

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई क्षेत्राच्या सुधारित प्रारूप विकास योजना-२०३४ ला  
अंतिम मंजूरी देताना शासनाने मंजूरीतून वगळलेल्या सारभूत  
स्वरूपाचे फेरबदल (ई.पी.) (EP PS-69 & RN81) संदर्भात  
उक्त अधिनियमाचे कलम ३१(१) अन्वये मंजूरी

## महाराष्ट्र शासन

### नगर विकास विभाग

क्रमांक :- टिपीबी-४३१७/६२९/प्र.क्र.११८(IV)/२०१७ /ई.पी./नवि-११

मंत्रालय, मुंबई : ४०० ०२१,

दिनांक :- २५ जानेवारी, २०१९.

शासन निर्णय : सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात  
यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



( संजय बाणाईत )

उप सचिव, महाराष्ट्र शासन

प्रत :-

- (१) मा. मुख्यमंत्री यांचे प्रधान सचिव.
- (२) मा. राज्यमंत्री ( नगर विकास ) यांचे स्वीय सहाय्यक.

प्रति,

- (१) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
- (२) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (३) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्साइटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
- (४) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

( त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे  
असाधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी २५ प्रती १)नगर विकास  
विभाग नवि-११), मंत्रालय, मुंबई २) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई ३) संचालक,  
नगर रचना, महाराष्ट्र राज्य, पुणे व ४) उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात  
याव्यात.)

- (५) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची अधिसूचना  
विभागाच्या वेबसाईटवर प्रसिध्द करावी.
- (६) निवड नस्ती (नवि-११)

**Maharashtra Regional and  
Town Planning Act, 1966**

**Sanction under Section 31(1) to the  
Excluded Part of E.P. No. ( PS-69, RN81)  
of Development Plan-2034, for Greater  
Mumbai.**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400 032.  
Date :- 25<sup>th</sup> January, 2019**

**NOTIFICATION**

**No. TPB-4317/629/CR-118(IV)/2017/EP/UD-11**

Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for jurisdiction of Greater Mumbai (hereinafter referred to as “the said Corporation “) as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter refer as “the said Act”).

And whereas, in accordance with Sub-Section (1) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the Draft Development Plan (Part)-2034 of Greater Mumbai in K/E, S,G/S Ward vide Notification No. TPB- 4317/629/CR-118/2017/UD-11, dated 9th November 2017 and Notification No. TPB- 4317/778/CR-267/2017/UD-11, dated 7th February, 2018;

And whereas, in accordance with provisions of sub Section (1) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the remaining part of the Draft Development Plan-2034 alongwith Development Control and Promotion Regulations-2034 of Greater Mumbai with modification shown in SCHEDULE-A appended to the Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 excluding the substantial Modification as shown in SCHEDULE-B appended thereto read with corrigendum and Addendum of even number dated 22/06/2018 and dated 29/06/2018 to the said Notification;

And whereas, the Government of Maharashtra has sanctioned a part of the said Draft Development Plan, while excluding substantial modifications which were published as EP for inviting objections and / or suggestions from the general public vide Notice No. TPB-4317/629/CR-118/2017/EP/UD-11, Dt. 08/05/2018 read with corrigendum of even number dated 22/06/2018 and dated 29/06/2018 to the said Notice. And whereas said Notice dated 08/05/2018 was published in the Maharashtra Government Gazette, Konkan Division Supplement dated 17-23 May, 2018 and corrigendum of even number dated 22/06/2018 and dated 29/06/2018 were published in the Maharashtra Government Gazette, Konkan Division Supplement dated 30<sup>th</sup> June, 2018;



And whereas, the Deputy Director of Town Planning, Greater Mumbai is appointed as an "Officer" to give hearings and submit his report to the Government on the objections/suggestions received by him, as per said Notice;

And whereas, the said Officer after giving hearing in respect of the objections and / or suggestions received from the general public, on the said Excluded Part and has submitted his report to the Government vide his letter dated 30/10/2018 and dt.4/12/2018 for certain EP which are of public importance and required to be sanctioned at the earliest and whereas, the Director of Town Planning, Maharashtra State, Pune vide his letter dated 2/11/2018 and dt 6/12/2018 has also submitted his report on the aforesaid report of the said Officer;

And whereas, the State Government is of the opinion that the Excluded part of certain EP shown in SCHEDULE-A appended hereto which are of public importance needs to be sanctioned at the earliest.

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra, after consulting the Director of Town Planning, Maharashtra State, Pune hereby:-

- (1) (a) Sanctions the said Excluded Part No- **EP PS-69** and **RN81** of the said Development Plan-2034 for Greater Mumbai, as more precisely specified in Schedule- A appended hereto.
- (b) Fixes the date after one month of the publication of this notification in the Maharashtra Government Gazette to be the date on which the said Excluded Parts as described in the Schedule-A shall come into force.
- (2) Copy of the Plan showing the aforesaid Excluded Part as sanctioned by the State Government shall be kept open for inspection by the general public, during working hours for a period of one year in the office of the Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai on all working days.

This Notification shall also be available on the Govt. of Maharashtra website : [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम)

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



( Pradeep Gohil )

Under Secretary to Government.

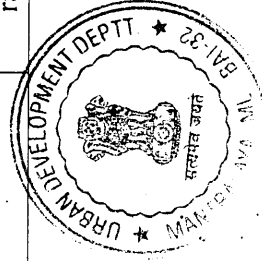
**SCHEDULE-A**

(Appended to Government in Urban Development Department's Notification No. TPB-4317/629/CR-

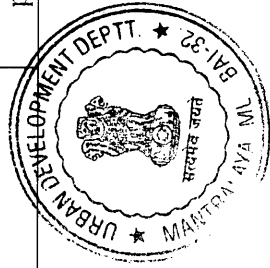
118(IV)/2017/EP/UD-11, Dated - 25<sup>th</sup> January, 2019)

**Schedule of Substantial Modifications Sanctioned by the Government under Section 31(I) of the Maharashtra Regional and Town Planning Act, 1966 in respect of Development Plan-2034 for Greater Mumbai.**

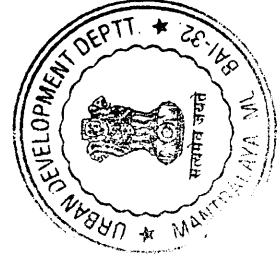
Exclude Part No. (EP)	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1	2	3	4	5	6	7
EP-PS69	MPS90		NIDZ	1) Aarey colony is marked as Green Zone since it is predominantly large accessible green area after maintaining designations of SRDP 1991. Some portion have been reserved for (RSA4.8) Cemetery, (ROS2.3) Zoo, (RR2.1) Rehabilitation and Resettlement & (RT3.1) Metro/Mono rail car shed.	Modification u/s 30 is proposed to be sanctioned with following changes : Designation of DSA 7.1 (Film studio ) is proposed to be shown on CTS No. 594 of Village Kondivita and the said land is proposed to be included in Industrial Zone.	Sanctioned as proposed with following changes : The Reservation of Rehabilitation and Resettlement (RR 2.1) is nomenclated as Rehabilitation and Resettlement (RR2.1) of Sanjay Gandhi National Park (SGNP) oustees and Adivasi Pada Placing it in Residential Zone.



Exclude d Part No. (EP)	Modifi cation No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966...	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
				<p>2) Reservation of Metro/Mono rail car shed (RT3.1) shown on CTS 1627 (pt.) of Aarey Village (Royal Palm area) is deleted and included in Green Zone.</p> <p>3) Zone of Electric &amp; Transmission &amp; Distribution Facility (DPU5.2+) designation is changed to Commercial Zone.</p> <p>4) Reservation of Rehabilitation &amp; Resettlement (RR2.1) is deleted and the area is earmarked for "Rehabilitation &amp; Resettlement of Adivasi Pada" by placing it in R-/one</p>		



Excluded Part No. (EP)	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
EP-RN81		WS 69	NDZ	SDZ II	<p>The New Reservations of RT 3.1 (Metro/Mono Car shed), RR2.1 (Rehabilitation &amp; Resettlement) are proposed to be shown &amp; rest of the area is proposed to be included in green zone as shown on plan.</p>	<p>Sanctioned as proposed with following changes :</p> <ol style="list-style-type: none"> <li>1) The new Reservation of RT 3.1 (Metro/ Mono Car shed) is already covered in EP PS-69 therefore deleted from this EP.</li> <li>2) The Reservation of RR 2.1 Rehabilitation and Resettlement is nomenclated as RR 2.1 Rehabilitation &amp; Resettlement of Aarey Colony encroachers.</li> <li>3) This EP RN 81 is renumbered as EP PS-93 as this is situated in 'P' south ward.</li> </ol>



*(Signature)*

( Pradeep Gohil )  
Under Secretary to Government.

**महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६**

बृहन्मुंबई क्षेत्राच्या सुधारित प्रारूप विकास योजना-२०३४ ला अंतिम मंजूरी देताना शासनाने मंजूरीतून वगळलेल्या सारभूत स्वरूपाचे फेरबदल (ई.पी.) (EP PS-69 & RN81) संदर्भात उक्त अधिनियमाचे कलम ३१(१) अन्वये मंजूरी

**महाराष्ट्र शासन**

**नगर विकास विभाग**

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक :- २५ जानेवारी, २०१९.

**अधिसूचना**

**क्रमांक :- टिपीबी-४३१७/६२९/प्र.क्र.११८(IV)/२०१७/ई.पी./नवि-११**

ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख "उक्त अधिनियम" असा करणेत आलेला आहे) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख "उक्त महानगरपालिका" असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे;

आणि ज्याअर्थी उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करुन तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी बृहन्मुंबई प्रारूप विकास योजने संदर्भात सल्लामसलत करुन के/पूर्व,एस व जी/दक्षिण प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना टी.पी.बी/४३१७/प्र.क्र.११८/ २०१७/नवि-११ दिनांक ०९.१०.२०१७ आणि अधिसूचना क्र.टीपीबी/४३१७/७७८/प्र.क्र.२६७/ २०१७/नवि-११ दिनांक ०७.०२.२०१८ अन्वये शासनाने मंजूरी दिली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करुन तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करुन शासनाने मुंबई महानगरपालिका क्षेत्राच्या प्रारूप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली -२०३४ ला शासन अधिसूचना क्र.टीपीबी-४३१७/६२९/ प्र.क्र.११८/ २०१७/विनि/नवि-११, दिनांक ०८/०५/२०१८ सह समक्रमांकाचे दि. २२/०६/२०१८ व दि. २९/०६/२०१८ रोजीचे समक्रमांकाचे शुध्दीपत्रक व पुरकपत्रक अन्वये सदर अधिसूचने सोबतचे परिशिष्ट-ब" मध्ये नमूद केलेले मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे.

आणि ज्याअर्थी, शासनाने प्रारूप विकास योजना-२०३४ ला भागशः मंजूरी देताना मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल ई.पी. संबंधाने सर्वसाधारण जनतेकडून हरकती आणि/ वा सूचना मागविण्यासाठी सूचना क्र.टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/(ई.पी.)/नवि-११, दि. ८/०५/२०१८ सह शुध्दीपत्रक दि. २२/६/२०१८ व दि. २९/०६/२०१८ द्वारे प्रसिध्द करण्यात आली आहे आणि ज्याअर्थी



सदरहु सूचना दि. ८/०५/२०१८ महाराष्ट्र शासनाचे राजपत्र कोकण विभाग पुरवणीमध्ये दि. १७-२३ मे, २०१८ आणि सम क्रमांकाचे शुध्दीपत्रक दि. २२/०६/२०१८ व दि. २९/०६/२०१८ ही शासनाचे राजपत्र कोकण विभाग पुरवणीमध्ये दि. ३० जून, २०१८ रोजी प्रसिध्द करण्यात आली आहे;

आणि ज्याअर्थी उप संचालक, नगररचना, बृहन्मुंबई यांना उक्त सुचनेनुसार प्राप्त होणा-या हरकती / सूचनांना सुनावणी देवून अहवाल सादर करणेसाठी अधिकारी म्हणून नियुक्त केले आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांनी विकास योजना -२०३४ मधील मंजूरीतून वगळलेल्या सारभूत स्वरुपाचे फेरबदल ई.पी. संबंधी जनतेकडून प्राप्त हरकती आणि / वा सूचनादारांना सुनावणी देऊन सार्वजनिक महत्वाचे असलेल्या लवकरात लवकर मंजूर होणे आवश्यक असलेल्या ई.पी. संदर्भात त्यांचेकडील दि. ३०/१०/२०१८ व दि. ४/१२/२०१८ रोजीचे पत्राद्वारे नगररचना संचालनालयामार्फत अहवाल सादर केला आहे. तसेच संचालक, नगर रचना, महाराष्ट्र राज्य पुणे यांनी त्यांचेकडील दि. २/११/२०१८ व दि. ६/१२/२०१८ रोजीचे पत्राद्वारे उक्त अधिकारी यांचे अहवालावर अभिप्राय सादर केले आहेत;

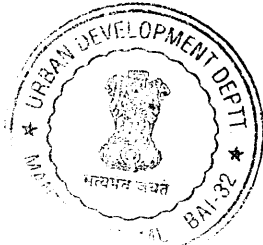
आणि ज्याअर्थी, सार्वजनिक महत्वाचे असलेल्या सोबतचे परिशिष्ट-अ मध्ये नमूद ई.पी. संदर्भात तातडीने मंजूरी देणे गरजेचे आहे, असे शासनाचे मत झाले आहे.

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये प्राप्त अधिकारात आणि त्या अनुषंगाने असलेल्या अधिकारांचा वापर करुन तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करुन शासन याद्वारे :-

- १) अ) सोबतचे परिशिष्ट-अ मध्ये नमूद केलेल्या विकास योजना-२०३४ मधील सदरहु सारभूत स्वरुपाचे बदल -ई.पी. नं EP PS-69 व RN81 ला मान्यता देण्यात येत आहे.  
ब) उक्त परिशिष्ट-अ नुसार मंजूरी दिलेल्या सारभूत स्वरुपाचे बदल (ई.पी.) सदरहु अधिसूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येतील.
- २) विकास योजना-२०३४ मधील शासनाने मंजूर केलेले सारभूत स्वरुपाचे बदल (ई.पी.) मंजूरीची प्रत सर्वसाधारण जनतेच्या निरिक्षणासाठी प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई-४००००१ यांचे कार्यालयात सर्व कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल.

सदर अधिसूचना महाराष्ट्र शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम ) या वेबसाईटवर प्रसिध्द करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



*P. Pradipta*

( प्रदीप गोहिल )

अवर सचिव महाराष्ट्र शासन

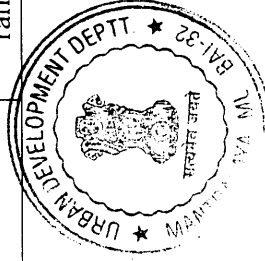


परिशिष्ट - अ

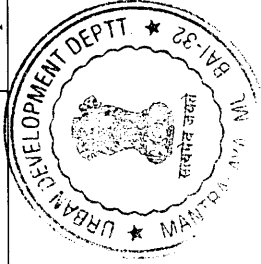
( नगर विकास विभागाकडील अधिसूचना क्रमांक :- टिपीबी ४३१७/६२९/ प्र.क्र. ११८(IV)/२०१७/ई.पी./नवि-११, दिनांक २५ जानेवारी, २०१९ सोबतचे परिशिष्ट )

बृहन्मुंबई विकास योजना-२०३४ च्या मंजूरीमधून वगळलेल्या सारभूत फेरबदलास (ई.पी.) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये मंजूरीचे अधिसूचने सोबतचे परिशिष्ट.

Exclude d Part No. (EP)	Modifi cation No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
1	2	3	4	5	6	7
EP- PS69	MPS90		NDZ	1) Aarey colony is marked as Green Zone since it is predominantly large accessible green area after maintaining designations of SRDP 1991. Some portion have been reserved for (RSA4.8) Cemetery, (ROS2.3) Zoo, (RR2.1) Rehabilitation and Resettlement & (RT3.1) Metro/Mono rail car shed.	Modification u/s 30 is proposed to be sanctioned with following changes : Designation of DSA 7.1 (Film studio ) is proposed to be shown on CTS No. 594 of Village Kondivita and the said land is proposed to be included in Industrial Zone.	Sanctioned as proposed with following changes :  The Reservation of Rehabilitation and Resettlement (RR 2.1) is nomenclated as Rehabilitation and Resettlement (RR2.1) of Sanjay Gandhi National Park (SGNP) oustees and Adivasi Pada Placing it in Residential Zone.



Exclude d Part No. (EP)	Modifi cation No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
				<p>2) Reservation of Metro/Mono rail car shed (RT3.1) shown on CTS 1627 (pt.) of Aarey Village (Royal Palm area) is deleted and included in Green Zone.</p> <p>3) Zone of Electric Transmission &amp; Distribution Facility (DPU5.2+) designation is changed to Commercial Zone.</p> <p>4) Reservation of Rehabilitation &amp; Resettlement (RR2.1) is deleted and the area is earmarked for "Rehabilitation &amp; Resettlement of Adivasi Pada" by placing it in R-Zone</p>		



Excluded Part No. (EP)	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966	Substantial Modification Published by Government Under Section 31 of M.R.&T.P Act. 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act. 1966.
EP-RN81		WS 69	NDZ	SDZ II	<p>The New Reservations of RT 3.1 (Metro/Mono Car shed), RR2.1 (Rehabilitation &amp; Resettlement) are proposed to be shown &amp; rest of the area is proposed to be included in green zone as shown on plan.</p>	<p>Sanctioned as proposed with following changes :</p> <ol style="list-style-type: none"> <li>1) The new Reservation of RT 3.1 (Metro/ Mono Car shed) is already covered in EP PS-69 therefore deleted from this EP.</li> <li>2) The Reservation of RR 2.1 Rehabilitation and Resettlement is nomenclated as RR 2.1 Rehabilitation &amp; Resettlement of Aarey Colony encroachers.</li> <li>3) This EP RN 81 is renumbered as EP PS-93 as this is situated in 'P' south ward.</li> </ol>



*F S dh*  
( प्रदीप गोहिल )

अवर सचिव महाराष्ट्र शासन