



**DEVELOPMENT
CONTROL REGULATIONS
FOR
MUMBAI METROPOLITAN REGION
1999**

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

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CONTROL REGULATIONS
FOR
MUMBAI METROPOLITAN REGION 1999**

(Forming part of the Regional Plan for Mumbai Metropolitan Region Sanctioned under Government Notification Urban Development Department No. TPS-1297/1094/CR-116/97/UD-12 dated 23rd September, 1999)

Planning Division

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Rs. 100/- (Rupees One Hundred Only)

CHAPTER-15

DEVELOPMENT CONTROL REGULATIONS FOR MUMBAI METROPOLITAN REGION, 1999

15.1 Extent and Commencement

15.1.1 These regulations shall be called the Development Control Regulations for Mumbai Metropolitan Region, 1999. (hereinafter referred to as "these Regulations").

15.1.2 *Jurisdiction*

These regulations shall apply to development of any land situated within the Mumbai Metropolitan Region as defined in the Mumbai Metropolitan Region Development Authority (hereinafter referred to as "MMRDA") Act, 1974.

- a) Excluding the areas where Development Plans or Planning Proposals have been prepared and sanctioned.
- b) Notwithstanding the generality of the above, regulations 15.3.3.1 and 15.3.3.2 shall apply to the entire Metropolitan Region.

15.1.3 *Commencement*

These regulations shall come into force on the day of sanctioning of Regional Plan and shall replace the following:

- i) The Development Control Rules contained in the Regional Plan for Bombay Metropolitan Region 1970-1991 sanctioned by the Government by its Notification UD&PHD No. RPB 1173/1136/RPC dated 2nd June, 1973.
- ii) The Development Control Rules contained in the Regional Plan for Bombay Metropolitan Region (extended area) sanctioned by the Government by its Notification UDD No. TPS 1484/2684/UD-5 dated 27th May, 1985.
- iii) The Development Control Rules for Kalyan Complex Notified Area sanctioned by the Government by its Notification No. TPS 1284/1116/CR-90/UD-12 dated 16th October, 1990.
- iv) The Development Control Rules for Vasai-Virar Sub-Region sanctioned by the Government, by its Notification No. TPS-1287/2753/CR-228-87/UD-12 dated 14th May, 1990, as modification to the Development Control Rules contained in the Regional Plan for BMR 1970-91.

15.2 Definitions of Terms and Expressions

15.2.1 The terms and expressions in these regulations shall have a meaning as defined hereinafter:

- a) "Environment Impact Assessment (EIA)" means a statement indicating probable changes in the environment, such as, changes in the air quality, water quality, soil quality, noise levels, vegetation and wild life, landscape quality, land use, vehicular traffic, infrastructure, population, economic activity, etc. which may result from any development either during the course of development being carried out, or thereafter.
- b) "Environmental Management Plan" means a course of action designed to minimise the unavoidable adverse environmental impacts both during the construction and operational phases of the project.
- c) "Floor space index (FSI)" means the ratio of the combined gross floor area of all floors to the gross area of the plot, viz :-

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Gross Plot area}}$$

- d) "N.A. Permission" means a permission granted under Section 44 of the Maharashtra Land Revenue Code, 1966, to use any agricultural land for non-agricultural purpose.
- e) "Organized Development" means development carried out by, or under the overall control of, a single agency in accordance with a proper sub-division plan or layout of buildings with adequate provision of infrastructural facilities, such as, roads, storm water drainage, sewerage, water supply, power supply, etc. as specified by these Regulations, and may involve consolidation of adjoining land parcels into a large plot.
- f) "Outline Development Proposal" means a document consisting of a statement and maps giving particulars of the proposed Organized Development.
- g) "Planning Brief" means a statement by the Planning Authority specifying mandatory and optional planning requirements relating to the land for which Organized Development is proposed.

15.2.2 The terms and expressions other than those defined in Regulation 2.1 shall have the same meaning as in the Maharashtra Regional and Town Planning Act, (hereinafter

referred to as "MR&TP Act") 1966, MMRDA Act, 1974 and the Rules made there under.

15.3 General

15.3.1 No person shall, on or after these Regulations come into force, carry out any development of the types other than those stated under the proviso to Section 43 of the MR&TP Act, 1966, without obtaining permission from

- a) The Planning Authority, including Municipal Corporation, Municipal Council, Special Planning Authority, or New Town Development Authority, or the Collector under whose jurisdiction the land is situated; and
- b) Any other authority including Zilla Parishads, Gram Panchayats, Maharashtra Industrial Development Corporation, Maharashtra Pollution Control Board, Forest Department, Industries Department, etc. under relevant applicable laws.

15.3.2 No authority shall grant a permission or No Objection Certificate (NOC) for any development otherwise than in conformity with these Regulations and the Regional Plan for Mumbai Metropolitan Region, 1996-2011 except in the areas included in the jurisdiction of any Planning Authority, Special Planning Authority or a New Town Development Authority and for which Development Plans or Planning Proposals have been prepared and sanctioned.

15.3.3 No development of the type listed in items (a) to (c) in Regulation 15.3.3.1, and items (a) to (i) in Regulation No. 15.3.3.2 shall be or permitted to be carried out by any person or by any authority without obtaining prior concurrence of the MMRDA. Such concurrence may be given with or without conditions.

15.3.3.1 Any person who intends to carry out any development of the type listed in this Regulation anywhere in the Metropolitan Region shall submit to MMRDA a copy of the application along with the accompanying information for site clearance submitted by him to the Ministry of Environment and Forests in respect of the development proposed.

- a) Mining projects;
- b) Pit Headed Thermal Power Stations;
- c) Hydro-power, major irrigation projects and/or their combination including flood control;
- d) Ports and harbours (excluding minor ports); and
- e) Prospecting and exploration of major minerals in area above 500 ha.

15.3.3.2 Any person who intends to carry out any development of the type listed in this Regulation anywhere in the Metropolitan Region shall submit to MMRDA a copy of

the application for development permission submitted by him to the Planning Authority concerned, along with the information in the form prescribed in Annexure-A.15.1. If the environmental screening based on this information indicates that the proposed development will have significant impact on the environment, the MMRDA may, at its discretion, call upon the applicant to submit an EIA and EMP report for such development.

- a) All projects listed as item (a) to (e) in Regulation 15.3.3.1 where investment is above Rs. 50 crores.
- b) Minor ports and harbours.
- c) Quarrying for stone, murum, and earth, including sand dredging from rivers, creeks and estuaries.
- d) Hotels, tourist resorts, holiday homes, and health farms/centre, amusement parks and motels in G Zone, and Recreational and Tourism Zone on land admeasuring more than 0.4 ha.
- e) Any development of land admeasuring 25 ha. or more, except in U1 Zone
- f) Setting up of a new industrial unit or expansion of an existing one where the investment is Rs.100 Crore or more or the land area is more than 25 ha.
- g) Development of land for industrial purpose in U-2 Zone.
- h) Any development of wetlands including reclamation, bunding etc. for salt pans, fish farms etc.
- i) Film and video shooting sites on land admeasuring 5 ha. or more.
- j) Poultry farms, cattle stables, piggeries, having an investment more than Rs. 1.00 crore.

Note: The EIA report referred to in the foregoing shall be prepared in accordance with the guidelines issued by the Ministry of Environment and Forest (MEF), Govt. of India from time to time.

15.3.4 No construction shall be permitted within 30 m. of the high flood line of the rivers and nallas, except in U-1 and I-Zone, where such construction shall be permitted beyond 15 m. from the defined edge of the water course, subject to the provisions of the sanctioned Coastal Zone Management Plan (CZMP).

15.3.5 No development of any land in zones other than U1 or I zone shall be permitted unless the owner undertakes to provide at his own cost physical and social infrastructural facilities, such as, roads, water supply, sewage disposal system, solid waste collection and disposal system, electricity, recreational open space, playground, school, etc. as, in the opinion of the Planning Authority, may be reasonably required for the development proposed, and provided that the owner also undertakes to maintain these facilities for a reasonable period specified by the Planning Authority. Where the Planning Authority decides to provide and/or maintain any of the aforesaid infrastructural facilities, the owner shall surrender to the Planning Authority or any other agency nominated by it, free-of-cost the land required for such facilities.

15.3.6 Notwithstanding Regulation 15.3.2, the Development Permissions may be granted according to earlier Regional Plans (1973 and 1985) and practices prevailing prior to 15.1.96 in the following cases :

- a) where sale permission for N.A. use has been granted prior to 15.1.1996 provided the development provision is sought for the same use as the one for which sale permission was granted.
- b) where N.A. Permission, layout or sub-division permission and building permission has been granted prior to 15.1.1996. Subsequent revision of layout plan;
- c) building permission on individual plot or plots of layout or subdivision of land approved prior to 15.1.1996, provided the N.A. permission or sale permission in above a, b, and c shall have been lapsed.

Provided that development in villages in G2 Zone as shown in Annexure A.15.6 shall be permitted with concurrence of CIDCO.

15.3.7 All developments existing on or prior to coming into force of these Regulations which are authorised under MR&TP Act, 1966, and Maharashtra Land Revenue Code, 1966, but which are not in conformity with the use provisions of the Regional Plan or these Regulations shall be allowed to continue as if they are in conforming zone and shall also be allowed reasonable expansion within the existing land area and within the FSI limits prescribed by these Regulations.

15.3.8 Notwithstanding anything stated in these Regulations, no development of the land situated in the Coastal Regulation Zone (as defined by para 1 of the Ministry of Environment and Forests (MEF), Govt. of India's notification dated 19th February, 1991, (enclosed as Annexure-A.15.3) issued under the provisions of the Environment (Protection) Act, 1986), or any subsequent amendment thereof from time to time, shall be permitted unless it is in conformity with the said notification and the Coastal Zone Management Plan (CZMP) approved by the MEF.

15.3.9 The Metropolitan Commissioner shall be the final authority for interpretation of the provisions of these regulations in conformity with intent and spirit; and his decision shall be final. In cases of genuine hardship the Metropolitan Commissioner may use his discretion to condone provisions of these Regulations except the provisions related to FSI by recording the reasons.

15.4 Urbanisable Zone-1 (U-1)

15.4.1 The lands in U-1 Zone may be developed for residential, commercial, industrial, warehousing or other urban uses. Such development shall be in conformity with the detailed land use provisions of the Development Plan, Planning Proposals, Town Planning Schemes, Layout proposed as a part of the final Regional Plan 1973 for area

of Wangani and Neral and the related Development Control Regulations as may be enforced by the concerned planning authorities for their respective areas.

15.4.2 The development of lands in U-1 zone for which no Development Plan, Planning Proposal, Town Planning Scheme or Development Control Regulations exists, shall be regulated in accordance with the provisions of Regulation 15.5 stated hereinafter until Development Plan or separate Development Control Regulations are enforced for the area.

15.5 Urbanisable Zone-2 (U-2)

15.5.1 Use Provisions

15.5.1.1 Lands in the U-2 Zone may be used for any of the following purposes, namely,

- a) Residences.
- b) Hotels, tourist resorts, holiday homes, motels and club houses.
- c) Retail shops, wholesale shops, restaurants and banks.
- d) Offices of local authorities, local offices of the Government and public utility concerns, and offices of the professionals and others providing similar services.
- e) Personal service establishments and repair service establishments.
- f) Educational, medical, social or religious institutions, libraries and museums.
- g) Research and development institutes, scientific institutes and laboratories and training institutes.
- h) Warehouses, container parks, truck terminals, vehicle parking areas, garages, petrol pumps, way-bridges, service stations and automobile repair workshops.
- i) Service industries as defined in the standardised Development Control Regulations recommended by the State Government for 'A' class Municipal Councils.
- j) Non-polluting, high-tech, high-value-added industries defined as Schedule-I industries in the Industrial Location Policy for Mumbai Metropolitan Region as a part of the Organised Development on a plot of land admeasuring not less than 10 ha. in area.
- k) Television and broadcasting studios, film studios, art galleries, exhibition centres and convention centres.
- l) Parks, gardens, play-fields, golf-courses, swimming pools, stables, race courses, shooting ranges, amusement parks and theme parks.
- m) Public services and utility establishment, such as water treatment plant, sewage treatment plant, solid waste treatment and disposal facilities, electricity sub-station, gas works, fire brigade, police station, telephone exchange, bus shelters, terminals, depots, etc.
- n) Cemeteries and crematoria.

- o) Roads, bridges, dams, railway lines and related facilities, heliports, jetties, pipelines, electricity transmission lines, communication towers, etc.
- p) Agriculture and allied activities, such as, poultry farms.

15.5.1.2 The land users or activities listed in item (a) to (l) in Regulation 15.5.1.1 shall be permitted only on the plot admeasuring 2000 sq.m. or more, except as a part of the Organised Development or such users or activities.

- i) On land situated in gaothan and 200 m. from the gaothan boundary in U Zones.
- ii) The user or activities in (h), (i), (j) shall be at least 500 m. away from village gaothan boundary or from the boundary of U-1 Zone.
- iii) For activities listed in items (q), (r), (s) & (t) in Regulation No.15.5.1.1 shall be permitted provided that a 30 m. belt of open space is provided around the boundary of the property.
- iv) The users and activities in U Zone or gaothan lands or lands within 200 m. from the gaothan shall be regulated in accordance with regulations prescribed for 'B' and 'C' class Municipal Councils by the State Government.

15.5.2 *Organised Development*

15.5.2.1 The Organised Development may be undertaken by a co-operative society of land owners, a land owner, developer or builder on behalf of a land owner, local authority or any public agency who shall submit to the planning authority or where there is no Planning Authority the Collector of the District, an Outline Development Proposal (ODP) for approval in principle. Such ODP shall indicate (through index map, sketch plan and description) brief particulars of the proposed Organised Development, such as,

- a) Location and area of the land, including particulars of the surrounding development.
- b) Existing and proposed access to sites.
- c) Land uses or activities proposed.
- d) Proposal for provision of basic infrastructure, such as, roads, storm water drainage, water supply, waste disposal facilities, power supply, etc.

15.5.2.2 The Planning Authority or the Collector of the District as the case may be shall consider the ODPs in light of the planning proposals or layouts that may have been prepared or may be under preparation for U-2 Zone and/or in light of the ODPs approved, and Development Permission granted earlier for the development of adjoining lands and other lands in the vicinity. The Planning Authority or the Collector of the District shall either approve the ODP in principle, reject it, or return it for modification in accordance with the specific Planning Brief.

15.5.2.3 Based on the approved ODP, or the Planning Brief referred to in Regulation 15.5.2.2 above, an application for Development Permission for organised development shall be made. Such application shall include the following :

- a) Sub-division of land into plots or layout of buildings and proposed use of plots or buildings.
- b) Existing or proposed roads of the Regional Plan, Development Plan, Planning Proposals or Layout, access road to individual plots and building and parking arrangements.
- c) Recreational open spaces, spaces reserved for social facilities and amenities, such as, shopping centres, schools, community centres, health centres, etc., Utility services, such as, electric sub-station, water tank and pump house, sewage treatment plant, etc.
- d) Landscape plan of the area.
- e) Details of the arrangements for provision of water supply including source, treatment and distribution arrangements.
- f) Details of the arrangements for collection, treatment and disposal of liquid and solid waste.
- g) Details of the arrangements for electricity supply and distribution including provision of street lights.

15.5.3 Sub-Division or Layout

15.5.3.1 Where the land is proposed to be used for land use or activities stated in item (a) to (j) in Regulation 15.5.1.1 a sub-division plan or layout of buildings shall be submitted;

- a) if the land is proposed to be sub-divided into plots;
- b) if more than one building is proposed on the plot; or
- c) if the area of the plot is 0.4 ha. or more.

Such sub-division plan or layout shall be in accordance with the relevant provisions specified in Regulation 15.5.3.2 to 15.5.5.2. The sub-division plan or layout of land shall also incorporate the proposals of the Development Plan, planning proposals, layout, etc. in respect of main roads, social facilities, amenities, public utilities, services as specified by the Planning Authority.

15.5.3.2 The minimum width of access pathways and access roads shall be as stated in Tables 15.1 & 15.2.

Table-15.1

Width of access pathways and roads for sub-division or layout for residential purpose.

Type of Access	Length in meters	Width of access in meters.
Pathways	upto 50	3.0
Road	upto 75	6.0
Road	75 to 150	9.0
Road	150 to 300	12.0
Road	above 300	15.0

Table-15.2

Width of access pathways and roads for sub-division or layout for any other purpose.

Length of Road in meter	Width in meter
Upto 100	9.0
100 to 300	12.0
above 300	15.0

15.5.3.3 The minimum size of the plot in the Organised Development shall be as stated in Table-15.3.

Table-15.3

Minimum plot sizes and frontages.

No.	Land Use	Type of development	Minimum plot area in sq. meters	Minimum width of frontage in meters
1	Residential	Row houses	25.0	3.0
	Retail shopping and Restaurant	Semi detached	40.0	4.5
		Detached	150.0	9.0
2	Industrial	Semi detached	200.0	9.0
3	Others	Detached	300.0	15.0

15.5.3.4 The minimum size of the plot not forming part of the Organised Development or not situated in gaathan or within 200 m. from gaathan shall be 2000 sq.m.

15.5.3.5 The minimum width of the front, rear and side open spaces shall be as stated in Table-15.4.

Minimum front, rear and side open spaces.

Table-15.4

No	Land use	Type of development	Plot area	For buildings upto 2 storeys (Max.height 9m)			For buildings upto 3 storeys (Max.height 13.5m)		
				Side	Front	Rear	Side	Front	Rear
1	Residential, retail shopping and restaurants	Row houses	Upto 50	Nil	1.5	0.75	Nil	-	-
			50 to 60	1.0	2.25	1.00	-	-	-
			60-125	Nil	3.00	1.5	-	-	-
			Above 125	Nil	3.00	3.0	-	-	-
	Semi-detached	50 to 60	1.00	3.00	1.00	-	-	-	
		60-125	1.50	3.00	1.50	-	-	-	
		Above 125	3.00	3.00	3.00	3.00	3.00	3.00	
Detached	150-300	3.00	3.00	1.50	3.00	3.00	3.00		
	Above 300	3.00	3.00	3.00	3.00	3.00	3.00		
2	Industry and Others	Semi-detached	200 & above	3.00	3.00	3.00	4.50	3.00	3.00
		Detached	300 & above	4.50	3.00	3.00	4.50	4.50	3.00

Notes To Table-15.4 :

- 1) *Where a plot has a frontage on any classified road, i.e. National, State highway, expressway or major district road, the front open space shall be as specified by the Highway Authority.*
- 2) *Where the side open space provided is less than 3.00 m. it shall not be reckoned as a main source of light and ventilation for habitable rooms.*

15.5.3.6 In the sub-division or lay out of land admeasuring 0.4 ha. or more for residential, retail shopping, banks, hotels and offices, personal service or repair establishment (i.e. uses stated in (a) to (e) in Regulation 15.5.1.1) an area not less than the percentage stated in Table-15.5 shall be provided as recreational open space.

Minimum recreational open space to be provided in the subdivision or in layouts.

Table-15.5

Sr. No.	Sub-division or layout area in sq. m.	Minimum percentage of Recreational Open Space
1	Less than 10,000	5
2	10,000 and more but less than 25,000	8
3	25,000 and more but less than 50,000	10
4	50,000 and more but less than 100,000	12.5
5	100,000 and more	15

In the case of sub-division or layout area exceeding 10 ha., the Planning Authority will be entitled to take over 50% of the open space free of cost for providing higher recreational facilities.

15.5.3.7 (a) In the sub-division or layout of land for industrial purpose (i.e. uses as stated in (i) and (j) of Regulation 15.5.1.1) admeasuring 0.8 ha. or more an area of 10% shall be provided as recreational open space. In addition, where such land adjoins any existing or proposed residential development permitted by the Planning Authority, a belt of open land not less than 10 m. in width shall be provided within the plot along its boundary to segregate the industrial development from residential development. Trees at a rate of 50 trees per 1000 sq.m. of land area shall be planted in this belt.

(b) No industrial activity shall be permitted within 500 m. from the boundary of any goathan. This restriction shall not apply to service industries.

15.5.3.8 In the case of Organised Development, land for residential purposes, certain proportion as specified in Table-15.6 of the gross plot area shall be provided for public facilities. The actual use, location and plot sizes of public facility areas shall be as specified by the Planning Agency in the Outline Development Permission or in the Planning Brief. The land so reserved shall be handed over to the Planning Authority or any agency specified by it free of cost. Where the area of land under the sub-division or layout exceeds 10 ha., 10% of the land shall be reserved for plots upto 40 sq.m. area.

Minimum area to be provided for Public Facilities**Table-15.6**

Sr. No.	Area Of Sub-Division/Layout in sq. m.	Minimum percentage of area for Public Facility
1	25,000 and more but less than 50,000	5.0
2	50,000 and more but less than 100,000	7.5
3	100,000 and more	10.0

15.5.3.9 Where sub-division plan or layout of land for industrial purpose covers an area of 0.8 ha. or more, an area equivalent to 5% of the gross area of land shall be provided for common parking, banks, shops, offices, welfare centres, creches and other common facilities as specified by the Planning Authority.

15.5.4 Floor Space Index (FSI)

15.5.4.1 Subject to Regulations 15.5.4.2, 15.5.4.3 and 15.5.4.4 the permissible FSI in U2 Zone shall be 0.2. The total permissible built-up area shall be the product of gross area of land and FSI.

15.5.4.2 The maximum permissible F.S.I. for Organised Development in U2 zone shall be as stated in Table-15.7. The total permissible built-up area shall be the product of gross plot area and the FSI stated in Table-15.7.

Maximum Permissible FSI**Table-15.7**

Sr. No.	Area of Plot in sq. m.	FSI
1	Less than 5,000	0.20
2	5,000 and above but less than 10,000	0.23
3	10,000 and above but less than 25,000	0.26
4	25,000 and above but less than 50,000	0.29
5	50,000 and above but less than 100,000	0.32
6	100,000 and above	0.35

15.5.4.3 In the case of Organised Development the total permissible built up area as defined in 15.5.4.2 above shall be allowed to be increased if certain land is provided for arterial roads, and public facilities free-of-cost in addition to that prescribed in Regulation 15.5.3.8 (Table-15.6) as specified by the Planning Authority by a product of (a) area

of land so specified, (b) respective FSI in Table-15.7 and, (c) a weightage factor given in Table-15.8.

Weightage Factor for additional built-up area for providing land for arterial road and public facilities

Table-15.8

Sr. No.	Percentage of area for arterial roads and public facilities to gross plot area	Weightage Factor
1	Less than 10%	1.20
2	10% and more but less than 15%	1.30
3	More than 15%	1.40

15.5.4.4 In the case of Organised Development the total permissible built-up area as defined in 15.5.4.2 above shall be allowed to be increased if certain part of land is developed in the form of small plots (having area upto 40 sq.m.) on terms and conditions stipulated by the Planning Authority by a product of area of (a) land used for such plots, (b) the respective FSI from Table-15.7 and (c) the weightage factor given in Table-15.9.

Weightage Factor for additional built-up area for providing small plots

Table-15.9

Sr. No.	Percentage of area used for small plots to the gross plot area	Weightage Factor
1	Less than 10% total area	1.10
2	10% and more but less than 20%	1.20
3	More than 20%	1.25

15.5.4.5 The permissible FSI for plots of land surrendered free-of-cost under Organised Development as mentioned in regulation 15.5.4.3 shall be 0.35.

15.5.5 Other Features

- 15.5.5.1 No development or activity of the type stated under Items (a) to (i) in Regulation 15.5.1.1 shall involve construction of buildings more than 3- storeyed with height exceeding 13.5 m.
- 15.5.5.2 Other features of the development shall conform to the standardised bye-laws and Development Control Rules recommended by the Government for `A' class Municipal Councils.

15.6 **Industrial Zone (I-Zone)**

- 15.6.1 No industrial use shall be permitted, except in the Industrial Zone of the Regional Plan or the industrial zones of the various Development Plans of the towns and cities in the Region and in U2 zone, as provided for in Regulation 15.5.
- 15.6.2 The lands in the I-Zone shall be used for industrial use in accordance with the Industrial Location Policy for MMR introduced by the Government Resolution, IE&LD No. ILP/1092/34101/IND-2 dated 4th May, 1993 and its subsequent amendments from time to time.
- 15.6.3 Subject to Regulation 15.6.2, the development of the lands in I-Zone shall be permitted in accordance with the Development Control Regulations applicable to the industrial development in the cities and towns in Mumbai Metropolitan Region and/or the Development Control Regulations of the Maharashtra Industrial Development Corporation applicable in its industrial areas. In the I-Zone situated outside the towns or cities, or Maharashtra Industrial Development Corporation's industrial areas, the industrial development shall conform to the standardised building bye-laws and Development Control Rules recommended by the Government for `A' class Municipal Councils.

15.7 **Recreational and Tourism Development Zone (RTD Zone)**

- 15.7.1 Notwithstanding anything stated in Regulation 15.5, 15.6, 15.8, 15.9 and 15.12, developments in the Recreational and Tourism Development Zone shall be regulated in accordance with the following regulations.
- 15.7.2 For the purposes of these Regulations, the Recreational and Tourism Zone shall consist of :
 - a) Areas specifically marked in the Regional Plan as RTD Zone;
 - b) Places of recreational and tourism value, such as,
 - i) Forts;
 - ii) Archaeological and historical monuments;
 - iii) Major religious places;

- iv) Objects, features, structures and places of architectural, natural and scientific interest, and educational value;
- c) A belt of 500 meters around the places mentioned in (b) above, but excluding existing gaothans.
- d) Hilly areas, plantation areas, forest areas, areas of natural scenery or other areas having recreational or tourism value;

Provided that the places or areas mentioned in (b) and (d) above are either shown in the Regional Plan or subsequently identified by the Government in consultation with Maharashtra Tourism Development Corporation and MMRDA.

15.7.3 No development of the type mentioned in Regulation 15.7.4 shall be permitted within the places mentioned in Regulation 15.7.2(b) or within 100 m. therefrom except for the purposes of restoration, conservation, improvement, maintenance and management of the places of recreational and tourism value as mentioned in Regulation 15.7.2 (b) and (d).

15.7.4 Subject to Regulations 15.7.3, following developments shall be permitted in the land situated in the Recreation and Tourism Development Zone or in accordance with a plan prepared for the particular RTD Zone.

- a) Gaothan and Gaothan expansion scheme as provided for in Regulation 15.7.2(b).
- b) Hotels, tourist resorts, holiday homes, motels and club houses.
- c) Retail shops, restaurants and banks.
- d) Religious places, and allied activities.
- e) Parks, gardens, play fields, golf courses, camping grounds, swimming pools, facilities related to water sports, race courses, amusement parks, theme parks.
- f) Temporary constructions for limited period, such as, during fairs, ceremonies, etc.
- g) Essential public services and utilities, such as, public toilets, water and sewage treatment facilities, electricity sub-station and bus-shelters.
- h) Access roads, bridges, vehicle parking areas, jetties, ropeways.
- i) Petrol pumps, servicing and repair services.
- j) Film and Video Shooting sites on land not less than 5 ha. on the condition that the permanent built up facilities shall not cover more than 10% of the gross land area. Where the investment is large, the built up area shall be allowed to the extent of 50% with a previous approval of Government. And by charging premium as decided by the Government.

Provided that in RTD Zone, the existing gaothan and its periphery upto 200 m. for natural expansion of goathan shall be permitted subject to Regulation 15.7.3 and in accordance with the regulation of 'B' & 'C' Class Municipal Councils prescribed by the

State Government, Provided also that Hill Station Development as per Urban Development Department Notification No.TPS/1896/1231//CR-123/96/UD-13 dated 26th November, 1996 shall also be permitted.

15.7.5 Floor Space Index (FSI), Plot Size

15.7.5.1 The maximum permissible FSI in RTD Zone shall be 0.2. The FSI shall be calculated on the gross area of the plot.

15.7.5.2 Where the owner surrenders to the Planning Authority, or an agency nominated by it, free of cost, any land for arterial roads, access roads, social facilities and amenities, public utilities and services an additional incentive FSI of 0.2 of the land so surrendered shall be permissible.

15.7.5.3 The size of the plot in the sub-division plan shall not be less than 500 sq.m.

15.7.6 Other features

15.7.6.1 No development or activity listed in Regulation 15.7.4 shall involve construction of buildings more than 2 storeys (i.e. Ground + upper floor) with height not exceeding 9 m.

15.7.6.2 Other features of the development shall conform to the standardised Bye-laws and Development Control Rules recommended by the Government for 'B' and 'C' class municipalities.

15.8 Green Zone-1 (G-1 Zone) and Special Green Zone-2 (G-2)

15.8.1 The lands in G-1 Zone may be used for any of the following purposes, namely,

- a) Gaothan and Gaothan expansion schemes in accordance with Regulation 15.11.
- b) Farm buildings as permissible under Section 41 of the Maharashtra Land Revenue Code, 1966;
- c) Holiday resorts, holiday homes subject to guidelines in Annexure-A.15.4;
- d) Single-family houses on plots not less than 2000 sq.m. in area.
- e) Educational, medical, social, cultural and religious institutions along with residential quarters, and shops for the staff on plot not less than 2.5 ha. and the primary school, pre-primary school and health centre on plot not less than 0.4 ha.
- f) Film and video shooting sites on land not less than 5 ha. with studio and other related facilities, subject to condition that the permanent built up facilities shall not cover more than 10% of the gross land area.

- g) Subject to safety margins within the plots and environmental clearance under relevant legislation, storage of obnoxious or hazardous goods, includes bottling, packing, re-packing of LPG but excluding any manufacturing activity.
- h) Godowns, container park, open ground storage of non-hazardous and non-obnoxious nature on the major district roads, state highways, or road having width 15.00 m or more and away from 500 m from Gaothan and National Highway.
- j) Agricultural and allied activities and agro-based industries, rice mill, poha mill, saw mill, cold storage, horticultural project, poultry farms, cattle stables, piggeries, sheep farms.
- k) Religious places, crematorium and cemetery;
- l) Parks, gardens, play fields, golf courses, swimming pools, race courses, shooting ranges, camping grounds, facilities for water sports, amusement parks, theme parks;
- m) Fish farms, fish drying, storage of boats, servicing and repairs of boats;
- n) Quarrying of stone, murum or earth including mechanised stone crushing or stone dressing and temporary housing of laborers, office of the supervisors, managers and other accessory buildings related to quarrying activity in accordance with the guidelines given in Annexure A.15.5 and an undertaking to observe all necessary care and precaution during quarrying operations as required by these guidelines.
- o) Small scale industries and resource based industries and processing plants employing local resources and giving employment to the local population in the rural areas having land requirements of not more than 4000 sq.m subject to not more than 2.0 ha in each village may be freely allowed in villages located 8 km from major industrial department.
- p) Roads and bridges, railways, heliports, airports, ports, jetties, dams, pipelines, electricity transmission lines, communication towers, rope ways and such other essential services, subject to Regulation 15.3.3;
- q) Highway amenities and services such as petrol pump, small shops, service stations including emergency repair services, restaurants, parking lots, police check-post, subject to Regulation 15.12.0.

15.8.2 Lands in G-2 zone may be used for activities in items (a), (b), (j), (n). The activities mentioned in item (n) shall be permitted subject with the prior approval of MMRDA.

15.8.3 The maximum permissible Floor Space Index in G-1 and G-2 Zone shall be as mentioned in Table-15.10.

Maximum FSI in G-1 and G-2 Zone

Table-15.10

Land use categories listed in Regulation 15.8.1	Maximum FSI
a)	As per Regulation 15.11.6.2
b)	As per MLR Code, 1966
c)	As per guidelines in Annexure -A.15.4
d) to j)	0.1
All other uses	0.05

- 15.8.4 No development or activity listed in Regulation 15.8.1 and 15.8.2 shall involve construction of buildings more than 2-storeys (i.e. ground + 1 upper floor) with height exceeding 9 m.
- 15.8.5 Other features of the development shall conform to the standardised Bye-laws and Development Control Rules recommended by the Government for 'B' and 'C' class municipalities.

15.9 Forest Zone (F-Zone)

- 15.9.1 Where any land in the F-Zone is situated in the Reserved Forests or Protected Forest as defined under the Indian Forests Act, 1947, or the forest acquired under the Maharashtra Acquisition of Private Forests Act 1975, with the prior permission of the Forests Department, such lands may be used for any of the following purposes, namely;
- i) Gaothan and Gaothan expansion schemes in accordance with the Regulation 15.11 but excluding item (b) and (c) of Regulation 15.11.5.
 - ii) Uses mentioned in item (a) to (g) in Regulation 15.7.4.
- 15.9.2 The Floor Space Index and other features of the development permissible under Regulation 15.9.1 shall be in accordance with Regulation 15.7.5 and 15.7.6.
- 15.9.3 Where any land in F-Zone is situated outside the Reserved Forest, Protected Forest or Acquired Forest, the development of such land shall conform to the Regulations applicable to adjacent G-1 or G-2 Zone as the case may be; Where such land is surrounded by zone other than G-1 or G-2, development of such land can be permitted conforming to the surrounding zone with the prior approval of MMRDA.

15.10 Quarry Zone (Q-Zone)

- 15.10.1 Lands included in the Q-Zone may be used for any of the following purposes, namely:
- a) quarry of stone, murum or earth;
 - b) mechanised stone crushing or stone dressing;
 - c) temporary housing of laborers, office of the supervisors, managers and other accessory buildings related to quarrying activity.
 - d) Public utilities and services.
- 15.10.2 No quarry which involves blasting shall be permitted within 500 m. from any public road, railway line or residential area including gaothan. Temporary housing of the laborers, office of the supervisors and other quarry- related structures shall be located more than 500 m. away from the place of blasting.
- 15.10.3 No quarrying permission shall be granted unless the application for quarrying is accompanied by an excavation and restoration plan prepared in accordance with the guidelines given in Annexure-A.15.5 The applicant shall also have to furnish an undertaking and observe all necessary care and precaution during quarrying operations as required by these guidelines.
- 15.10.4 Where land in quarry zone is not proposed to be used for uses mentioned in 15.10.1, provisions of 15.8.1 shall apply.

15.11 Gaothan & Gaothan Expansion

- 15.11.1 Notwithstanding anything stated in Regulation 15.5.0, 15.6.0 and 15.7.0 the developments within the boundary of the existing gaothan (village site) and the gaothan expansion scheme (GES) situated in other than U-1 Zone and I-Zone shall be governed by the following Regulations.
- 15.11.2 For the purpose of these Regulations, the boundary of the existing gaothan shall be as shown in the revenue maps prepared on or before the date of coming into force of these Regulations.
- 15.11.3 The lands in gaothan may be used for any of the following purposes :
- a) Residences;
 - b) Retail shops, restaurants and banks, personal service establishments and repair service establishments;
 - c) Schools;
 - d) Community centres and other social institutions;
 - e) Religious places;
 - f) Clinics, dispensaries, health centres;
 - g) Essential public services and utilities including local Government offices.

- h) Stables for domestic animals subject to limit of 5 animals on each plot.
- i) Traditional household industries;
- j) Storage of crop, fodder, manure, agricultural implements and other similar needs;
- k) Parks and playground;
- l) Fishing, fish and net-drying, boat storage, boat repairs and servicing, storage of fuel;
- m) Public conveniences;

15.11.4 The development in the nature of expansion of existing gaothan shall be permitted within 200 m. from the existing boundaries of the gaothan.

15.11.5 The lands included in gaothan expansion shall be used for the following;

- a) All uses stated in Regulation 15.11.3, items (a) to (m).
- b) Service industries class `A' as stated in the standardised bye-laws and D.C. Rules sanctioned by the State Government for 'B' and 'C' class municipal councils.
- c) Warehousing and cold storage on plot not more than 0.20 ha.

15.11.6 Width of Access, Plot sizes, Floor Space Index (FSI), Maximum Height

15.11.6.1 The minimum width of access, pathways and roads, in Gaothan Expansion Scheme shall be as stated in Regulations 15.5.3.2 and minimum plot size shall be as stated in Regulation 15.5.3.3.

15.11.6.2 The maximum permissible FSI, maximum number of storeys and maximum height of the buildings in gaothan and gaothan expansion schemes shall be as given in Table-15.11.

FSI, No. of storeys and Max. Height of buildings in Gaothan and GES

Table-15.11

Location	FSI	No.of storeys	Max. height
1 Gaothan	1.0	G + II or stilt with III	13.5 m.
2 Gaothan Expansion Scheme	1.0	G + II or stilt with III	13.5 m.
3 Development within 200 m. from gaothan boundary.	1.0	G + II or stilt with III	13.5 m.

- 15.11.6.3 The maximum permissible FSI shall be calculated on the Gross area of the plot.
- 15.11.6.4 Where the owner surrenders to the Planning Authority, Local Authority or the Collector or an agency nominated by them, free-of-cost, any land for main roads, social facilities and amenities, public utilities and services, an additional incentive F.S.I. of 0.2 of the land so surrendered shall be permissible in Gaothan and Gaothan Expansion.
- 15.11.6.5 Other features of the development shall conform to the standardised bye-laws and Development Control rules recommended by the Government for 'B' and 'C' class municipal councils.

15.12 *Developments Along Highways

- 15.12.1 Notwithstanding anything stated in the foregoing Regulations the accesses to and developments along the Expressway (EW), National Highway (NH) and State Highway (SH), outside the boundaries of towns and cities in the Region, shall conform to the following Regulations.
- 15.12.2 No development abutting EW, NH or SH, shall be permitted without obtaining the NOC for access to such development from National Highway Authority of India or Highway Authority under the Bombay Highways Act, 1955. The development shall have to be separated from such highway by a parallel service road at least 12.00 m. wide.
- 15.12.3 Essential highway amenities and services, namely, petrol pump, service station including emergency repair services, restaurants, parking lots, motels, police check-post, toll station, octroi post shall be permitted direct access from the EW and SH. Such access shall be provided with proper lay-by as per the guidelines specified by the Indian Roads Congress and the Highway Authority under the Bombay Highways Act, 1955.
- 15.12.4 Access to the essential highway amenities stated in Regulation 15.12.3 and private properties along the NH shall be permitted in accordance with the guidelines issued by the Ministry of Road Transport and Highways (MoRTH) by its circular letter no. RW/NH 33023/19/990-DO III dated 31st August, 2000 and any modification/revision thereof from time to time.
- 15.12.5 On classified roads no buildings shall be constructed within setback distance mentioned in the Government Resolution no. RBD/1081/871/Road-7 dated 9th March, 2001 by the Public Works Department of Govt. of Maharashtra or any modification/revision thereof from time to time.

The land under the setback shall be planted with trees at the rate of 15 trees per 1000 sq.m. excluding service roads.

- 15.12.6 The display of advertising sign within the boundaries of the EW, NH and SH, or within 30 meters from such boundaries, shall be in accordance with Part X, sign and Outdoor Display Structure, National Building Code of India.

(*This has been substituted as per Government Notification dated 5th January, 2004.)

**FORM FOR SUBMISSION OF INFORMATION
FOR ENVIRONMENTAL ASSESSMENT
AND ENVIRONMENTAL SCREENING
OF THE DEVELOPMENT PROPOSAL.
(REFER REGULATION 15.3.3.1 & 15.3.3.2)**

1. Name and Address of the person proposing development.
2. Particulars of the proposed development;
 - a) Brief description,
 - b) Justification or need for the proposed development.
 - c) Objective,
 - d) Size and Magnitude,
 - e) Cost
 - f) Present status,
 - g) Time schedule for completion of development.
3. Employment;
 - a) During development stage,
 - b) During operational stage.
4. Location of the proposed development;
 - a) Revenue Survey No./Hissa No.
 - b) Name of the village/tehsil/district.
(7x12 extract and village map showing location essential)
5. Land Area;
 - a) Existing (in the case of expansion),
 - b) Proposed.
6. Physical Setting.
 - a) Natural and man-made features (map essential),
 - b) Topography indicating gradient aspect and altitude. (map essential),
 - c) Soil type and texture (map optional).
 - d) Flood prone areas of the site. (map essential).

7. Land Uses.
 - a) Existing landuse of the site.
(Area statement and map at larger scale essential)
 - b) Existing landuse covering an area of 10 km. radius around the site.
(map at smaller scale essential).
 - c) Proposed Development.
(Area statement and map at larger scale essential).
 - d) Proposed Development showing proposed accesses, landuses of the surrounding area. (map at smaller scale essential).

8. Ecologically Sensitive Areas;
 - a) Proximity to National Park, Wild Life Sanctuary, nature reserves, mangrove forests and reserved, protected or other forests, biosphere reserve, swamp and wetlands.
(indicate distance from the site and identify on map).
 - b) Does the development involve any forest land?
 - c) Proposals for compensatory afforestation plan,
 - d) Does the proposed development involve reclamation of wetlands?
 - e) Is the site situated within catchment area of water reservoir?
 - f) Is the site situated within existing or potential command area of irrigation project ?

9. Air
 - a) Ambient area quality data at the site (for SO₂, NO_X, SPM),
 - b) Major air pollution sources within 10 km. radius from the site.
 - c) Nature and concentration of likely emissions from the proposed development.
 - d) Pollution abatement measures proposed.

10. Water
 - a) Total daily water requirement.
 - b) Source of water supply with details of competing users.
 - c) If ground water is used at source, details of quality and quantity available and present extraction.
 - d) Quantity of waste water expected.
 - e) Method of treatment and disposal of waste water proposed.
 - f) Present quality of water in receiving bodies.

11. Solid Waste
 - a) Nature and quantity of solid waste expected.
 - b) Nature and quantity of any toxic and hazardous waste.
 - c) Method of collection, transport and disposal of solid waste proposed.

12. Noise and Vibrations
 - a) Ambient noise level.
 - b) Noise and vibration levels expected during development phase and thereafter.
 - c) Source of noise and vibrations.
 - d) Noise and vibration abatement measures proposed.

13. Risk And Disaster
 - a) Does the development involve any hazardous process?
 - b) Does the development involve any storage or transportation to and from the site of any toxic or hazardous material ?
 - c) Assessment of risk for (a) and (b) above.
 - d) Details of Disaster Management Plan.

14. Rehabilitation
 - a) Does the proposed development involve rehabilitation of local population ?
 - b) Details of rehabilitation plan, if any.

LIST OF HIGHLY POLLUTING AND HAZARDOUS INDUSTRIES
(REFER REGULATION 15.3.3.1)

- 1) petroleum refineries, including crude and product pipelines,
- 2) chemical fertilizers (nitrogenous and phosphatic other than single super phosphate.)
- 3) pesticides (technical)
- 4) petro-chemical complexes
- 5) Bulk drug and pharmaceuticals.
- 6) Exploration for oil and gas and their production, and storage including pipelines.
- 7) Synthetic Rubber.
- 8) Asbestos and Asbestos Products.
- 9) Hydrocyanic acid and its derivatives.
- 10) a) Primary metallurgical industries (such as production of Iron and Steel, Aluminium, Copper, Zinc, Lead and Ferro Alloys).
b) Electric arc furnaces (Mini Steel Plants).
- 11) Chlor-alkali industry.
- 12) Integrated paint complex including manufacture of resins and basic raw materials required in the manufacture of paints.
- 13) Viscose staple fibre and filament yarn.
- 14) Storage batteries integrated with manufacture of oxides of lead and lead antimony alloy.
- 15) Distilleries.
- 16) Raw Skins and Hides.
- 17) Pulp, paper and newsprint.
- 18) Dyes.
- 19) Cement.
- 20) Foundries (individual).
- 21) Electroplating.

**MINISTRY OF ENVIRONMENT & FORESTS
(Department of Environment, Forests & Wild Life)**

NOTIFICATION UNDER SECTION 3(1) AND SECTION 3(2)(V) OF THE ENVIRONMENT (PROTECTION) ACT, 1986 AND RULE 5(3)(d) OF ENVIRONMENT (PROTECTION) RULES, 1986, DECLARING COASTAL STRETCHES AS COASTAL REGULATION ZONE (CRZ) AND REGULATING ACTIVITIES IN THE CRZ

New Delhi, the 19th February, 1991

S.O. 114(E) – Whereas a Notification under Section 3(1) and Section 3(2)(v) of the Environment (Protection) Act, 1986, inviting objections against the declaration of Coastal Stretches as Coastal Regulation Zone (CRZ) was published vide S.O. No.944(E) dated 15th December, 1990.

And whereas all objections received have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by Clause (d) of sub-rule (3) of Rule 5 of Environment (Protection) Rules, 1986, and all other powers vesting in its behalf, the Central Government hereby declares the coastal stretches of seas, bays, estuaries, creeks, rivers and backwaters which are influenced by tidal action (in the landward side) upto 500 metres from the High Tide Line (HTL) and the land between the Low Tide Line (LTL) and the HTL as Coastal Regulation Zone and imposes with effect from the date of this Notification, the following restrictions on the setting up and expansion of industries, operations or processes, etc. in the said Coastal Regulation Zone (CRZ). For purposes of this Notification, the High Tide Line (HTL) will be defined as the line upto which the highest high tide reaches at spring tides.

Note : The distance from the High Tide Line (HTL) to which the proposed regulation will apply in the case of rivers, creeks and backwaters may be modified on a case by case basis for reasons to be recorded while preparing the Coastal Zone Management Plans (referred to below); however, this distance shall not be less than 100 metres or the width of the creek, river or backwater whichever is less.

2. Prohibited Activities :

The following activities are declared as prohibited within the Coastal Regulation Zone, namely :

- (i) setting up of new industries and expansion of existing industries, except those directly related to water front or directly needing foreshore facilities;
- (ii) manufacture or handling or storage or disposal of hazardous substances as specified in the Notifications of the Government of India in the Ministry of Environment and Forests No. S.O. 594(E) dated 28th July, 1989, S.O. 966(E) dated 27th November, 1989 and GSR 1037(E) dated 5th December 1989;
- (iii) setting up and expansion of fish processing units including warehousing (excluding hatchery and natural fish drying in permitted areas);
- (iv) setting up and expansion of units/mechanisms for disposal of waste and effluents, except facilities required for discharging treated effluents into the water course with approval under the Water (Prevention and Control of Pollution) Act, 1974; and except for storm water drains.
- (v) discharge of untreated wastes and effluents from industries, cities or towns and other human settlements. Schemes shall be implemented by the concerned authorities for phasing out the existing practices, if any, within a reasonable time period not exceeding three years from the date of this notification;
- (vi) dumping of city or town waste for the purposes of land filling or otherwise, the existing practice, if any, shall be phased out within a reasonable time not exceeding three years from the date of this Notification;
- (vii) dumping of ash or any wastes from the thermal power stations;
- (viii) land reclamation, handing or disturbing the natural course of sea water with similar obstructions, except those required for control of coastal erosion and maintenance or cleaning of waterways, channels and ports and for prevention of sandbars and also except for tidal regulators, storm water drains and structures for prevention of salinity ingress and for sweet water recharge;
- (ix) mining of sands, rocks and other substrata materials, except those rare minerals not available outside the CRZ areas;
- (x) harvesting or drawal of ground water and construction of mechanisms therefore within 200 m. of HTL; in the 200 m to 500 m zone it shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries;
- (xi) construction activities in ecologically sensitive areas as specified in Annexure-1 of this Notification;

- (xii) any construction activity between the Low Tide Line and High Tide Line except facilities for carrying treated effluents and waste water discharges into the sea, facilities for carrying sea water for cooling purposes, oil, gas and similar pipelines and facilities essential for activities permitted under this Notification; and
- (xiii) dressing or altering of sand dunes, hills, natural features including landscape changes for beautification, recreational and other such purpose, except as permissible under this Notification.

3. Regulation of Permissible Activities :

All other activities, except those prohibited in para 2 above, will be regulated as under :

- (1) Clearance shall be given for any activity within the Coastal Regulation Zone only if it requires water front and foreshore facilities.
- (2) The following activities will require environmental clearance from the Ministry of Environment & Forests, Government of India, namely :
 - (i) Construction activities related to Defence requirements for which foreshore facilities are essential (e.g. slipways, jetties, etc.), except for classified operational component of defence projects for which a separate procedure shall be followed. (Residential buildings, office buildings, hospital complexes, workshops shall not come within the definition of operational requirements except in very special cases and hence shall not normally be permitted in the CRZ).
 - (ii) Operational construction for ports and harbours and light houses requiring water frontage, jetties, wharves, quays, slipways, etc. (Residential buildings and office buildings shall not come within the definition of operational activities except in very special cases and hence shall not normally be permitted in the CRZ).
 - (iii) Thermal power plants (only foreshore facilities for transport of raw materials facilities for in-take of cooling of water and outfall for discharge of treated waste water/cooling water);
 - (iv) All other activities with investment exceeding rupees five crores.
- (3) (i) The coastal States and Union Territory Administrations shall prepare, within a period of one year from the date of this Notification Coastal Zone Management Plans identifying and classifying the CRZ areas within their respective territories in accordance with the guidelines given in Annexures-1 and II of the Notification and obtain approval (with or without modifications) of the Central Government in the Ministry of Environment & Forests.

- (ii) Within the framework of such approved plans, all development and activities within the CRZ other than those covered in para 2 and para 3(2) above shall be regulated by the State Government, Union Territory Administration or the local authority as the case may be in accordance with the guidelines given in Annexures- I and II of the Notification; and
 - (iii) In the interim period till the Coastal Zone Management Plans mentioned in para 3(3)(i) above are prepared and approved, all developments and activities with the CRZ shall not violate the provisions of this Notification. State Governments and Union Territory Administrations shall ensure adherence to these regulations and violations, if any, shall be subject to the provisions of the Environment (Protection) Act, 1986.
4. Procedure for monitoring and enforcement :

The Ministry of Environment & Forests and the Government of State or Union Territory and such other authorities at the state or Union Territory levels, as may be designated for this purpose, shall be responsible for monitoring and enforcement of the provisions of this notification within their respective jurisdictions.

ANNEXURE – 1

COASTAL AREA CLASSIFICATION AND DEVELOPMENT REGULATIONS

Classification of Coastal Regulation Zone :

6(1) For regulating development activities, the coastal stretches within 500 metres of High Tide Line of the landward side are classified into four categories, namely;

Category I (CRZ-I) :

- (i) Areas that are ecologically sensitive and important, such as, national parks/marine parks, sanctuaries, reserve forests, wildlife habitats, mangroves, corals/coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty/historical/heritage areas, areas rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming and such other areas as may be declared by the Central Government or the concerned authorities at the State/Union Territory level from time to time.
- (ii) Area between the Low Tide Line and the High Tide Line.

Category-II (CRZ-II):

The areas that have already been developed upto or close to the shore-line. For this purpose, "developed area" is referred to as that area within the municipal limits or in other legally designated urban areas which is already substantially built up and which has been provided with drainage and approach roads and other infrastructural facilities, such as, water supply and sewerage mains.

Category-III (CRZ-III) :

Areas that are relatively undisturbed and those which do not belong to either Category-I or II. These will include coastal zone in the rural areas (developed and undeveloped and also areas within Municipal Units or in other legally designated urban areas which are not substantially built up).

CRZ-I

No new construction shall be permitted within 500 metres of the High Tide Line. No construction between the Low Tide Line and the High Tide Line.

CRZ-II

- (i) Buildings shall be permitted neither on the seaward side of the existing road (or roads proposed in the approved Coastal Zone Management Plan of the area) nor on seaward side of existing authorised structures. Buildings permitted on the landward side of the existing and proposed roads/existing authorised structures shall be subject to the existing local Town and Country Planning Regulations including the existing norms of FSI/FAR.
- (ii) Reconstruction of the authorised buildings to be permitted subject to the existing FSI/FAR norms and without change in the existing use.
- (iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.

CRZ-III

- (i) The area upto 200 metres from the High Tide Line is to be earmarked as 'No Development Zone' . No construction shall be permitted within this zone except for repairs of existing authorised structures not exceeding existing FSI, existing plinth area and existing density. However, the following uses may be permissible in this zone – agriculture, horticulture, gardens, pastures, parks, play fields, forestry and salt manufacture from sea water.
- (ii) Development of vacant plots between 200 to 500 metres of High Tide Line in designated areas of CRZ-III with prior approval of MEF (Ministry of Environment and Forests) permitted for construction of hotels/beach resorts for temporary occupation of tourists/visitors subject to the conditions as stipulated in the guidelines at Annexure-II.
- (iii) Construction/reconstruction of dwelling units between 200 and 500 metres of the High Tide Line permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and gaothans. Building permission for such construction/reconstruction will be subject to the conditions that the total number of dwelling units shall not be more than twice the number of existing units; total covered area on all floors shall not exceed 33 percent of the plot size; the overall height of construction shall not exceed 9 metres and construction shall not be more than 2 floors (ground floor plus one floor).
- (iv) Reconstruction/alterations of an existing authorised building permitted subject to (i) and (ii) above.

CRZ-IV

Andaman & Nicobar Islands :

- (i) No new construction of buildings shall be permitted within 200 metres of the HTL;
- (ii) The buildings between 200 and 500 metres from the High Tide Line shall not have more than 2 floors (ground floor and 1st floor), the total covered area on all floors shall not be more than 50 percent of the plot size and the total height of construction shall not exceed 9 metres.
- (iii) The design and construction of beaches and coastal waters shall not be used for construction and other purposes;
- (iv) Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes;
- (v) Dredging and underwater blasting in and around coral formations shall not be permitted; and
- (vi) However, in some of the islands, coastal stretches may also be classified into categories CRZ-I or II or III with the prior approval of Ministry of Environment and Forests and in such designated stretches, the appropriate regulations given for respective Categories shall apply.

Lakshadweep and small Islands :

- (i) For permitting construction of buildings, the distance from the High Tide Line shall be decided depending on the size of the islands. This shall be laid down for each island in consultation with the experts and with approval of the Ministry of Environment & Forests, keeping in view the land use requirements for specific purposes vis-à-vis local conditions including hydrological aspects, erosion and ecological sensitivity.
- (ii) The buildings within 500 metres from the HTL shall not have more than 2 floors (ground floor and 1st floor). The total covered area on all floors shall not be more than 50 percent of the plot size and the total height of construction shall not exceed 9 metres.
- (iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.
- (iv) Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes.
- (v) Dredging and underwater blasting in and around coral formations shall not be permitted; and
- (vi) However, in some of the islands, coastal stretches may also be classified into categories

CRZ-I or II or III, with the prior approval of Ministry of Environment & Forests and in such designated stretches, the appropriate regulations given for respective Categories shall apply.

GUIDELINES FOR DEVELOPMENT OF BEACH RESORTS/HOTELS IN THE DESIGNATED AREAS OF CRZ-III FOR TEMPORARY OCCUPATION OF TOURISTS/VISITORS, WITH PRIOR APPROVAL OF THE MINISTRY OF ENVIRONMENT & FORESTS.

- 7(1) Construction of beach resorts/hotels with prior approval of MEF in the designated areas of CRZ-III for temporary occupation of tourists/visitors shall be subject to the following conditions :
- (i) The project proponents shall not undertake any construction (including temporary constructions and fencing or such other barriers) within 200 metres (in the landward side) from the High Tide Line and within the area between the Low Tide and High Tide Line;
 - (ii) The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 percent of the plot size i.e. the FSI shall not exceed 0.33. The open area shall be suitably landscaped with appropriate vegetal cover;
 - (iii) The construction shall be consistent with the surrounding landscape and local architectural style;
 - (iv) The overall height of construction upto the highest ridge of the roof, shall not exceed 9 metres and the construction shall not be more than 2 floors (ground floor plus one upper floor);
 - (v) Ground water shall not be tapped within 200 m. of the HTL within the 200 metre-500 metre zone it can be tapped only with the concurrence of the Central/State Ground Water Board;
 - (vi) Extraction of sand, levelling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500 metres of the High Tide Line;
 - (vii) The quality of treated effluents, solid wastes, emissions and noise levels, etc. from the project area must conform to the standards laid down by the competent authorities including the Central/State Pollution Control Board and under the Environment (Protection) Act, 1986;
 - (viii) Necessary arrangements for the treatment of the effluents and solid wastes must be made. It must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach; and no effluent/solid waste shall be discharged on the beach;

- (ix) To allow public access to the beach, at least a gap of 20 metres width shall be provided between any two hotels/beach resorts; and in no case shall gaps be more than 500 metres apart; and
 - (x) If the project involves diversion of forest land for non-forest purposes, clearance as required under the Forest (Conservation) Act, 1980 shall be obtained. The requirements of other Central and State laws as applicable to the project shall be met with.
 - (xi) Approval of the State/Union Territory Tourism Department shall be obtained.
- 7(2) In ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other areas as may be notified by the Central/State Government/Union Territories) construction of beach resorts/hotels shall not be permitted.

MINISTRY OF ENVIRONMENT AND FOREST

(Department of Environment, Forests and Wildlife)

NOTIFICATION

New Delhi, the 16th August, 1994.

S.O. 595(E) – Whereas by the notification of the Govt. of India in the Ministry of Environment and Forests No. S.O.114(E), dated the 19th February 1991 (hereinafter referred to as the said notification) Coastal Stretches were declared Coastal Regulation Zones and restrictions were imposed on the setting up and expansion of tourism, and hotel facilities in the coastal zones;

And whereas the Central Government constituted an Expert Committee under the Chairmanship of Shri B.B. Vohra to examine the issues relating industries, operations and processes in the said zone;

And whereas the said Committee submitted its report to the Central Government on 31st day of December, 1992 and the Central Government after considering the said report proposes to make certain amendments in the said notification;

And whereas vide No. S.O. 859(E), dated the 11th November, 1993, the objections suggestions from the public were invited and duly considered and examined by the Central Government;

Now, therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986) read with Clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules 1986, the Central Government hereby makes the following amendments in the aforesaid notification :

(Amendment to No. S.O.114(E), dated the 19th February, 1991)

In exercise of the powers conferred by clause(a) of sub-rule (3) of rule 5 of the Environment Protection Rule, 1986, the Central Government hereby makes the following amendments in the notification of the Government of India in the Ministry of Environment and Forests No.S.O.114(E), dated the 19th February, 1991, namely;

- (a) In paragraph 1, for the portion beginning with the words For purposes of this notification, the High Tide Line and ending with the words width of the creek, river or backwater whichever is less, the following shall be substituted, namely :

“For the purposes of this notification, the High Tide Line means the line on the land upto which the highest water line reaches during the spring tide and shall be demarcated uniformly in all parts of the country by the demarcating authority so authorised by the Central Government in consultation with the Surveyor General of India.

Note :

The distance from the High Tide Line shall apply to both the sides in the case of rivers, creeks and back waters and may be modified on a case by case basis for reasons to be recorded while preparing the Coastal Zone Management Plans. However, this distance shall not be less than 50 metres or the width of the creek, river or back water whichever is less. The distance upto which development along rivers, creeks and backwaters is to be regulated shall be governed by the distance upto which the tidal effect of sea is experienced in rivers, creeks or back waters, as the case may be and should be clearly identified in the Coastal Zone Management Plans”.

- (b) In Annexure II, in paragraph 7, in sub-paragraph (1) for item (i), the following items shall be substituted, namely :
 - (i) The project proponent shall not undertake any construction within 200 metres in the landward side from the High Tide Line and within the area between the Low Tide and High Tide Lines;
Provided that the Central Government may, after taking into account geographical features and overall Coastal Zone Management Plans and for reasons to be recorded in writing, permit any construction subject to such conditions and restrictions as it may deem fit;
 - (ia) live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach;
 - (ib) no flattening of sand dunes shall be carried out;
 - (ic) no permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts;
 - (id) construction of basements may be allowed subject to the condition that no objection certificate is obtained from the State Ground Water Authority to the effect that such construction will not adversely affect free flow of ground water in that area. The State Ground Water Authority shall take into consideration the guidelines issued by the Central Government before granting such no objection certificate.

EXPLANATION

Though no construction is allowed in the no development zone for the purpose of calculation of FSI, the area of entire plot including the portion which falls within the no development zone shall be taken into account.

(File No.K-15010 1/84-JA.III)
K.K.BAKSI, Addl.Secy.
Annexure-A.15.4

GUIDELINES FOR DEVELOPMENT OF HOLIDAY RESORTS/HOMES
(Refer Regulation 15.8.1 (c))

1. The minimum area of the land for holiday resorts or holiday homes shall not be less than 1.00 Ha.
2. The entire land shall vest in single ownership. It shall not be sub-divided at any time, the individual structures or building shall not be sold to different persons.
3. The facilities provided shall be used by the holiday makers for temporary occupation only. The structures shall not be used for regular and permanent residence.
4. Adequate infrastructural facilities such as access road, water supply, liquid and solid waste collection and disposal facilities shall be provided by the owner at his own cost. so as to keep the entire area clean and hygienic.
5. The structures shall not be more than ground + 1 upper floor. However, ground storeyed structures with sloping roofs constructed as far as possible out of local material, compatible with the surrounding environment, would be preferred.
6. Existing trees shall be preserved and if any trees are cut, five times the number shall be planted and grown to their full height. In addition 15 trees per 1000 sq.m. of open land shall be planted as a part of the landscaping of the area.
7. The owner of the land shall submit to the Planning Authority a suitable layout of the site, landscape plan, building plans and a project report along with the recommendation from the Maharashtra Tourism Development Corporation. The Planning Authority shall not approve the project or grant Development Permission without first obtaining concurrence of the MMRDA.
8. The entire construction/development programme shall be completed within a period of 3 years from the date of grant of development permission failing which the development permission shall automatically lapse. For fresh development permission MMRDA's concurrence will be necessary.
9. Necessary set backs shall be provided from the classified roads.
10. The total built up area of all types of structures shall not exceed 20% of the total area i.e. (FSI 0.20) of the land under development.

GUIDELINES FOR PERMITTING QUARRIES
(Refer Regulation 15.10.3)

1. No quarrying operations shall be carried out without obtaining Development Permission of the Planning Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966.
2. The application for Development Permission for quarrying shall include:-
 - a) A Location Plan at 1:5000 scale of the quarry site and an area upto 500 meters around the quarry site showing important natural and man made features and contours;
 - b) A site plan at 1:500 scale showing site boundaries, contours, all existing natural and man-made features such as hills, water courses, trees and other important landscape features, access roads, building and other structures;
 - c) Proposed excavation plan and cross sections at 1:500 or larger scale showing proposed phasing; terracing; stepping; benching slopes; locations of process equipments; diversion of water courses; impounding lake; storage areas for top soil, waste material, quarried material; workers housing; landscaping including screen planting, mounding, and measures against visual intrusion etc;
 - d) A restoration plan including landscaping proposals, phasing and proposal for reuse of the area after quarrying ;
 - e) A report supplementing the excavation and restoration plans, costs and implementation programme;
3. No quarrying shall commence until the excavation plan is approved also by the Director of Geology and Mining.
4. The Restoration Plan approved by the Planning Authority shall be carried out in consultation with concerned Conservator of Forest or District Forests Officer.
5. Natural gradient of slope should be maintained during quarrying operations, slope of the footwall side (Slope in the direction in which mining does not exist) should be properly stabilised by planting adequate trees of suitable species so as to have soil binding vegetation.

6. In the case of murum quarrying entire weathered soil or murum shall not be excavated exposing hard rock; instead, a capping of at least half a metre be left so that it can support vegetation and plantation that will be done later on.
7. Water course, if any from a higher slope, should be properly diverted out of quarry area so that minimum water flows into the quarry and is safely channeled out of any nearby human settlement.
8. During quarrying operations, the water should be sprayed at least once in a day over the roads at quarry sites and nearby area.
9. Kachha road leading to quarry site shall be invariably sprayed by water during the period when trucks use carrying murum. In addition, in order to minimise dust pollution, measures such as adoption of hoods at transfer points, vulcanizing of conveyer belt joints, under belt cleaning devices, apart from installation of dust suppressions and/or dust extrication system for conveyance shall be adopted. The kachha road leading to the quarry shall have roadside plantation in order to arrest the dust pollution.
10. No blasting shall be permitted if a public road, railway line or any human settlement is located within 500 meters from the quarrying site.
11. Residences for labourers and related temporary structures should be constructed at least 500 meters away from the place of blasting as well as from the place of quarrying. Heavy blasting by use of heavy machinery shall be prohibited.
12. The Development Permission for quarrying shall be granted for a specific period, after which fresh permission for further quarrying will be necessary. In granting such fresh permission, the Planning Authority shall have regard to the applicant's performance in observing the approved excavation plans and restoration plans, and in carrying out the quarrying operations in accordance with these guidelines.

Annexure A 15.6

**VILLAGES IN G2 ZONE TO THE EAST OF NAVI MUMBAI WHERE
DEVELOPMENT PERMISSIONS ARE TO BE GRANTED WITH PRIOR
CONCURRENCE OF CIDCO**

(REFER REGULATION 15.3.6)

- | | |
|-------------------------|-----------------------------|
| 1. Koproli | 27. Khairwadi |
| 2. Nere | 28. Gadhe |
| 3. Vakadi | 29. Waje |
| 4. Sangatoli | 30. Harigram |
| 5. Umroli | 31. Kevali |
| 6. Chinchvali Tarf Waje | 32. Khanav |
| 7. Usarli Budruk | 33. Ambhe Turf Waje |
| 8. Ritghar | 34. Shiravali |
| 9. Shivansai | 35. Chinchavali Turf Taloje |
| 10. Vihighar | 36. Ambhe Turf Taloje |
| 11. Tamsai | 37. Wangani Turf Taloje |
| 12. Kondale | 38. Kondap |
| 13. Morbe | 39. Karambeli Turf Taloje |
| 14. Nitale | 40. Dundre |
| 15. Nitalas | 41. Chinchavan |
| 16. Vavanje | 42. Chiravat |
| 17. Mohodar | 43. Kanpoli |
| 18. Kherane Kh. | 44. Mosare |
| 19. Mahalungi | 45. Nandgaon |
| 20. Chindhara | 46. Nanoshiv |
| 21. Dhamani | 47. Patnoli |
| 22. Maldunge | 48. Sanguli |
| 23. Dhodani | 49. Turmale |
| 24. Deharang | 50. Vadavali |
| 25. Wajapar | 51. Kolkhe |
| 26. Cheravali | 52. Kudare |

MINISTRY OF ENVIRONMENT AND FORESTS
NOTIFICATION
New Delhi, the 4th February. 2003

S. O. 133(E).- Whereas a draft notification under sub-section (1) and clause (v) of subsection (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), inviting objections or suggestions against the proposal for notifying Matheran and surrounding region as an Eco-sensitive Zone and imposing restriction on industries, operations, processes and other developmental activities in the region which have detrimental effect on the environment was published in the Gazette of India vide notification of the Government of India in the Ministry of Environment and Forests number S.O. No. 167(E) dated the 6th February, 2002;

And whereas copies of the said Gazette were made available to the public on the 6th day of February, 2002;

And whereas all objections and suggestions received have been duly considered by the Central Government;

Now, therefore, in exercise of the powers conferred by sub-section (1) read with clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986) and clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986, the Central Government hereby notifies Matheran and surrounding region in the State of Maharashtra as the Matheran Eco-sensitive Zone (herein after called "the Ecosensitive Zone").

2. The said Eco-sensitive Zone covers an area of 214.73 sq. kms. and a 200 mts. buffer zone and it shall consist of the area of the Matheran Municipal Council and its environs. The map of the Eco-sensitive Zone is at Annexure-A. A description of the boundary along with the list of villages is at Annexure-B and the exceptions and exemptions in the 200 mts. buffer zone are at Annexure-C.

3. All activities in the forest (both within and outside municipal areas) shall be governed by the provisions of the Indian Forest Act, 1927 (16 of 1927) and Forest (Conservation) Act, 1980 (69 of 1980). All activities in the protected areas shall be governed by the provisions of the Wildlife (Protection) Act, 1972 (53 of 1972). The following activities shall be regulated in the Eco-sensitive Zone namely:

(a) Zonal Master Plan for the Eco-sensitive Zone:-

(i) The Zonal Master Plan for the Eco-sensitive Zone shall be prepared by the State Government by following a procedure similar to that prescribed under the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966), within a period of two years from the date of publication of this notification in the Official Gazette and approved by the Ministry of Environment and Forests in the Government of India. The Zonal Master Plan shall be prepared with due involvement of all concerned Departments for integrating environmental considerations into it. The Zonal Master Plan shall provide for restoration of denuded areas, management

of catchment areas, watershed management, groundwater management, soil and moisture conservation, provision for fuel wood, needs of local community and such other aspects of the ecology and environment that need attention.

(ii) The Zonal Master Plan shall demarcate all the existing gaothans, gaothan expansion areas, forests, green areas, horticultural areas, agricultural areas, orchards, tribal areas including tribal hamlets, natural springs, natural heritage sites, historic Neral-Matheran railway line and other environmentally and ecologically sensitive areas. No change of land use from green uses such as orchards, horticulture areas, agriculture, parks and other like places to non-green uses and tribal uses to non-tribal uses shall be permitted in the Zonal Master Plan without the prior approval of the Central Government in the Ministry of Environment and Forests. The Zonal Master Plan shall also indicate measures and lay down stipulations for regulating traffic, especially through traffic in the Eco-sensitive Zone.

(iii) The areas within and outside Matheran Municipal Council area shall have separate Sub-zonal Master Plans which may be prepared by the State Government as a component of the Zonal Master Plan and concurrence of the Ministry of Environment and Forests shall be obtained on such Subzonal Master Plans. All habitations in the Eco-sensitive Zone having population of more than 5000 should also have Area Development Plans. The Sub-zonal Master Plan shall also include development regulations for gaothan and gaothan expansion areas.

(iv) Pending the preparation of and approval by the Ministry of Environment and Forests to the Zonal Master Plan and Sub-zonal Master Plan for Ecosensitive Zone, there shall be no increase in the existing parameters of permissible Floor Area Ratio, permissible height, maximum number of storeys and ground coverage for buildings in Matheran Municipal limits. No new constructions shall be allowed but repairs and restoration may be permitted provided that it does not involve structural

changes and are on the existing authorised plinth area in the Matheran Municipal limits. In areas other than Matheran Municipal limits:-

(1) There shall be no reduction in Tribal Area, Forest Zone, Green Zones and Agricultural Area.

(2) Absolute height of buildings shall not exceed 9 meters and the number of storeys shall not exceed ground plus one upper storey.

(3) Activities mentioned in Annexure-D may be permitted by the Monitoring Committee subject to the State and local laws and the rules and regulations made there under.

(4) All development activities including additions, alterations, demolitions, repairs, renovations and restorations of buildings shall require prior approval of the Monitoring Committee and shall be subject to heritage clearance if necessary.

(5) The Monitoring Committee shall prescribe additional measures, if necessary, in furtherance of the objectives and for giving effect to the provisions of this notification.

(b) Industrial units:- On or after the publication of this notification in the Official Gazette, only non-polluting, non-hazardous small-scale and service industries, agriculture, floriculture, horticulture or agro-based industries producing products from indigenous goods from the Eco-sensitive Zone and which do not cause any adverse environmental impact shall be permitted. Accordingly, guidelines shall be drawn by the Government of Maharashtra and approved by the Ministry of Environment and Forests. No such, guidelines shall conflict with the provisions of the Environment Impact Assessment Notification number S.O. 60(E) dated the 27th January, 1994 of the Government of India in the Ministry of Environment and Forests and as amended from time to time.

(c) Quarrying and Mining:- Quarrying and Mining activities shall be banned in the Eco-sensitive Zone and no fresh mining lease shall be granted. However, the Monitoring Committee shall be the authority to grant special permission for limited quarrying of materials required for the construction of local residential housing and traditional road making and maintenance work in Matheran Municipal Council area based on site evaluation. No quarrying shall be permitted on steep hill slopes or areas with a high degree of erosion or on forestlands.

Explanation:- In this notification, "steep hill slope" means a hill slope with a gradient of 20 degrees or more.,

(d) Trees:- There shall be no felling of trees whether on Forest, Government, Revenue or private lands, without the prior permission of the State Government in case of forest land, and the respective District Collector in case of Government, Revenue and private land, as per procedure which shall be laid down by the State Government.

(e) Tourism:- (1) Tourism activities shall be as per a Tourism Master Plan, with emphasis on eco-tourism, eco-education and eco-development, to be prepared by the Department of Tourism of the State Government in consultation with the Ministry of Tourism of Government of India and approved by the Ministry of Environment and Forests. The Tourism Master Plan shall also form a component of the Zonal Master Plan. There shall be a ban on new and additional tourist facilities like hotels, restaurants, inns, lodging and boarding houses and the like within Matheran Municipal Council area till the Tourism Master Plan is approved by the Ministry of Environment and Forests. Pending the approval of the Tourism Master Plan by the Ministry of Environment and Forests, the use of existing heritage buildings for heritage hotels within Matheran Municipal Council area may be permitted by the Monitoring Committee only after it is approved by the Heritage Conservation Committee.

(2) The Tourism Master Plan shall be based on a detailed Carrying Capacity Study of the Eco-sensitive Zone which may be carried out by the State Government and submitted to the Ministry of Environment and Forests for approval within a period of two years from the date of publication of this notification. All new tourism activities, developments for tourism and expansion of existing tourism activities shall be permitted only within the parameters of the Tourism Master Plan and carrying capacity study. Till the Tourism Master Plan is approved by the Ministry of

Environment and Forests, outside Matheran Municipal Council area, new tourism activities, development for tourism and expansion of existing tourism activities may be permitted only after a detailed analysis is carried out and approved by the Monitoring Committee subject to guidelines laid down by the Ministry of Environment and Forests.

(f) Natural Heritage:- The sites of valuable natural heritage in the Eco-sensitive Zone shall be identified, particularly rock formations, waterfalls, pools, springs, gorges, groves, caves, points, walks, rides and the like and plans for their conservation in their natural setting shall be incorporated in the Zonal Master Plan and Sub-zonal Master Plan. Strict guidelines shall be drawn up by the State Government to discourage construction activities at or near these sites including under the garb of providing tourist facilities. Development or construction activities at or around the heritage sites shall be regulated under the statutory provisions of the State Government, made in accordance with the Model Regulations for Conservation of Natural and Man-made Heritage Sites formulated by the Ministry of Environment and Forests in 1995 and as amended from time to time. The State Government may draw up proper plans for their conservation or preservation within one year from the date of publication of this notification. These plans shall form a part of the Zonal Master Plan and Sub-zonal Master Plan.

(g) Man-made heritage:- Buildings, structures, artefacts, areas and precincts of historical, architectural, aesthetical, and cultural significance shall be identified in the Eco-sensitive Zone and plans for their conservation, particularly their exteriors (and wherever deemed appropriate their interiors also) shall be prepared and incorporated in the Zonal and Sub-zonal Master Plan within one year from the date of publication of this notification. Guidelines shall be issued by the State Government to regulate building and other activities in the Eco-sensitive Zone, particularly in Matheran Municipal Council area, so that the special character and distinct ambience of the town and the Eco-sensitive Zone are maintained. Development or construction activities at or around the heritage sites shall be regulated under the statutory provisions of the State Government, made in accordance with the Model Regulations for Conservation of Natural and Manmade Heritage Sites formulated by the Ministry of Environment and Forests in 1995 and as amended from time to time.

(h) Ground Water:- Extraction of ground water for the bona-fide agricultural and domestic consumption of the occupier of the plot is allowed. Extraction of ground water for industrial, commercial or residential complexes shall require prior written permission, including the amount that can be extracted, from the State Ground Water Board. No sale of ground water shall be permitted except with the prior approval of the Monitoring Committee constituted under paragraph 4 of this notification. All steps shall be taken to prevent contamination or pollution of water, including from agriculture activities.

(i) Use of plastics:- No person shall use plastic bags within Matheran Municipal Council area. The use of plastics, laminates and tetra-packs within the Eco-sensitive Zone shall be regulated by the Monitoring Committee.

(j) Protection of Hill Slopes:- (i) The Zonal Master Plan shall indicate areas on hill slopes where construction shall not be permitted.

(ii) No construction on existing steep hill slopes or slopes with a high degree of erosion shall be permitted.

(k) Discharge of effluents:- (i) The discharge of any untreated effluent is prohibited within the Eco-Sensitive Zone.

(ii) No effluent, either treated or untreated, shall be permitted to be discharged into any water body or water source within the Eco-sensitive Zone.

(l) Solid Wastes:- (i) The local authorities shall draw up plans for the segregation of solid wastes into biodegradable and non-biodegradable components.

(ii) The biodegradable material may be recycled preferably through composting or vermiculture and the inorganic material may be disposed of at environmentally acceptable locations.

(iii) No burning or incineration of solid wastes shall be permitted.

Explanation.- In this notification, "solid wastes" shall include domestic, industrial, commercial and garden wastes.

(m) Natural Springs:- (i) The catchment area of all natural springs shall be identified and plans for their conservation and rejuvenation of those that have run dry in their natural setting shall be incorporated in the Zonal Master Plan.

(ii) Strict guidelines shall be drawn up by the State Government to ban development activities at or near these areas.

(n) Traffic:- No vehicular traffic shall be permitted within the Matheran Municipal limits, except ambulance and fire engine and use of tractor for transportation of solid waste.

5. Monitoring Committee:-(1) In exercise of the powers conferred by sub-section (3) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby constitutes a Committee to be called the Monitoring Committee, to monitor and ensure compliance with the provisions of this notification.

(2) The Monitoring Committee shall consists of not more than ten members.

(3) The Monitoring Committee shall consist of a representative each from the Ministry of Environment and Forests, Central Pollution Control Board, Department of Environment of the Government of Maharashtra, Department of Urban Development of the Government of Maharashtra, subject expert knowledgeable about the Eco-sensitive Zone and at least two representatives of non-government organisations working in the field of environment (including heritage conservation) and the Collector of Raigad District, in the State of Maharashtra and any other persons or persons nominated by the Central Government.

(4) The Chairman of the Monitoring Committee shall be an eminent person with proven managerial or administrative experience and understanding of local problems.

(5) The Collector of Raigad District shall be the Convener of the Monitoring Committee.

6. Powers and functions of the Monitoring Committee:- (1) In exercise of the powers conferred by sub-section (3) of section 3 and read with Section 23 of the Environment (Protection) Act, 1986 (29 of 1986), the Central Government hereby empowers the Monitoring Committee to discharge the functions specifically enumerated in the notification and to do all things incidental thereto (except the function as are required to be performed by the Central Government under the provisions of the Environment Impact Assessment Notification of 27th January, 1994, as amended from time to time).

(2) It shall be the duty of the Monitoring Committee to file complaints under section 19 of the Environment (Protection) Act, 1986 if commission of any offences under the said Act comes to its notice and in case of non-compliance of the directions issued by it.

(3) The Monitoring Committee or member of the Monitoring Committee authorised by it shall file complaints under the Environment (Protection) Act, 1986.

6. Appeal:- (1) Any person aggrieved by a decision or order of the Monitoring Committee shall prefer an appeal against such decision or order to the Government of India in the Ministry of Environment and Forests.

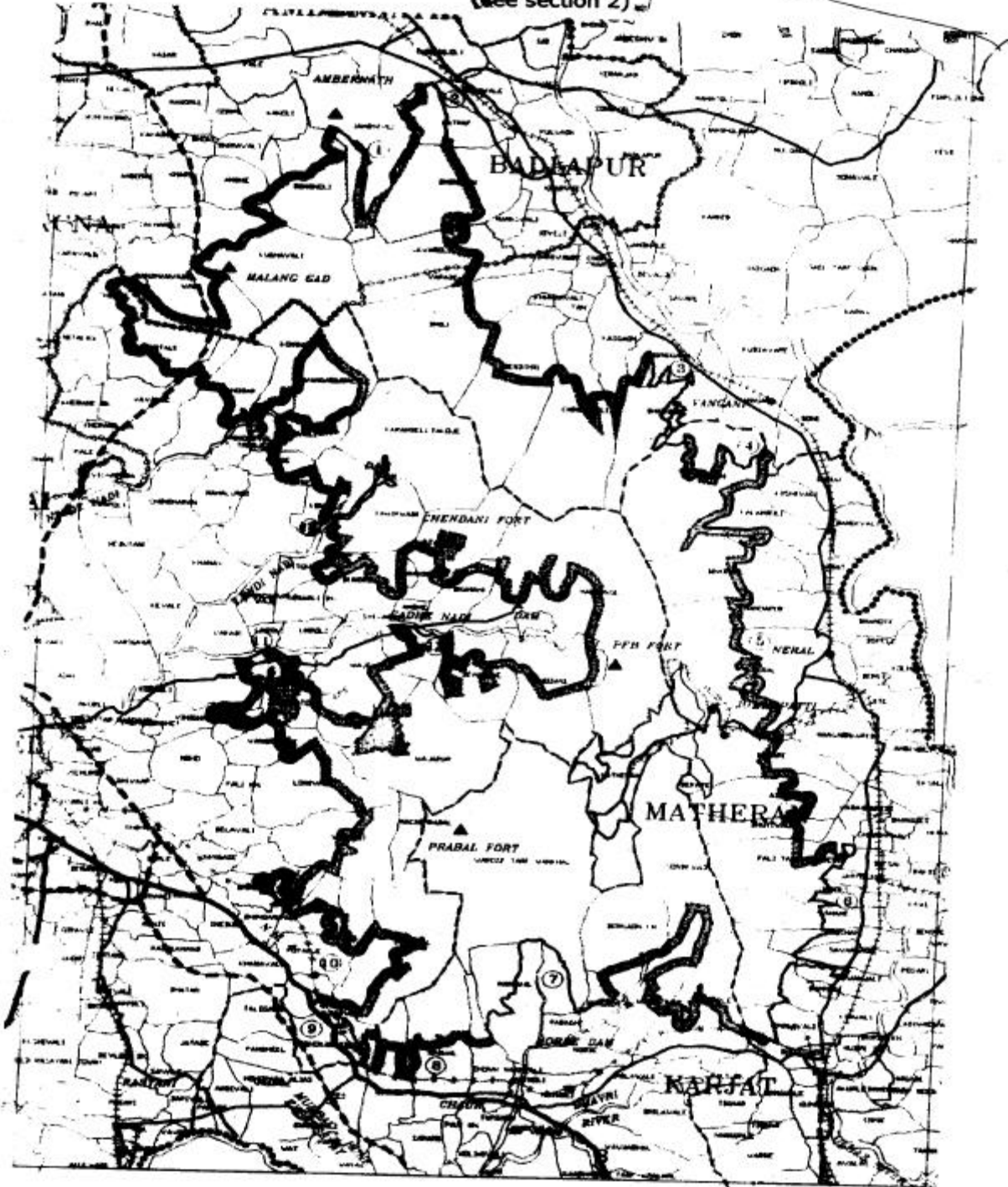
(2) Every memorandum of appeal under this paragraph shall precisely state the facts of the case, the particulars of the decision or order appealed against and the reasons for being aggrieved by the decision or order and the remedy sought for and shall be addressed to the Secretary to the Government of India, Ministry of Environment and Forests, New Delhi.

(3) Every memorandum of appeal shall be made within ninety days from the date of receipt of the decision or order by the affected person.

(4) The Ministry of Environment and Forests shall, after giving the parties to the appeal an opportunity to present their case, dispose of the appeal within ninety days of date of receipt of the memorandum of appeal.

[F.No.J-20011/1/99-I.A.-III]
Dr. V RAJAGOPALAN. Jt. Secy.

Annexure-A
(see section 2)



PROPOSED ECO-SENSITIVE ZONE
BUFFER ZONE
(200 M. AROUND ESZ)

8



(see section 2)

BOUNDARY OF MATHERAN ECO-SENSITIVE ZONE

The boundary of the Eco-Sensitive Zone comprising area of Matheran Hill Station Municipal Council, contiguous Forest Zone of the Regional Plan for MMR and Buffer Zone around the Forest Zone shall be defined as follows:-

Direction	Bounded By
North	Boundary of the Forest Zone passing through village Jambhivali, then outer boundary of the buffer zone passing through Village Jambhivali, Chikhaloli; then boundary of Forest Zone passing through village Chikhaloli of Ulhasnagar Tehsil
East	Boundary of the Forest Zone passing through Village Katrap; then outer boundary of the buffer zone passing through villages Shirgaon, Savroli, Varde, Bhoj, Bensil, Chinvali, Kasgaon, Goregaon; then boundary of Forest Zone passing through villages Goregaon, Davle of Ulhasnagar Tehsil and Bedisagaon of Karjat Tehsil; then outer boundary of buffer zone and Forest Zone passing through villages Bedisagaon; then outer boundary of buffer zone passing through villages Kushivali, Kalamboli, Damat, Bhadaval, Mamdapur, Neral, Mangaon Tarf Waredi, Bhikare, Asai, Bhutiwali, Pali Terf Varde; then boundary of Forest Zone passing through villages Pali Tarf Verde, Umroli, Asane, Kasane, Vanjale, Kariwali, Paliwali, Bhisegaon of Karjat Tehsil.
South	The outer boundary of buffer zone passing through village Bhisegaon of Karjat Tehsil then outer boundary of buffer zone passing through villages Warele, Wadvihar, Sondewadi, Boregaon Kh., Boregaon Bk.; then boundary of Forest Zone passing through villages Boregaon Bk., Warose Tarf Wankhal, Naniwal; then outer boundary of buffer zone passing through villages Chowk Maniwali, Nadhal, Lodhivali of Khalapur Tehsil.
West	Boundary of Forest Zone passing through villages Bhokarpada, Barwai, then outer boundary of buffer zone passing through Villages Barwai, Pali Bk., Poyanje, Mohope, Bhingarwada, Bherle, Wardoli, Loniwali, Wangani Tarf Waje, Ambivali, Vihighar, Nere; then boundary of Forest Zone Passing through village Nere; then outer boundary of buffer zone passing through villages Sangartoli, Cheravali, Wajapur, Waje, Gadhe; then

boundary of Forest Zone passing through village Gadhe; then outer boundary of buffer zone passing through villages Dehrang, Dhodani, Maldunge, Dhamani, Tamsai, Khairwadi, Karambeli, Dhundre, Usarli Bk. Ritghar, Khairwadi, Kondale, Morbe, Ambhe Tarf Taloje, Shiriavali, Karambeli Tarf Taloje, Wangani Tarf Taloje, Kondap, Mohodar, Vavanje, Nitale, Chorme of Panvel Tehsil; then outer boundary of buffer zone passing through villages Wadi, Bandhanwadi, Khusavali, Ambhe, Shiravali, Bohonole, Jambhavali of Ulhasnagar Tehsil.

Within the above bounded zone, the entire Municipal Area of Matheran Hill Station Municipal Council in Karjat Tehsil and entire village of Machi Prabhal, Maldunge in Panvel tehsil is included in the Eco-Sensitive Zone.

Note:

i. The Buffer Zone within the Eco -Sensitive Zone shall encompass only Green Zone 1 and Green Zone 2 of the sanctioned Regional Plan for Mumbai Metropolitan Region 1996-2011 and in 14 exceptional cases the Eco-Sensitive Zone Is restricted to Forest Zone.

ii. No area of Urbanisable Zone 1, Urbanisable Zone 2 and Industrial Zone shall fall within the Eco-Sensitive Zone or the Buffer Zone except the Urbanisable Zone 1 of Matheran Municipal Council

LIST OF VILLAGES OF MATHERAN ECO-SENSITIVE ZONE

DISTRICT: RAIGAD

TEHSIL: KARJAT

S No.	VILLAGE	STATUS
1.	Asai	Partial
2.	Ashane	Partial
3.	Bedisgaon	Partial
4.	Bekare	Partial
5.	Bhadwal	Partial
6.	Bhisegaon	Partial
7.	Bhutiwali	Partial
8.	Damat	Partial
9.	Halivali	Partial
10.	Kalamboli	Partial
11.	Kirwali	Partial
12.	Koshane	Partial
13.	Kushivali	Partial

14.	Mamdapur	Partial
15.	Mangaon Tarf Waredi	Partial
16.	Matheran	Full
17.	Neral	Partial
18.	Pali Tarf Waredi	Partial
19.	Umroli	Partial
20.	Wanjale	Partial

Note - The entire file Matheran Municipal Council area is included.

TEHSIL: KHALAPUR

S No.	VILLAGE	STATUS
21.	Borgaon Bk.	Partial
22.	Borgaon Kh.	Partial
23.	Chowk Maniwali	Partial
24.	Lodhivali	Partial
25.	Nadhal	Partial
26.	Naniwali	Partial
27.	Sondewadi	Partial
28.	Wad Vihar	Partial
29.	Warose Tarf Wankhal	Partial
30.	Wawarle	Partial

TEHSIL: PANVEL

S No.	VILLAGE	STATUS
31.	Ambhe Tarf Taloje	Partial
32.	Ambivali	Partial
33.	Barwai	Partial
34.	Bherle	Partial
35.	Bhingar	Partial
36.	Bhokarpada	Partial
37.	Cheravali	Partial
38.	Chorme	Partial
39.	Deharang	Partial
40.	Dhamani	Partial
41.	Dhodani	Partial
42.	Dundre	Partial
43.	Gadhe	Partial
44.	Karabeli	Partial
45.	Karambeli Tarf Taloje	Partial
46.	Khairwadi	Partial
47.	Kondale	Partial
48.	Kondap	Partial
49.	Luniwali	Partial
50.	Machiprabal	Full
51.	Mahoda	Partial

52.	Maldunge	Partial
53.	Mohope	Partial
54.	Morbe	Partial
55.	Nere	Partial
56.	Nitale	Partial
57.	Pali Bk.	Partial
58.	Poyanje	Partial
59.	Ritghar	Partial
60.	Sangatoli	Partial
61.	Shriavali	Partial
62.	Tamsai	Partial
63.	Usarli Bk.	Partial
64.	Vavanje	Partial
65.	Vihighar	Partial
66.	Wajapur	Full
67.	Waje	Partial
68.	Wangani Tarf Taloje	Partial
69.	Wangani Tarf Waje	Partial
70.	Wardoli	Partial

DISTRICT : THANE

TEHSIL: ULHASNAGAR

S No.	VILLAGE	STATUS
71.	Ambhe	Partial
72.	Bandhanwadi	Partial
73.	Bendshil	Partial
74.	Bhoj	Partial
75.	Bohonoli	Partial
76.	Chikhaloli	Partial
77.	Chinchvali	Partial
78.	Dhavale	Partial
79.	Goregaon	Partial
80.	Jambhivali	Partial
81.	Kasgaon	Partial
82.	Katrap	Partial
83.	Kushavali	Partial
84.	Savaroli	Partial
85.	Shiravali	Partial
86.	Shirgaon	Partial
87.	Vangani	Partial
88.	Varade	Partial
89.	Wadi	Partial

Annexure-C
(see section 2)

MODIFICATION TO THE BOUNDARY OF THE ESZ - EXCEPTIONS AND EXEMPTIONS IN THE 200 M. BUFFER ZONE

Reference Number corresponding with the map 1 and 2	Areas or villages for which exemptions are sought	Landuse	Remarks
Thane District			
1	Jambivali, (Ambernath)	Urbanisable Zone 1	The U-1 zone of Ambernath Municipal Council abuts the F Zone the buffer zone is less than 200 M. or no buffer is proposed
2.	Jambhawali, (Ambernath) Katrap, (Badlapur)	Industrial Zone and Urbanisable Zone I	The I-Zone of Ambernath Additional Industrial Estate planned by Maharashtra Industrial Development Corporation and U-I Zone of Kulgaon Badlapur Municipal Council abuts the F-Zone the buffer zone is less than 200 M. or No buffer is proposed
Raigad District			
3.	Goregaon, Vangani	Urbanisable Zone 2	U-2 Zone of the sanctioned Regional Plan abutting the F Zone.
4.	Vangani	Urbanisable Zone 1	U-1 Zone of the dormitory town planned in the 1973 sanctioned Regional Plan abutting Forest Zone
5.	Neral	Urbanisable Zone 1	U-1 Zone of 1999 sanctioned Regional Plan abutting F Zone
6.	Pali Tarf Verde, Umroli, Asane, Kasane, Vanjale, Kariwali, Paliwali, Bhisegaon	Urbanisable Zone 2	U-2 Zone of the sanctioned Regional Plan abutting the F Zone.
7.	Boregaon Bk., Warose Tarf	Morbe Dam	Earthen dam is under construction for drinking water supply benefiting Navi Mumbai and

	Wankhal, Naniwal		other adjoining towns. Excavation of dam floor and strengthening of embankment by using local material and for repairs and maintenance may be necessary.
8.	Chowk Maniwali, Nadhal, Lodhivali	Railway Line	The buffer Zone is restricted upto the railway line which acts as a physical buffer for development.
9.	Barwai, Pali Bk.	Road and Railway Line	The buffer Zone is restricted upto the railway line which acts as a physical buffer for development.
	Bhingarwada, Bherle	Railway Line	The buffer Zone is restricted upto the railway line which acts as a physical buffer for development.
11.	Nere, Sangartoli	River Gadhe	River acts as the natural buffer, no additional buffer is therefore proposed.
12.	Gadhe	River Gadhe	River acts as the natural buffer, no additional buffer is therefore proposed.
13.	Khairwadi	River Lendhe	River acts as the natural buffer, no additional buffer is therefore proposed. '
14.	Mohodar	River Nande	River acts as the natural buffer, no additional buffer is therefore proposed.

Annexure- D

[see section 4(a)(iv)(3)]

PERMISSIBLE DEVELOPMENTAL ACTIVITIES IN MATHERAN ECO-SENSITIVE ZONE

1. FOREST ZONE

When any land is situated outside Reserve Forest, Protected Forest, Acquired Forest or Forests as defined as per the Supreme Courts Order dated 12th December 1996, the development of such land shall be regulated in accordance with the provisions for Green Zone-2.

2. GREEN ZONE-2

2.1 The permissible uses in Green Zone-2 (G-2 Zone) are as follows:-

- (a) Dwelling Units for the bona fide use of the holder as per Revenue Department records of any cultivated land, held exclusively for the purpose of agricultural activities.
- (b) Horticulture, floriculture, and, agricultural and allied activities of rice and poha mill, poultry farms, cattle stables, piggeries and sheep farms.
- (c) Religious places, crematorium and cemetery.
- (d) Schools, pre-primary school and health centre.
- (e) Clinics and dispensaries.
- (f) Roads and bridges, railways, underground pipelines and cables, electricity transmission lines, communication towers, small check dams for watershed management, ropeways

2.2 The minimum plot size shall be 0.4 ha.

3. GREEN ZONE-1

3.1 The permissible uses in Green Zone-1 (G-1 Zone) are as follows:-

- (a) Dwelling Units for the bona fide use of the holder as per Revenue Department records of any cultivated land, held exclusively for the purpose of agricultural activities.
- (b) Holiday resort and holiday homes.
- (c) Educational, medical, social, cultural and religious institutions along with residential quarters and shops for the staff on plots not be less than 2.5 ha.
- (d) Schools, pre-primary school and health centre.
- (e) Clinics, dispensaries and health centres.
- (f) Storage of LPG cylinders.
- (g) Horticulture, floriculture, and, agricultural and allied activities of rice and poha mill, poultry farms, cattle stables, piggeries and sheep farms.
- (h) Religious places, crematorium and cemetery.
- (i) Parks, gardens, play fields, camping grounds with public conveniences.
- (j) Roads and bridges, railways, underground pipelines and cables, electricity transmission lines, communication towers, small check dams for watershed management

3.2 The minimum plot size shall be 0.4 ha.

4. URBANISABLE ZONE-2

4.1 The permissible activities in Urbanisable Zone-2 are :-

- (a) Dwelling Units for the bona fide use of the holder as per Revenue Department records of any cultivated land, held exclusively for the purpose of agricultural activities.
- (b) Non polluting scientific institutions
- (c) Schools, pre-primary school and health centre
- (d) Clinics, dispensaries and health centres
- (e) With the prior approval of the Monitoring Committee, hotels, tourists resorts, holiday homes, motels and club houses
- (f) Houses for residential purposes only
- (g) Parks, gardens, play-fields and camping grounds with public conveniences
- (h) Religious places, crematorium and cemetery.
- (i) Horticulture, floriculture, and, agricultural and allied activities of rice and poha mill, poultry farms, cattle stables, piggeries and sheep farms
- (j) Retail shops, whole sale shops, restaurants and banks
- (k) Government offices
- (l) Garages, petrol pumps, automobile repair workshops
- (m) With prior approval of the Monitoring Committee, public services and utility establishment of water treatment plant, sewage treatment plant, solid waste treatment and disposal facilities electricity substation, gas works, fire brigade, police station, telephone exchange, bus shelters, terminals and depots
- (n) Roads and bridges,, railways, underground pipelines and cables, electricity transmission lines, communication towers, small check dams for watershed management

4.2 The minimum plot size for item (b) to (f) of paragraph 4.1 shall be 2,000 sq. m.

URBANISABLE ZONE-1

5.1 In preparing the sub-Zonal Master Plan for Matheran Municipal Council area the recommendations of the report titled Matheran: A Comprehensive Heritage Listing Proposal commissioned by the Mumbai Metropolitan Region - Heritage Conservation Society shall be taken into account.

5.2 The development of lands within the Urbanisable Zone-1 of Neral and Wangani falling outside the area under the Layout prepared as a part of the final Regional Plan 1973 shall be regulated in accordance with the provisions for Green Zone-1.

6. GOATHAN and GAOTHAN EXPANSION

6.1 The following provisions irrespective of Zones shall regulate Gaothan and Gaothan Expansion.

6.2 The boundary of the Gaothan shall be as shown in the revenue maps when the Regional Plan came into force.

6.3 Gaothan Expansion may be permitted by the Monitoring Committee based on needs and requirements of and for existing gaothan residents only.

6.4 The lands in Gaothan and Gaothan Expansion may be used for any of the following purposes :

- (a) Residential.
- (b) Shops, garages, small eating places, banks and post offices.
- (c) Schools.
- (d) Community centres and other social institutions.
- (e) Religious places.
- (f) Clinics, dispensaries and health centres.
- (g) Essential public services and utilities including local Government offices.
- (h) Stables for domestic animals subject to limit of 5 animals on each plot.
- (i) Traditional household industries.
- (j) Storage of crop, fodder, manure, agricultural implements and other similar needs
- (k) Parks, gardens and playgrounds.
- (l) Public conveniences.
- (m) Storage of fuels for domestic and commercial uses.

6.5 Floor Area Ratio and Ground Coverage

<u>Area</u>	<u>FAR</u>	<u>Ground coverage</u>
Gaothan	1.00	-
Gaothan Expansion	0.40	40%

Note: The classification of zones referred to above is as per the sanctioned Regional Plan of the Mumbai Metropolitan Region, September 1999.

[TO BE PUBLISHED IN THE GAZETTE OF INDIA, EXTRAORDINARY, PART II,
SECTION 3, SUB-SECTION (ii) DATED 16TH JANUARY, 2004]

**MINISTRY OF ENVIRONMENT AND FORESTS
NOTIFICATION**

New Delhi, the 16th January 2004

S.O. 83 (E) – Whereas by the notification of the Government of India in the Ministry of Environment and Forests number S.O. 133 (E), dated the 4th February, 2003 (hereinafter referred to as the said notification), the Central Government notified Matheran and surrounding areas an Eco-sensitive Zone (ESZ) and imposed restrictions on industries, operations, processes and other developmental activities in the said zone.

Now, therefore, in exercise of powers conferred by sub-section (1) read with clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986) and clause (d) of sub-rule (3) of rule 5 of the Environment (Protection) Rules, 1986, the Central Government hereby makes the following amendments in the aforesaid notification, namely :-

1. In paragraph 2, in line 2, after the words “buffer zone”, the words
“comprising of a total area of 251.56 sq. kms” shall be inserted;
2. In paragraph 3, the following shall be inserted at the end, namely:-
“In particular, and without prejudice to the provisions of the said Acts, following steps shall also be taken:
 - (a) In any proposal for use of forest area for non-forestry purpose, the procedure laid down for National Parks and Sanctuaries shall be followed.
 - (b) Adequate fuel wood plantation shall be undertaken in the surrounding area to prevent illegal cutting of trees for firewood, etc.
 - (c) A specific Forest Protection Plan shall be prepared by the Maharashtra State Forest Department and necessary funds for implementation of the Protection Plan shall be provided by the State Government on priority basis.”

3. In paragraph 4,-

- (a) in sub-paragraph(a), in item (iv),
 - (i) in line 5, after the words “ground coverage for buildings” the words “in Matheran Municipal limits” shall be omitted;
 - (ii) in line 10, for the words “In areas other than Matheran Municipal limits:-” the words “In the Eco-Sensitive Zone:-” shall be substituted.
- (b) in sub-paragraph (h), in line 7, for the figure ”4”, the figure ”5” shall be substituted.
- (c) in sub-paragraph (n), in line 2, for the words “except ambulance and fire engine and use of tractor for transportation of solid waste”, the words “except one ambulance and one fire engine and in addition to one ambulance and one fire engine as standby” shall be substituted.

4. In paragraph 6, after sub-paragraph (3), the following sub-paragraphs shall be inserted, namely:-

“(4) It shall be the duty of the Monitoring Committee to inquire into or review cases of alleged violations of the provisions of the Environment (Protection) Act, 1986, and the rules made thereunder, and if found necessary in a specific case, issue directions under section 5 of the said Act.

(5) The Monitoring Committee or any Officer or member of the Monitoring Committee authorised by it shall be authorised to take action under section 10 of the said Act to verify the facts concerning the issues arising from the above.”

5. At page 26, in line 1, for the figure and words ” 6. Appeal”, the figure and words “7. Appeal” shall be substituted.

6. In Annexure–B, in line 2, for the words “MMR” the words “Mumbai Metropolitan Region (MMR)” shall be substituted.

7. In Annexure-D, sub-paragraph 5.2 shall be omitted.

[F. No. J-20011/1/99-I.A.-III]

Dr. R.R. Khan
Adviser

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 10th March 2006

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1205/MMR DCR/CR-48/06/UD-12 - Whereas Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as “the said Regional Plan”) vide Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated 23rd September 1999 as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act “) which has come into force with effect from 1st December 1999 ;

And whereas, Development Control Rules of the said Regional Plan does not contain the provisions for Special Township;

And whereas. Public Housing has been one of the major concerns of policy planning. It has been realised that there is a need to incentivise investment by private sector in development of housing. With this in mind, Government of India announced its policy to permit 100 direct foreign investment for development of integrated towns. Government of Maharashtra in collaboration with Maharashtra Economic Development Council had organised an International Infrastructure Summit in 2002. A concept paper was presented by the Urban Development, which was widely appreciated. Consultations with planners, architects and developers were held and the “Government of Maharashtra finally approved the Special Township Scheme in the year 2004. The idea is to promote private investment in housing sector to facilitate housing at reasonable prices and also to create a hassle free atmosphere for investors. The new policy has to form a part of the existing DCR of Municipal Corporation/ Councils and Development Control Regulations for regional plan areas.

And whereas, accordingly. Development Control Regulations (DCRs) exclusively for Special Townships (hereinafter referred to as ,” the said Regulations “) have been prepared and it is proposed to incorporate the said Regulations, in the Development Control Regulation of all the Municipal Corporations, New Town Development Authorities, Special Planning Authorities, Municipal Councils (hereinafter referred to as “ the said Authorities “) and also in the Development Control Regulations of all the Regional Plans of the State, by taking recourse to procedure laid down in Section 37 and 20 (as the case may be) of the said Act thereby modifying the relevant Development Plan/Regional Plan in as much as Regulation thereof are concerned (hereinafter referred to as “ the said modification”).

And whereas, under the powers conferred by sub-section (3) of section 20 of the said Act, Government in Urban Development Department had published a notice No. TPB. 4302/2080/CR-215/02/UD-11, dated 21st August 2004 (hereinafter referred to as “the said notice”) which appeared in Maharashtra Government Gazette Part-1, Konkan Division on 24th August 2004 at pages 51 to 56 in respect of Mumbai Metropolitan Regional Plan to invite suggestions and objections from the general public on the said modification.

And whereas, thereafter the said Act has been amended to include the provision for Special Township Project vide Maharashtra Act No-XXIII of 2005 which appeared in Maharashtra Government Gazette (Extra Ordinary) dated 19th May 2005 ;

to the said Regional Plan and for that purpose amends the Urban Development Department Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated 23rd September 1999 ;

In the schedule of modifications of the Mumbai Metropolitan Regional Plan. After the last entry following new entry shall be added :-

ENTRY

“Regulations for Special Township Project given in Schedule-A appended hereto are added to the Development Control Rules “.

Note - (A) A copy of the sanctioned Regulations for Development of Special Township in area under Mumbai Metropolitan Regional Plan i.e. Schedule-A is kept open for inspection by the general public in the offices of the following officers for the period of one month :-

- (1) Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (2) The Collector, Thane, Raigad.
- (3) Assistant Director of Town Planning, Thane Branch, Thane.
- (4) Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

(B) This notification is also available on Govt. web site www.urban.maharashtra.gov.in

SCHEDULE 'A'
**Regulations for Development of Special Townships In Area Under Mumbai
Metropolitan Regional Plan**

A. GENERAL REQUIREMENTS

1. Applicability:- These Regulations would be applicable to the area under sanctioned Mumbai Metropolitan Regional Plan excluding the area under jurisdiction of Municipal Corporations, Municipal Councils, Cantonment Boards, Maharashtra Industrial Development Corporation and Special Planning Authority, if any.

1.1 Area Requirement - Any suitable area having access by means of an existing or a proposed road not less than 18 mt. can be identified for the purpose of development as "Special Township Project". The area notified under the Special Township Project shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place which shall not include the area under forest, water bodies like river, creek canal, reservoir, lands falling within the belt of 500 mt. from the High Flood Line HFL of major lakes, dams and its surrounding restricted area, lands in the command area of irrigation Projects, land falling within the belt of 200 mt. from the historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, existing and proposed industrial zone; gaothan areas or congested areas, truck terminus specially earmarked on Regional Plan, wildlife corridors and biosphere reserves, Eco-sensitive Zone/area, quarry Zone, Green Zone (G-2) and other environmentally sensitive areas, recreational tourism zone catchment areas of water bodies. Defence areas, Cantonment areas, notified area of SEZ, designated Port/ Harbour areas and designated Airport areas.

1.2 Manner of Declaration - Any area identified above and if found suitable can be Notified by Government in Urban Development Department by following procedure under section 20 read with section 18 of the Maharashtra Regional and Town Planning Act, 1966 and also in such other manner as may be determined by it for the purpose of development as "Special Township Project

However, in cases where the proposal of Special Townships is submitted by the land owners by themselves or by the Developer who holds rights to develop the whole land under the Special Township the area shall be notified by Govt. following procedure under section 18 of the said Act. In such cases procedure under section 20 shall not be necessary.

1.3 Infrastructure Facilities - The entire Township should be an integrated one with all facilities within the boundaries of declared townships. All the onsite infrastructure, i.e. roads, including R.P. roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the developer till urban local body is constituted for such area and the developer shall also carry out development of amenity or proposals, if any designated in the Regional plan, in accordance with the prevailing regulations.

(a) **Water supply** - The developer shall be required to develop the source for drinking water (excluding the groundwater source) or secure firm commitment from any water supply authority for meeting the daily water requirement of minimum 140 litres per capita per day exclusive of requirement of water for fire fighting and gardening. The storage capacity of the same shall be at least 1.5 times of the actual required quantity as determined by expected population (Resident and Floating) and other uses. The developer would be required to develop proper internal distribution and maintenance systems and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.

- (b) **Drainage and Garbage disposal** - The developer shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the developer.

The developer shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with Maharashtra Pollution Control Board.

- (c) **Power** - The developer shall ensure continuous and good quality power supply to township area. The developer may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the developer shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.

1.4 Environment - The development contemplated in townships shall not cause damage to ecology, hi no case it shall involve topographical changes, changes in alignment of cross section of existing water course in any in the scheme area or adjacent to scheme area. Environmental clearance shall be obtained from the Ministry of Environment and Forest, Government of India as per directions issued by the MoEF's notification dated 7th July 2004. The Township shall provide at least 20 of the total area as park/garden/playground as mentioned in 4 (f) below, with proper landscaping and open uses designated in the Township shall be duly developed by owner/developer. This amenity shall be open to general public without any restriction or discrimination.

2. SPECIAL CONCESSIONS

- (a) N.A. Permission - Non-agriculture permission will be automatic. As soon as the scheme is notified, lands notified under Special Township area as per 1.2 will be deemed to have been converted into non-agriculture and no separate permission is required. Non-agriculture assessment however will commence from the date of sanction of scheme as per Regulation No.7(c).
- (b) Stamp Duty - The stamp duty rates applicable in Notified Special Township area shall be 50 of prevailing rates of the Mumbai Stamp Act.
- (c) Grant of Government Land. - Any Government land falling under township area shall be leased out to the developer at the prevailing market rate on usual terms and conditions, without any subsidy.
- (d) Relaxation from Mumbai Tenancy and Agriculture Land Act - The condition that only the agriculturist will be eligible to buy the agriculture land shall not be applicable in Special Township area.
- (e) Ceiling of agriculture land. - There shall be no ceiling limit for holding agriculture land to be purchased by the owner/developer for such project.
- (f) Exemption from Urban Land (Ceiling and Regulation) Act, 1976 - Special Township Projects will be exempted from the purview of Urban Land (Ceiling and Regulation) Act; 1976.
- (g) Scrutiny fee. - A Special Township Project shall be partially exempted from payment of scrutiny fee being levied by the Collector/Planning Authority for processing the development proposal on certain terms and conditions as may be decided by the Collector/Planning Authority.
- (h) Floating FSI - There will be floating FSI in the township. Unused FSI of one plot can be used anywhere in the whole township.

- (i) Special benefits / concessions in respect of Star Category Hotels, Hospitals and Multiplexes / Property Tax shall be provided.

3. PLANNING CONSIDERATIONS – The Township Project has to be an Integrated Township Project. The project should necessarily provide land for following users:-

- a) Residential
- b) Commercial
- c) Educational
- d) Amenity Spaces
- e) Health Facilities
- f) Parks, Gardens and Play Grounds
- g) Public Utilities

4. GENERAL NORMS FOR DIFFERENT LAND USES –

The overall planning of the special townships shall be such that the project fairly meets with the specifications spelt out in the prevailing planning standards approved by Government. Further, the planning of Special Township shall take care of following land uses in particular.

(a) **Residential** - The residential area should be well defined in clusters or neighborhoods or in plotted development with proper road grid. Out of the total floor area proposed to be utilised which is permissible as proportionate to zoning of area under such Special township projects at least 60% of the floor area may be used for purely residential development.

The Area earmarked for social housing for the Economically Weaker Section(E.W.S)/Lower Income Group (L.I.G) shall be governed by Regulation No.5.1(I) & 5.1(ii),in such a way that the building permission for the residential component of the special Township Project shall be given pro rata in accordance with the development of Social Housing for the E.W.S/L.I.G.

(b) **Commercial** - The commercial area shall be properly distributed in hierarchical manner such as convenient shopping, community centre etc.

(c) **Educational** - Comprehensive educational system providing education from primary to secondary should be provided as per the requirement. The area allocation should be on projected population base and as far as possible the educational complex should not be concentrated at one place. All such complexes should have area adequate allocation for playground. Minimum area required for educational purpose shall be as per prevailing planning standards.

(d) **Amenity Spaces** - The area allocation for amenity space providing for amenities like market, essential shopping area, recreation centers, town hall, library etc. should not be less than 5 of gross area and should be evenly placed.

(e) **Health Facilities** - Adequate area allocation for health facilities for primary health should be provided for. Minimum area required for health facilities shall be as per prevailing planning standards.

(f) **Parks, Gardens and Play grounds** - The Township shall also provide adequate area as parks/ gardens/play grounds. This should be exclusive of the statutory open spaces to be kept in smaller layout and should be distributed in all residential clusters. This 20% area should be developed by the developer for such purposes and kept open to all general public.

(g) **Public Utilities** - Appropriate area allocation should be provided for (a) power receiving station/ substation, (b) water supply system, (c) sewerage and garbage disposal system, (d) police station, public parking, (f) cemetery/cremation ground, (g) bus station, fire brigade station and other public utilities as per requirements.

(h) **Transport and Communication** - The entire area of township shall be well knitted with proper road pattern, taking into consideration the linkages with existing roads within the township and outside area as well. All such roads shall be developed by the developer as per standard and road widths shall be as given below:

Classified Road	- as prescribed.
Main road/Ring road	- 18 to 24 meter wide.
Internal road	- as per prevailing byelaws applicable to Regional Plan subject to minimum road width 9 mt.

(i) **Service Industries** - In the Special Township area, lands required for commercial uses, industrial uses, permissible in residential user, may also be earmarked. However, the predominated land use would be residential use.

(j) In order to make the Special Township Projects self-contained micro-centers of urban growth, the Special Township Project shall ideally be centered one or more key Economic activities like Trade /commerce, Education, Healthcare, on-Polluting Industries, Service industries, Township Project shall compulsorily provide minimum 20% Built-up Area for such economic activities and development of the Residential Component of the special Township Projects Shall be permissible pro rates, in accordance with the development of economic activity.

Explanation:-

- i) Educational activity and Healthcare activity mentioned above shall not include Primary/ secondary schools and primary/ secondary Healthcare facilities respectively.
- ii) The total Built-up area for commercial activities under regulation No.4(b) And the total commercial built-up area under regulation No.4 (d) shall be counted toward the built-up area for the aforesaid Economic Activities.

Notes - (I) All the amenities referred to above shall be inclusive of designated amenities and Amenity space required as per regulations of Regional Plan.

(II) Regional Plan roads in the township area shall be developed and maintained by developer and the same shall be always open for general public without any restrictions there upon.

(III) Minimum parking shall be provided as per standardised Development Control and Promotion Regulations for Regional plan.

5. Development Control Regulations

Prevailing Development Control Regulations of sanctioned Regional Plan, along with the standardised Development Control and Promotion Regulation for Regional Plan as well as provision of MoEF CRZ Notification issued from time to time shall be applicable mutatis mutandis to the special Township Project, except for those expressly provided in these Regulations.

5.1 Special Township in Urbanisable (U2), Green (G1), (G2) Zone – (i) The total built-up area of the Special Township in urbanisable zone (U-2) and Green Zone (G1, G2) will be 0.5. There will be no limit to built-up area/FSI for the development of individual plots. Height of buildings shall be as per prevailing Byelaws as specified in Regional Plan. However, it may be increased subject to provisions of fire fighting arrangements with prior approval of Fire Advisor, Government of Maharashtra.

(ii) 50% of the gross area of the project shall be kept open while the project of Special Township shall be executed on the remaining 50% land with gross built-up area/ FSI of 0.50 worked out on the entire gross area of the project. Further, while developing such projects, it would be obligatory

on the part of the developer to provide and develop all the infrastructure facilities including sites required for public purposes as per the prescribed planning norms. As regards 50% of land which is required to be kept open, the same shall be made free of encumbrances and no development except town level open amenities shall be permissible thereon.

5.2 Other Special Regulations –

- (i) In every Special Township proposal the structural designer of developer has to submit declaration with project report to Collector / Planning Authority about the construction of building as below: ‘I have confirmed that the proposed construction in the scheme are as per norms as specified by Indian Standards Institute, for the resistance of earthquake, fire safety and natural calamities’.
- (ii) Upper and lower ground floor type construction shall not be allowed.
- (iii) The following shall not be included in covered area for built up area and F.S.I. calculations:-
 - (a) Area covered by the staircase rooms for stair flights of width 0.75 m. & above, in case of row housing & pent houses and duplexes, 1 mt. in case of residential building, 1.2 mt. & above in case of commercial (mercantile) buildings, 2.00 mt. & above in the case of public & semi-public building, subject to payment of premium in consultation with Town Planning & Valuation Department.
 - (b) Area covered by lift room for a building with height upto 16 mt.
 - (c) Stilt floor space (exclusively for parking space) constructed under building of maximum cleared height 2.4 mt. and which shall be open atleast from three sides.
 - (d) Balcony or balconies of a minimum width of one mt. may be permitted free of F.S.I at any upper floor, subject to maximum of 1/3rd length of perimeter of building and such balcony projection shall be subject to the following conditions:
 - I) No balcony shall be allowed on ground floor.
 - II) Balcony or balconies shall be permitted to project in the marginal open space of not less than 3 mt. in width.
 - III) Notwithstanding anything contained in any other laws, rules, regulations or bye-laws in force, a balcony shall not be permitted to be enclosed.
 - IV) In special Township schemes at the rate of minimum 150 trees per ha. and 400 trees per ha. respectively shall be planted and maintained by the developer.
 - V) Once the proposal for special Township is submitted to the Government under Regulation No. 7(A) no change of zone proposal in such Township area shall be considered by Government.

6. Sale Permission – It would be obligatory on the part of the developer firstly to provide for basic infrastructure and as such no permission for sale of plot/ flat shall be allowed unless the basic infrastructure as per Regulation No. 1.3 is completed by the developer to the satisfaction of the Collector. In case the development is proposed in Phases & sale permission is expected after completion of Phasewise basic infrastructure, such permission may be granted by the Collector. Before granting such sale permission, Developer has to submit undertaking about the basic infrastructure to be provided & completed phasewise by Developer. The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase-wise alongwith residential/allied development.

7. Procedure -

- a) **Locational Clearance.** - The proposal for development of Special Township, alongwith details of ownership of land or Development rights of lands in the proposal scheme, site plan, part plan of sanction regional plan, shall be submitted to Government in Urban Development Department alongwith a copy to Director of Town Planning Maharashtra State, Pune Environment Department of Maharashtra State, Irrigation Department for grant of locational clearance. Upon receipt of such proposal, depending upon the merits of the case, locational clearance may be granted by Government u/s 18/2 of MR&TP Act, 1966 in consultation with the Director of Town Planning and Environment Department and other respective departments of the State Government within a period of 90 days from the date of receipt of the proposal & after completion of all prescribed procedure specified in Regulation No. 1.2 above and compliance of any such document as may be required by Government. This locational clearance will be valid for one year from the date of issue and if within such period the letter of intent and final approval is not taken or not applied for, such clearance/approval will stand lapsed unless it is renewed by Govt. for sufficient reasons. Application for renewal has to be made to Govt. before expiry of one year. **In that case these special Regulations shall not be applicable to the area under such scheme.**
- b) **Letter of intent.** - Upon receipt of locational clearance from the Government, the developer shall submit the proposal in respect of Special Township to Collector, Thane & Raigad alongwith the environmental clearance as mentioned in Regulation No. 1.4 for issue of letter of intent. The proposal shall contain ownership rights/development rights, document in respect of at least 50 % of area under scheme and other particulars as decided and directed by Collector, Thane & Raigad. Details of qualified technical staff and consultant in technical and law field. Letter of intent shall be issued within a period of 45 days from the date of receipt of the completed full & final proposal. The letter of intent shall be valid for six months unless renewed.
- c) **Final Approval.** –
- (i) The Developer shall submit the layout plan of the entire township area, sector-wise detailed building plans and details of phasing, for final sanction to the Collector, Thane & Raigad. The developer shall also submit an undertaking and execute an agreement about development and maintenance of basic infrastructural amenities in future with bank guarantee of 15 of its development costs. The Collector, Thane & Raigad shall conduct proper enquiry and ensure the correctness of title and ownership etc. Only after such verification, Collector, Thane and Raigad shall grant approval to layout plan and sectorwise detailed building plan in consultation with Deputy Director of Town Planning, Konkan Division, Navi Mumbai within the stipulated period on terms and conditions as may be determined by Collector & Deputy Director of Town Planning, Konkan Division, Navi Mumbai. The period required by the Collector for Technical consultation with Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai shall not be computed. Any one aggrieved by an order passed under prevailing Byelaws may within forty days of the date of communication of the order prefer an appeal to the Director of Town Planning, Maharashtra State, Pune. The appeal shall be cleared within 60 days.
 - (ii) Every application shall be accompanied by –

- (a) Ownership Document: 7/12 extract/ Property Card, ownership right Document in original with list of such documents.
- (b) Extent: Village maps showing the extent of area and authenticated measurement plan
- (c) Authenticated copies of locational clearance and letter of intent environmental clearance is applicable.
- (d) Layout and building (Prepared & signed by experts in respective field and team headed by an Architect Town Planner)
 - i. Layout plan showing all details of area utilized under roads, open spaces for parks, garden and playground amenities.
 - ii. Detail layout plan building plans of all development with area of all sector and individual plots and built up area/FSI proposed on each sector and plot.
 - iii. Detail Report comprising of expected population, requirement of amenities and proposed amenities with reference to prevailing planning standards approved by Government and sources of all basic amenities and it's details about implementation and maintenance & Taxes.
 - iv. Details of zoning of all areas included in the Scheme as per sanctioned R.P. and area under such zone.
 - v. Details of FSI/Total built-up area proposed to be utilized in scheme.
 - vi. Details of Eco friendly amenities provided
 - vii. Plan showing "Road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk., subways with area details.
 - viii. Details of solid waste management plan/ gut book of the land in original and list of such documents.
 - ix. Plan showing HFL of major lakes, river if any certified by Irrigation Department.
 - x. Plan showing details of distribution of total built-up area/space.
 - xi. Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system.
 - xii. Details of storm water drainage scheme.
 - xiii. Details of fire fighting mechanism, fire brigade station.
 - xiv. All other documents as determined and directed by Collector, Thane, Raigad.

Note - The above prescribed periods shall be computed after compliance of all the requirements listed above and any other additional information called for from the owner/developer by the Government / Collector.

8. Implementation & completion

- i. Development of Basic infrastructure & amenity shall be completed by the developer to the satisfaction of the Collector (consultation with Assistant Director of Town Planning, Thane/ Alibaug) as per phases of scheme. Development of the scheme shall be completed within 10 years from the date of final sanction to the layout plan of scheme.

- ii. No building in the scheme is permitted to be occupied in any manner unless occupancy certificate is issued by Collector, in consultation with local Branch Officer of Town Planning & Valuation Department.
- iii. Final completion certificate for the scheme is to be issued by Collector in consultation with Local Branch Officer of Town Planning and Valuation Department, Maharashtra Pollution Control Board, Forest Department as far as tree plantation is concerned and Fire Officer of state Government
- iv. Application for occupation certificate or final completion certificate shall be submitted along with a declaration and undertaking by the developer and his structural consultant. Architect Town Planner as follows : -
 - a. We confirm that all buildings constructed in the scheme area are as per norms as specified by Indian Standard Institute for the resistance of earthquake, fire safety and natural calamities.
 - b. Work is done as per sanctioned plan.
 - c. Built-up area and FSI consumed in scheme is as per sanctioned plan
 - d. No balcony is enclosed.
 - e. If it is found that extra built up area/FBI is consumed in the scheme at any time, it shall be demolished by developer at his own cost as directed by Collector, Thane/ Raigad.

9. Interpretation - If any question or dispute arises with regard to interpretation of any of these regulations, the matter shall be referred to the State Government. The Government after considering the matter and, if necessary, after giving hearing to the parties, shall give a decision on the interpretation of the provisions of the Regulations. The decision of Government on the interpretation of these Regulation shall be final and binding on all concerned.

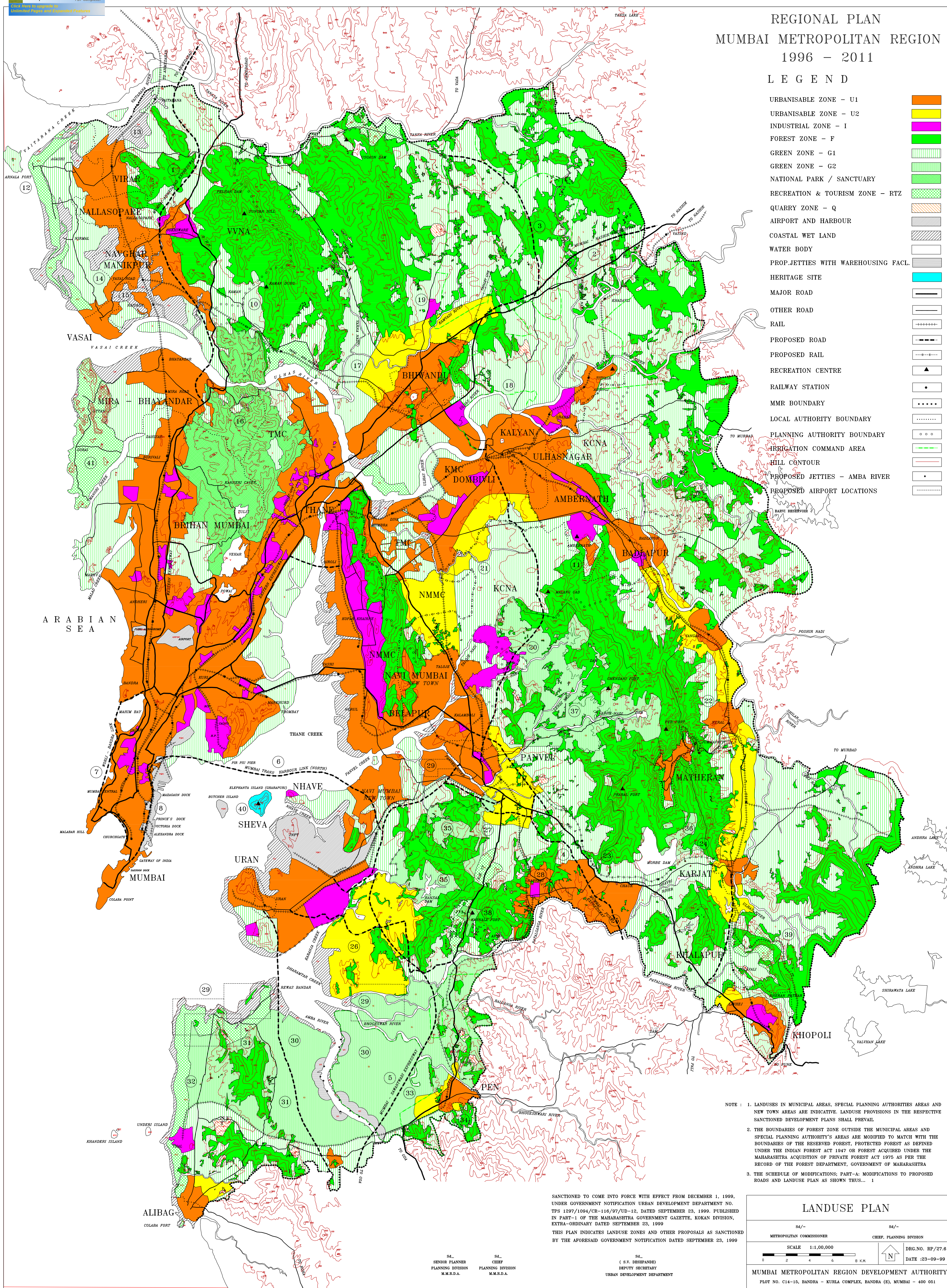
By order and in the name of the Governor of *Maharashtra*,

SUDHAKAR NANGNURE,
Deputy Secretary to Government

REGIONAL PLAN MUMBAI METROPOLITAN REGION 1996 - 2011

LEGEND

- URBANISABLE ZONE - U1
- URBANISABLE ZONE - U2
- INDUSTRIAL ZONE - I
- FOREST ZONE - F
- GREEN ZONE - G1
- GREEN ZONE - G2
- NATIONAL PARK / SANCTUARY
- RECREATION & TOURISM ZONE - RTZ
- QUARRY ZONE - Q
- AIRPORT AND HARBOUR
- COASTAL WET LAND
- WATER BODY
- PROP.JETTIES WITH WAREHOUSING FACL.
- HERITAGE SITE
- MAJOR ROAD
- OTHER ROAD
- RAIL
- PROPOSED ROAD
- PROPOSED RAIL
- RECREATION CENTRE
- RAILWAY STATION
- MMR BOUNDARY
- LOCAL AUTHORITY BOUNDARY
- PLANNING AUTHORITY BOUNDARY
- IRRIGATION COMMAND AREA
- HILL CONTOUR
- PROPOSED JETTIES - AMBA RIVER
- PROPOSED AIRPORT LOCATIONS



NOTE : 1. LANDUSES IN MUNICIPAL AREAS, SPECIAL PLANNING AUTHORITIES AREAS AND NEW TOWN AREAS ARE INDICATIVE. LANDUSE PROVISIONS IN THE RESPECTIVE SANCTIONED DEVELOPMENT PLANS SHALL PREVAIL

2. THE BOUNDARIES OF FOREST ZONE OUTSIDE THE MUNICIPAL AREAS AND SPECIAL PLANNING AUTHORITY'S AREAS ARE MODIFIED TO MATCH WITH THE BOUNDARIES OF THE RESERVED FOREST, PROTECTED FOREST AS DEFINED UNDER THE INDIAN FOREST ACT 1947 OR FOREST ACQUIRED UNDER THE MAHARASHTRA ACQUISITION OF PRIVATE FOREST ACT 1975 AS PER THE RECORD OF THE FOREST DEPARTMENT, GOVERNMENT OF MAHARASHTRA

3. THE SCHEDULE OF MODIFICATIONS; PART-A: MODIFICATIONS TO PROPOSED ROADS AND LANDUSE PLAN AS SHOWN THUS... 1

SANCTIONED TO COME INTO FORCE WITH EFFECT FROM DECEMBER 1, 1999, UNDER GOVERNMENT NOTIFICATION URBAN DEVELOPMENT DEPARTMENT NO. TPS 1297/1094/CR-116/97/UD-12, DATED SEPTEMBER 23, 1999. PUBLISHED IN PART-1 OF THE MAHARASHTRA GOVERNMENT GAZETTE, KOKAN DIVISION, EXTRA-ORDINARY DATED SEPTEMBER 23, 1999

THIS PLAN INDICATES LANDUSE ZONES AND OTHER PROPOSALS AS SANCTIONED BY THE AFORESAID GOVERNMENT NOTIFICATION DATED SEPTEMBER 23, 1999

Sd/- SENIOR PLANNER PLANNING DIVISION M.M.R.D.A.
 Sd/- CHIEF PLANNING DIVISION M.M.R.D.A.
 Sd/- (S.V. DESHPANDE) DEPUTY SECRETARY URBAN DEVELOPMENT DEPARTMENT

LANDUSE PLAN

84/- METROPOLITAN COMMISSIONER 84/- CHIEF, PLANNING DIVISION

SCALE 1:1,00,000

DRG.NO. RP/27.6
DATE :23-09-99

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
 PLOT NO. C14-15, BANDRA - KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051



Planning Division

Mumbai Metropolitan Region Development Authority

Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051

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(Rupees One Hundred Only (Rs. 100/-))
