighted and ventilated, if it has one or more openings their area taken together measuring not less than 1 sq.m. per landing on the external wall. (b) an opening with a minimum area of 1 sq.m. in any habitable room including a kitchen, and 0.3 sq.m. with one dimension of 0.3 m. For any bathroom, water closet of store. (c) all the walls, containing the opening for light and ventilation fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m. in width provided that a room meant for non-residential user shall be considered as adequately lighted and ventilated if its depth</p>	<p>Rule No. 127 is Shifted below the Rule No. 94</p>

<p>residential user shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.</p> <p>(ii) Artificial ventilation shaft-(permissible only in congested area) – A bathroom, water closet, staircase or store may about on the ventilation shaft, the size of which shall not be less than the values given below-</p>	<table border="1"> <thead> <tr> <th>Height of Buildings</th> <th>Cross-section of Ventilation shaft in sq.m.</th> <th>Side of in shaft in m.</th> </tr> </thead> <tbody> <tr> <td>upto 12</td> <td>2.8</td> <td>1.2</td> </tr> <tr> <td>upto 18</td> <td>4.0</td> <td>1.5</td> </tr> <tr> <td>upto 24</td> <td>5.4</td> <td>1.8</td> </tr> <tr> <td>upto 30</td> <td>8</td> <td>2.4</td> </tr> <tr> <td>Above 30</td> <td>9</td> <td>3</td> </tr> </tbody> </table>	Height of Buildings	Cross-section of Ventilation shaft in sq.m.	Side of in shaft in m.	upto 12	2.8	1.2	upto 18	4.0	1.5	upto 24	5.4	1.8	upto 30	8	2.4	Above 30	9	3	<p>from the side abutting the required open space does not exceed 12 m.</p>	<p>(ii) Artificial ventilation shaft-(permissible only in congested area) – A bathroom, water closet, staircase or store may about on the ventilation shaft, the size of which shall not be less than the values given below-</p>	<table border="1"> <thead> <tr> <th>Height of Buildings</th> <th>Cross-section of Ventilation shaft in sq.m.</th> <th>Side of in shaft in m.</th> </tr> </thead> <tbody> <tr> <td>upto 12</td> <td>2.8</td> <td>1.2</td> </tr> <tr> <td>upto 18</td> <td>4.0</td> <td>1.5</td> </tr> <tr> <td>upto 24</td> <td>5.4</td> <td>1.8</td> </tr> <tr> <td>upto 30</td> <td>8</td> <td>2.4</td> </tr> <tr> <td>Above 30</td> <td>9</td> <td>3</td> </tr> </tbody> </table>	Height of Buildings	Cross-section of Ventilation shaft in sq.m.	Side of in shaft in m.	upto 12	2.8	1.2	upto 18	4.0	1.5	upto 24	5.4	1.8	upto 30	8	2.4	Above 30	9	3
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Above 30	9	3																	
<p>*For building above 30 m. mechanical, ventilation system shall be installed besides the provisions of minimum ventilation shaft.</p> <p>In such ventilation shafts, mechanical ventilation system shall be installed.</p> <p>Further, such ventilation shaft shall be adequately accessible for maintenance.</p> <p>(iii) Artificial Lighting and Mechanical Ventilation- Where lighting and ventilation requirements are not met through day-</p>																			

	<p>lighting and natural ventilation in accordance with the provisions of Part VIII, Building Service Section I, Lighting and Ventilation, National Building Code. (iv) In any residential hotel where toilets are provided with a mechanical ventilation system, the size of the ventilation shaft prescribed in this Regulation may be suitably relaxed by the Commissioner.</p>	<p><i>certification from licentiate Structural Engineer and Architect regarding adherence to the (i), (ii) and (iii) above. For any violation the concerned Architect and Structural Engineer as well as the occupier shall be held responsible.</i></p>	
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By order and in the name of the Governor of Maharashtra,

ASHOK K. KHANDEKAR,
Section Officer.

नगरविकास विभाग

४था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२
दिनांक २७ मार्च २०१८

अधिसूचना**महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.**

क्रमांक टीपीएस. १२१७/३५९६/प्र.क्र. ३६/१८/नवि-१२.—
ज्याअर्थी, भिवंडी-निजामपूर शहर महानगरपालिकेची (यापुढे ज्याचा उल्लेख “ उक्त महानगरपालिका ” असा करण्यात आला आहे.) सुधारित विकास योजना त्याच्या विकास नियंत्रण नियमावलीसह (यापुढे ज्याचा उल्लेख “ उक्त विकास नियंत्रण नियमावली ” असा करण्यात आला आहे.) महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आला आहे.) च्या कलम ३१(१) अन्वये शासन नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस-१२९९/३३१/प्र.क्र. ४५/९९/नवि-१२, दिनांक ३० मार्च २००१ आणि टीपीएस-१२९९/३३१/प्र.क्र. ४५/९९/नवि-१२, दिनांक ८ जुलै २००३ (यापुढे ज्याचा उल्लेख “ उक्त अधिसूचना ” असा करण्यात आला आहे.) अन्वये मंजूर झाली असून ती अनुक्रमे दिनांक १ मे २००१ व दिनांक १४ ऑगस्ट २००३ पासून अंमलात आली आहे ;

आणि ज्याअर्थी, उक्त महानगरपालिकेच्या उक्त विकास नियंत्रण नियमावलीच्या विनियम क्र. २ मध्ये Definitions of Terms and Expressions नमूद केलेल्या आहेत ;

आणि ज्याअर्थी, उक्त महानगरपालिकेच्या उक्त विकास नियंत्रण नियमावलीमध्ये दाटीवाटीच्या क्षेत्रासाठी निव्वळ रहिवास आर-१ व रहिवास आर-२ झोनची व्याख्या स्वतंत्रपणे दिलेली नाही ;

आणि ज्याअर्थी, उक्त महानगरपालिकेने उक्त अधिनियमातील कलम ३७(१) अन्वयेची सर्व वैधानिक कार्यवाही पूर्ण करून उक्त विकास नियंत्रण नियमावलीच्या विनियम क्र. २ मध्ये खालीलप्रमाणेच्या नवीन व्याख्या समाविष्ट करण्याचा फेरबदल प्रस्ताव शासनाच्या मान्यतेसाठी दिनांक ८ सप्टेंबर २०१७ च्या पत्रान्वये सादर केला आहे. (यापुढे ज्याचा उल्लेख “ प्रस्तावित फेरबदल ” असा करण्यात आला आहे.) ;

Regulation No. 2.— New Defination (Applicable to Congested Area).—

(1) Purely Residential Zone-R-1.— Plot abutting on roads below 12.00 mtr. width in non-congested area and below 9 mtr. width in congested area.

(2) Residential Zone-R-2.— Residential Plots abutting on roads having width 12.00 mtr. and above in non-congested area and 9.00 mtr. and above in congested area.

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ चे पोट-कलम (२) अन्वये व त्या अनुषंगाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन प्रस्तावित फेरबदल मंजूर करीत आहे आणि त्यासाठी उक्त विकास नियंत्रण नियमावली मंजूरीच्या दिनांक ३० मार्च २००१ रोजीच्या अधिसूचनेतील फेरबदलाच्या अनुसूचिमध्ये शेवटच्या नोंदीनंतर खालील नवीन नोंद समाविष्ट करण्यात येत आहे ;

नोंद

“ भिवंडी-निजामपूर शहर महानगरपालिकेच्या मंजूर विकास नियंत्रण नियमावलीतील विनियम क्र. २ मध्ये अ. क्र. ११४ नंतर खालीलप्रमाणे नवीन व्याख्या समाविष्ट करण्यात येत आहेत. ”

Regulation No. 2 New Defination.—

(115) Purely Residential Zone-R-1.— Plot abutting on roads below 12.00 mtr. width in non-congested area and 9 mtr. width in congested area.

(116) Residential Zone-R-2.— Residential Plot abutting on road having width 12.00 mtr. and above in non-congested area and 9.00 mtr. and above in congested area.

२. सदरचा मंजूर फेरबदल ही अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल.

३. सदर मंजूर फेरबदल नागरिकांच्या अवलोकनार्थ कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी खालील नमूद कार्यालयामध्ये एक महिन्याच्या कालावधीकरिता उपलब्ध राहिल :—

(१) आयुक्त, भिवंडी-निजामपूर शहर महानगरपालिका, भिवंडी.

(२) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, बेलापूर, नवी मुंबई.

(३) सहायक संचालक, नगररचना, ठाणे शाखा, ठाणे.

४. सदर अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in या वेबसाईटवर प्रसिद्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अशोक का. खांडेकर,
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 27th March 2018.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1217/3596/C.R.36/18/UD-12.— Whereas, the Revised Development Plan of the Bhiwandi-Nizampur City Municipal Corporation (hereinafter referred to as “ the said Municipal Corporation ”) alongwith its Development Control Regulations (hereinafter referred to as “ the said Development Control Regulations ”) has been sanctioned by the Government in the Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as “ the said Act ”) *vide* Notification No. TPS-1299/331/C.R.45/99/UD-12, dated the 30th March, 2001 and No.TPS-1299/331/C.R.45/99/UD-12, dated the 8th July 2003 (hereinafter referred to as “the said Notification”) and has come into force with effect from 1st May 2001 and 14th August 2003 respectively ;

And whereas, the definations of terms and Expressions are given in the Regulation No. 2 of the said Development Control Regulations of the said Municipal Corporation ;

And whereas, the definations of Purely Residential Zone-R1, Residential Zone-R2 for the congested area is not given in the said Development Control Regulations ;

And whereas, the said Municipal Corporation after following all the legal procedure under section 37(1) of the said Act, has submitted a proposal to the Government for sanction so as to incorporate the following new definations in the Regulation No.2 of the said Development Control Regulations *vide* letter dated 8th September 2017 ;

Regulation No. 2—New defination (Applicable to Congested Area) :

(1) purely Residential Zone-R-1— Plot abutting on roads below 12.00 mtr. width in non-congested area and below 9 mtr. width in congested area.

Residential Zone-R-2— Residential plots abutting on roads having width 12-00 mtr. and above in non-congested area and 9.00 mtr. and above in congested area. (hereinafter referred to as “ Proposed Modification ”).

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that it is necessary to sanction the Proposed Modification ;

Now therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, the State Government hereby sanctions the Proposed Modification as described below : -

“ In the Schedule of Modifications appended with the said Notification dated 30th March 2001, after the last entry, the following new entry shall be inserted *viz* :—

Entry

“ In the Regulation No. 2 of the sanctioned Development Control Regulations for the Bhiwandi-Nizampur City Municipal Corporation, after the Sr. No. 114 following new defmations are added.—

Regulation No. 2-New Defination.—

(115) **Purely Residential Zone-R-1** :— Plot abutting on roads below 12.00 mtr. width in non-congested area and 9 mtr. width in congested area.

(116) **Residential Zone-R-2** :— Residential plots abutting on road having width 12.0 mtr. and above in non-congested area and 9.00 mtr. and above in congested area.”

2. The date of publication of this notification in the *Maharashtra Government Gazette* is fixed as the date of coming into force of this sanctioned modification.

3. This sanctioned Notification shall be kept open for inspection by the general public during office hours on all working days at the following offices for a period of one month :—

(1) The Commissioner, Bhiwandi-Nizampur City Municipal Corporation, Bhiwandi.

(2) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

(3) The Asst. Director of Town Planning, Thane Branch, Thane.

4. This notification shall also be published on the Government Website at www.maharashtra.gov.in

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

ASHOK K. KHANDEKAR,
Section Officer.

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक ३१ मार्च २०१८

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस. १२१५/१३३७/प्र.क्र. १००/१५/(भाग-१)/नवि-१२.— ज्याअर्थी, पालघर शहराची प्रारूप विकास योजना महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आला आहे.) चे कलम ३१ चे उप-कलम (१) अन्वये शासनाने नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस-१२१५/१३३७/प्र.क्र. १००/१५/नवि-१२, दिनांक २ सप्टेंबर २०१६ अन्वये मंजूर केली असून ती दिनांक २३ डिसेंबर, २०१६ पासून (राजपत्रामध्ये प्रसिद्धीच्या दिनांकापासून एक महिन्यानंतर) अंमलात आली आहे. (यापुढे जिचा उल्लेख “ उक्त विकास योजना ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, शासनाने उक्त विकास योजनेतील सारभूत स्वरूपाचे बदल उक्त अधिनियमाच्या कलम ३१ चे उप-कलम (१) अन्वये सूचना/हरकती मागविण्यासाठी नगरविकास विभागाची सूचना क्रमांक टीपीएस-१२१५/१३३७/प्र.क्र. १००/१५/(भाग-१) नवि-१२, दिनांक २ सप्टेंबर, २०१६ (यापुढे जिचा उल्लेख “ उक्त सूचना ” असा करण्यात आला आहे.) अन्वये महाराष्ट्र शासनाच्या राजपत्रामध्ये प्रसिद्ध केली. उक्त सूचना दिनांक १७-२३ नोव्हेंबर, २०१६ रोजीच्या महाराष्ट्र शासन राजपत्रामध्ये प्रसिद्ध झाली आहे. उक्त सूचना दिनांक २ डिसेंबर, २०१६ रोजी “ दै फ्रि प्रेस जर्नल ” या इंग्रजी वर्तमानपत्रात व “ दै. पूण्य नगरी ” या मराठी वर्तमानपत्रामध्ये प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, सारभूत स्वरूपाच्या बदलाबाबतच्या प्राप्त झालेल्या हरकतदार/सुचनादारांना सुनावणी देऊन अहवाल सादर करण्यासाठी शासनाने उक्त अधिनियमाच्या कलम ३१(२) अन्वये सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई (यापुढे ज्याचा उल्लेख “ नियुक्त अधिकारी ” असा करण्यात आला आहे) यांची नियुक्ती केली होती. आणि नियुक्त अधिकारी यांनी त्यांचेकडे प्राप्त सूचना/हरकतीचा विचार करून शासनास अहवाल सादर केलेला होता ;

आणि ज्याअर्थी, पालघर नगरपरिषदेकरिता स्वतंत्र इमारतीची आवश्यकता विचारात घेऊन व आवश्यक ती चौकशी करून महाराष्ट्र शासनाने सूचना क्रमांक टीपीएस-१२१५/१३३७/प्र.क्र. १००/१५/(भाग-१)/नवि-१२, दिनांक २ सप्टेंबर २०१६ अन्वये प्रसिद्ध केलेल्या सुचनेतील फक्त ई.पी. क्र. ३६ मधील सदर सारभूत फेरबदल शासनाने प्रसिद्ध केल्यानुसार तातडीने मंजूर करण्यास हरकत नाही, असे राज्य शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) नुसार प्रदत्त अधिकाराचा वापर करून महाराष्ट्र शासन याद्वारे :-

(अ) सारभूत बदल क्र. ३६ खालील अनुसूचीमध्ये नमूद केल्यानुसार मंजूर करित आहे.

(ब) सदर अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल.

अनुसूची

E.P. No.	Sector No.	Site No./Site Name	Modification proposed by Government under section 31(1) as published in Notice No. TPS-1215/1337/ CR-100/15/(Part-I)/ UD-12, dated 2nd September 2016	Details of E.P. sanctioned by Government u/s 31(1)
(1)	(2)	(3)	(4)	(5)
36	2	Site No. 112 'Municipal Vegetable Market'	The area admeasuring 0.30 Hectare out of this Site No. 112 is proposed to be reserved for 'Municipal Market' as Site No. 112A and the remaining 0.35 Hectare area is proposed to be reserved for " Municipal Office " as site No. 112B as shown on plan.	Sanctioned as proposed by Government.

२. सदर आदेश विभागाच्या www.maharashtra.gov.in कायदे व नियम या वेबसाईटवर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अशोक का. खांडेकर,
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumabi 400 032, dated the 31st March 2018.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1215/1337/CR-100/15/(Part-1)/UD-12.— Whereas, in accordance with sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) the Government of Maharashtra has sanctioned a part of the Development Plan for the area within the limits of Palghar Municipal Council (hereinafter referred to as “ the said Development Plan ”) *vide* Notification No. TPS/1215/1337/CR-100/15/UD-12, dated 2nd September 2016, which came into force from 23rd December 2016. (one month later the date of publication in *Maharashtra Government Gazette*);

And whereas, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act, Government of Maharashtra published a notice bearing No. TPS.1215/1337/CR-100/15/(Part-1)/UD-12, dated 2nd September 2016 in *Maharashtra Government Gazette* (hereinafter referred to as “the said Notice ”) there by inviting suggestions and objections from person/persons in respect of modifications of substantial nature. The said notice was published in *Maharashtra Government Gazette* dated 17-23 November 2016. The said notice was published in English newspaper ‘The Free Press Journal’ and Marathi newspaper “ Daily Punya Nagari ” on 2nd December 2016 for inviting suggestions and objections;

And whereas, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act, Government of Maharashtra published a notice bearing No. TPS. 1215/1337/CR-100/15/(part-1)/UD-12, dated 2nd September 2016 in *Maharashtra Government Gazette* (hereinafter referred to as “the said Notice”) thereby inviting suggestions and objections from person/persons in respect of modifications of substantial nature. The said notice was published in *Maharashtra Government Gazette*, dated 17-23 November, 2016. The said notice was published in English newspaper ‘ The Free Press Journal’ and Marathi newspaper “ Daily Punya Nagari ” on 2nd December 2016 for inviting suggestions and objections ;

And whereas, the Joint Director of Town Planning Konkan Division (hereinafter referred to as “ the said Officer ”) Konkan Bhavan, 3rd Floor, CBD-Belapur, Navi Mumbai was appointed as officer under section 31(2) of the said Act by the the State Government to hear the objections/suggestion received from general public and to submit his report in respect of the modifications of substantial nature to Government and accordingly the said Officer has submitted his report to the Government ;

And whereas, after considering the necessity of separate building for Palghar Municipal Council and making necessary inquiries, the Government of Maharashtra is of the opinion that Ep. No. 36 Shall be sanctioned as proposed by the State Government in the said Notice on priority ;

Now therefore, in exercise of the powers conferred by the sub-section (1) of section 31 of the said Act the Government of Maharashtra hereby —

(a) sanctions the EP-36 as mentioned in schedule below.

(b) This Notification shall come into force from the date of publication of this notification in the *Government Gazette*.

Schedule

E.P. No.	Sector No.	Site No/Site Name	Modification proposed by Government under section 31(1) as published in Notice No. TPS-1215/1337/CR-100/15/(Part-1) UD-12, dated 2nd September 2016	Details of E.P. sanctioned by Government u/s. 31(1)
(1)	(2)	(3)	(4)	(5)
36	2	Site No. 112 'Municipal Vegetable Market'	The area admeasuring 0.30 Hectare out of this Site No. 112 is proposed to be reserved for 'Municipal Market' as Site No. 112A and the remaining 0.35 Hectare area is proposed to be reserved for 'Municipal Office' as site No. 112B as shown on plan.	Sanctioned as proposed by Government.

2. This notification shall also be published on the Government Website at www.maharashtra.gov.in (*Act and Rules*).

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

ASHOK K. KHANDEKAR,
Section Officer.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumabi 400 032, dated 3rd April 2018.

NOTIFICATION

No. TPB 4313/868/CR-120/2013/UD-11.— Whereas, the Development Plan of K(West) Ward of Greater Mumbai (hereinafter referred to as “ the said Plan ”) has been sanctioned by the Government *vide* Urban Development Department’s Notification No. 4392/5840/UD-11(RDP), dated 19th March, 1993, under section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) to come into force with effect from 4th May, 1993 ;

And whereas, the land bearing CTS No. 866, S.No. 111-A/B/C village Ambivali, Taluka Andheri admeasuring about 13.8 Ha. was reserved for (i) Sewerage Plant (Site No. 580) (ii) Recreational Ground (Site No.205) (iii) Housing for Dishoused (Site No.549) (iv) Government Staff Quarters (Site No. 535) (v) Retail Market (Site No. 476) and (vi) 13.40 mt. wide Access Road (hereinafter referred to as “ the said lands ”);

And whereas, the proposal for implementation of rail-based Mass Rapid Transit System (MRTS) along Versova-Andheri-Ghatkopar corridor through Public Private Participation (PPP) has been approved by the Govt. for the purpose of which Government has appointed Mumbai Metropolitan Region Development Authority (MMRDA) as a ‘ Project Implementing Agency ’ ;

And whereas, the Mumbai Metropolitan Region Development Authority (hereinafter referred to as “ MMRDA ”) *vide* letter No. T/MMRDA/MRTS/2004, dated 12th January 2005 had requested Government to earmark the said land for MRTS Car Depot/ Workshop and Allied Activities and Commercial use for Versova-Andheri-Ghatkopar Corridor which is identified as a part of Priority-1 corridor of Mumbai Metro Master Plan ;

And whereas, after considering the request of the MMRDA, the State Government had sanctioned modification to the said Plan to reserve the said lands for MRTS Car Depot/Workshop and Allied Activities and Commercial use, *vide* Notification No. TPB. 4304/1430/CR-15/05/UD-11, dated 12th July 2005 (hereinafter referred to as “ the said Notification ”) with condition that the buffer zone of 30mt. width shall be kept around the periphery of the said lands so as to avoid noise pollution and only tree plantation shall be allowed in this buffer zone ;

And whereas, the State Government in Urban Development Department had issued directives under Section 37(1) along with Section 154 *vide* No. TPB. 4308/674/CR-146/08/UD-11, dated 17th July 2008 and brought into force a new regulation for development of MRTS Car Depot/Workshop and Allied Activities and Commercial use, based on principles/concept of accommodation reservation to make 75% of the land available for MRTS Car Depot/Workshop and allied uses and allow the entire potential of land to be developed on the remaining 25% of the land in owner’s possession and accordingly issued Notification in this respect under Section 37(2) of the Act, *vide* No. TPB. 4312/223/CR-29/2013/UD-11, dated 28th April 2015 ;

And whereas, the State Government in Urban Development had issued guidelines to reduce noise from existing and proposed elevated roads, flyovers and elevated rail corridors, in which use of installation of noise barriers is recommended *vide* circular No. TPB. 4308/4011/CR-343/08/UD-11, dated 3rd December 2008, which has been revised *vide* order No. TPB. 4312/208/CR-20/2013/UD-11, dated 26th October 2015 ;

And whereas, the Metropolitan Commissioner, MMRDA *vide* letter dated 8th April 2008 and 5th July 2013 has requested to the State Government that MRTS activities are environment friendly and will not create any noise or environmental pollution, the buffer zone of 30 mt. around periphery to be deleted so as to accommodate the MRTS as per technical and safety requirements in the available land and submitted a letter dated 2nd September 2013 from Central Road Research Institute, New Delhi stating that tree plantation is not a scientific option for reduction of noise levels ;

And whereas, in view of the facts and circumstances mentioned above Government was of opinion that the condition of the buffer zone of 30 mt. around periphery of reservation of MRTS Car Depot/ Workshop and Allied Activities and Commercial use imposed by the said Notification be amended ;

And whereas, considering the above facts, in the public interest it was necessary to urgently carry out suitable modification to the said Plan, the State Government, in exercise of the powers conferred under sub-section (1AA) of Section 37 of the said Act, had issued Notice of even No. dated 1st February 2016 for inviting suggestions/objections from general public with regard to the proposed modification in respect of buffer zone of 30 mt. around periphery of reservation of MRTS Car Depot/Workshop and Allied Activities and Commercial (hereinafter referred to as “ the proposed modification ”), proposed in the Schedule of the said Notice and appointed the Deputy Director of Town Planning, Greater Mumbai as the officer (hereinafter referred to as “ the said Officer ”) to submit a report on the suggestions/objections received in respect of the proposed modification to the Government after giving hearing to the concerned persons and the Planning Authority ;

And whereas, the Notice of even No. dated 1st February 2016, was published in *Maharashtra Government Gazette* dated the 18th-24th February 2016 (hereinafter referred to as “ the *Official Gazette* ”);

And whereas, the said Officer has submitted his Report *vide* letter dated 12th January 2017, through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under Section 37(1AA) of the said Act ;

And whereas, after considering the Report of the said Officer, and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned with some changes.

Now therefore, in exercise of the powers conferred upon it under Section 37(1AA)(c) of the said Act, the Government hereby :—

(A) Sanctions the said proposed modification as more specifically described below.

(B) Fixes the date of publication of this Notification in the *Official Gazette*, as the date of coming into force of this modification.

(C) Directs the Municipal Corporation of Greater Mumbai that, in the Schedule of Modifications sanctioning the said Development Plan, after the last entry, the Schedule appended hereunder shall be added.

Sanctioned Modification

The condition mentioned at Sr. No.(B) in the Notification No. TPB. 4304/1430/CR-15/05/UD-11, dated 12th July 2005 in respect of sanctioned modification to the Sanctioned Revised Development Plan of K (West) ward of Gr. Mumbai is replaced as follows :—

Existing Condition	Proposed Condition
Buffer Zone of 30mt. width shall be kept around the periphery of the said land so as to avoid noise pollution and only tree plantation shall be allowed in this buffer zone.	The MMRDA shall provide necessary noise abatements measures to reduce noise pollution at their own cost and all along the periphery of MRTS Car Depot. Certificate to that effect shall be obtained from Maharashtra Pollution Control Board

This notice shall also be available on the Government of Maharashtra Website at www.maharashtra.gov.in

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

PRADEEP GOHIL,

Under Secretary to Government.