

Modifications

1. **No. TPS. 1202/259/CR-24/03/UD-12** 24 August, 2004 Village Sonale, Taluka Bhivandi, District Thane
2. **No. TPS. 1203/366/CR-6/04/UD-12** 6th January, 2005 Village Bale, village Narhen, Taluka Ambemath, Dist. Thane
3. **No. TPS-1702/1198/CR-99/2002/UD-12** 16 February, 2005 Matheran Eco-Sensitive Zone Region
4. **No. TPS. 1205/MMR DCR/CR-48/06/UD-12** 10 March 2006 Regulations for Development of Special Townships In Area Under Mumbai Metropolitan Regional Plan

Modifications

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 24th August 2004

NOTIFICATION

No. TPS. 1202/259/CR-24/03/UD-12.- Whereas by Government Notification Urban Development Department No. TPS. 1297/1094/CR-116/97/UD 12, dated 23rd September 1999 issued under sub-section (1) of section 15 of Maharashtra Regional and Town Planning Act, 1966 (Mah. Act XXXVI of 1966) (hereinafter referred to as " the said Act") and all other powers enabling it in that behalf the Government of Maharashtra has approved the Regional plan for Mumbai Metropolitan Region (hereinafter referred to as " the said Regional Plan ") and the said Regional plan has come into force with effect from 1st December, 1999;

And whereas the land bearing S. No. (as per Schedule-A) of village Sonale, Taluka Bhivandi, District Thane (hereinafter referred to as " the said land ") are included in G-1 Zone in the said plan;

And whereas, under the powers conferred by sub-section (3) of section 20 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1960) (hereinafter referred to as " the said notice ") which appeared in Maharashtra Government Gazette, Extra Ordinary Part-1 on 17th December 2003 at page No. 110 and 111 to invite suggestions/objections from the general public on the change the zoning of land bearing S. Nos. of said land from Green Zone-1 to Industrial Zone (hereinafter referred to as " the said modification") as shown in orange verge on part plan ;

And whereas, the Dy. Director of Town Planning, Konkan Division having his office at 3rd Floor, Konkan Bhavan, Navi Mumbai was appointed as an officer (hereinafter referred to as " the said Officer ") to hear and consider suggestions/objections received from the general public under the provisions of sub-section (4) of section 20 of the said Act and to submit his report to the Government;

And whereas, the said officer, after having all the persons whose suggestions and objections were received by him, submitted his report on the modifications ;

And whereas, after following all the legal formalities prescribed under section 20 of the said Act and after consulting the Director of Town Planning, Maharashtra State Pune and making necessary enquiries the Government decided to sanction the said modification ;

Now therefore in exercise of the powers conferred by sub-section (4) of the section 20 of the said Act Government hereby sanction the said modification to the said regional plan and for the purpose the amends the Urban Development Department Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated 23rd September 1999 as follows :

After the last entry in schedule of modification in the Raigad Regional Plan the following new entry shall be added:

ENTRY

" Land bearing S. No. as per Schedule-A of Village Sonale, Taluka Bhiwandi are deleted from Green Zone-1 and included in Industrial Zone as shown on part plan in pink verged ".

Note. The aforesaid part plan shall be kept open for inspection by the public during office hours (on all working days) in the following offices. The aforesaid modification will can into free with effect from the date on which the notification will appeared in Maharashtra Government Gazette.

(1) Deputy Director, Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

(2) The Collector, Thane.

(3) Assistant Director of Town Planning, Thane Branch, Collector Office, Thane.

Schedule-A

78 (pt), 79 (pt.), 81 to 86,87 (pt), 92 (pt.), 93,94,95 to 99,101 (pt), 102.103,104 {pt), 105,106.107,108 (pt), 108 tc 112, 113 (pt.), 117 (pt.) to 120,121 (pt), 122 (pt), 123 (pt), 124 (pt.), 127 (pt), 128 (pt.), 130 (pt.), 131 (pt), 132 (pt.), 134 (pt.), 135 (pt.), 136 (pt.), 137 (pt), 138 (pt) 144,145, 146 (pt), 147,148,14&(pt), 150 (pt), 171 (pt), 172 (pt.) 175. 176,177 (pt.) 178,179 (pt.). 181 (pt), 182 (pt), 186 (pt.), 188 (pt), 190, 191(pt), 192,194 (pt.). 195, 196 (pt). 197,198 (pt), 208, 220 (pt),-221, 222 (pt).

By order and in the name of the Governor of Maharashtra

N. R. RANE,

Desk Officer.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 6th January, 2005

NOTIFICATION MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966. ...

No. TPS. 1203/366/CR-6/04/UD-12. Whereas by Government Notification Urban Development Department No. TPS. 1297/1094/CR-116/97/UD-12, dated 23rd September 1999 issued under sub-section (2) of section 15 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVI of 1966) (hereinafter referred to as "the said Act ") and all other powers enabling it in that behalf the Government of Maharashtra has approved the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as "the said Regional Plan") and the said Regional plan has come into force with effect from 1st December 1999;

And whereas the land bearing S. No. 11(pt), 158(pt) village Bale and S. No. 94(pt), 120(pt), 103(pt), village Narhen, Taluka Ambemath, Dist. Thane (hereinafter referred to as "the said land") are included in G-1 Zone in the said plan;

And whereas, Government is of the opinion that the land belonging to S.R.P.F. shall be deleted from G-1 Zone and shown as S.R.P.F. offices and staff Quarters Complex in U-2 Zone;

And whereas, under the powers conferred by sub-section (3) of section 20 of the Maharashtra Regional and Town planning Act, 1966 (Mah. XXXVII of 1960) (hereinafter referred to as "the said notice") which appeared in Maharashtra Government Gazette, Extraordinary, Part-1 on 16th July, 2004 at page No. 35 and 36 to invite suggestions/objections from the general public on the change the zoning of land bearing S. Nos. of said land from Green Zone-1 to U-2 Zone (hereinafter referred to as " the said modification") as .shown in orange verge on part plan;

And whereas, the' Dy. Director of Town Planning, Konkan Division having his office at 3rd floor. Konkan Bhavan, Navi Mumbai \\ay appointed as an officer (hereinafter referred to as " the said Officer") to hear and consider suggestions/objections received from the general public under the provision? of sub-section (4) of Section 20 of the said Act and to submit his report to the Government;

And whereas, the said officer, after having all the persons whose suggestions and objections were received by him, submitted his report on the modifications;

And whereas, after following all the legal formalities prescribed under Section 20 of the said Act and after consulting the Director of Town Planning, Maharashtra State Pune and making necessary enquiries the Government decided to sanction the said modification;

Now therefore in exercise of the powers conferred by sub-section (.4) of the section 20 of the said Act. Government hereby sanction the said modification to the said regional plan and for the purpose the amends the Urban Development Department Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated 23rd September 1999 as follows :

After the last entry in schedule of modification in the Raigad Regional Plan the following new entry shall be added :

ENTRY

"S. No. 11(pt.), 158(pt.) village Bale and S. No. 94(pt.), 120(pt.) 103(pt.) village Narhen Taluka Ambernath, Dist. Thane are deleted from Green Zone-1 and included in U-2 Zone as shown on part plan in pink verged".

Note. - The aforesaid part plan shall be kept open for inspection by the public during office hours (on all working days) in the following offices :

- (1) Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (2) Assistant Director of Town Planning, Thane Branch, Collector Office, Thane.

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

N. R.RANE,

Desk Officer.

NOTIFICATION

Maharashtra Town Planning Act 1966.

Government of Maharashtra

Urban Development Department, Mantralaya, Mumbai 400 032.

Dated 16th. February, 2005.

No. TPS-1702/1198/CR-99/2002/UD-12:- In exercise of the powers conferred by sub-section (1) of section 3 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") the Government of Maharashtra hereby establishes a Region for the purposes of the said Act to be named as the Matheran Eco-Sensitive Zone Region which shall include the area of Matheran Hill Station Municipal Council, contiguous forest zone of the Regional Plan for MMR and Buffer Zone around the forest zone. A description of the boundary along with the list of villages is at Annexure-A and the exceptions and exemptions in the 200 mts. buffer zone is at Annexure-B.

A copy of the plan showing boundaries of the Matheran Eco-Sensitive Zone Region showing the areas included as aforesaid is available for inspection at offices of the following offices namely -

- 1) The Metropolitan Commissioner, Mumbai Metropolitan
Region Development Authority, Bandra Kuria Complex, Bandra, Mumbai.
- 2) The Collector of Thane, Raigad (Alibag).
- 3) The Tahasildars - Kaijat, Khalapur, Panvel, Ulhasnagar, Ambamath.
- 4) The Municipal Council - Matheran.

By order and in the name of Governor of Maharashtra,

(N.R. Rane)

Desk Officer.

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, Davie 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, Mangach Tarf, Aredi, Bhikare, Asai, Bhutiwali, Pali Ten, Varde; then boundary of Forest Zone passing through villages Pali Tarf Verde, Umroli, Asane, Kasane, Vanjale, Kariwali, Paliwali, Bhisecori 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., Boreccn Bk.; then boundary of Forest Zone passing through villages Boregaon Bk., Warose Tarf Wankhal, Naniwal; then outer boundary of buffer zone passing through villages Chok Maniwali, Nadhal, Lodhivafi of Khaiapur Tehsil.
West	Boundary of Forest Zone passing through villages Bhokarpada, Barvai, then outer boundary of buffer zone passing through Villages Barvai, Pali Bk., Poyanje, Mohope, Bhingarwada, Bherle, Wardo, Lonivali, 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 Dehang, Dhodani, Maldunge, Dhamani, Tamsai, Khairwadi, Karambeli, Dhundre, Usarii Bk. Ritghar, Khairwadi, Kondale, Morbe, Ambhe TarfTaloje, Shiriavali, Karambeli TarfTaloje, Wangani TarfTaloje, Kondap, Mohodar, Vavanje, Nitale, Chorme of Panvei Tehsil; then outer boundary or buffer zone passing through villages Wadi, Bandhanvadi, Khusavafi, Ambhe, Shiradi, Bohonole, Jambhivali 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) 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.	1 Matheran	Full
17.	Neral	Partial
18.	Pali Tarf Waredi	Partial
19.	Umroli	Partial
20.	Wanjale	Partial

Note : The entire 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	Manodar	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 Tgarf Waje	Partial

DISTRICT : THANE

S.No	VILLAGE	STATUS
71	Ambe	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

**MODIFICATION TO THE BOUNDARY OF THE MATHERAN 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.	3ambhavali, (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	U-2 Zone of the sanctioned Zone 2 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	Urbansiabte Zone 1	U-1 Zone of 1999 sanctioned Regional Plan abutting F Zone
6.	Pali Tarf Verde, Kasane, Vanjale, Kariwali, Paliwali, Bhisegaon Plan	Urbsn.isable Umroli, Asane,	U-2 Zone of the sanctioned Zone 2 Regional abutting the F Zone.
7.	Boregaon Bk., Warose Tarf Wankhal, Naniwal	Morbe Dam	Earthen dam is under construction for drinking water supply benefiting Navi Mumbai and 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 v/hich acts as a physical buffer for development,
10.	Bhingarwada, Bherle	Railway Line	The buffer Zone is restricted upto the railway line which acts as a physical buffer for development.

Reference Number corresponding with the map 1 and 2	Areas or villages for which exemptions are sought	Landuse	Remarks
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.

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. 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 sufficiently wide means of access (not less than 18 mt. wide) can be identified for the purpose of development as "Special Township". The area notified under the Special Township 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 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 Archeological importance, Archeological 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 and recreational tourism zone catchment areas of water bodies. Defence areas, Cantonment areas, notified area of SEZ, designated Port/Harbour areas, designated Airport areas, quarry zone.

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 on site 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 built-up area proposed to be utilised which is permissible as proportionate to zoning of area under such township atleast 60% of the area may be used for purely residential development and further out of the total built-up area proposed to be utilised for residential development, 10% of the same shall be built for residential tenements having built-up area upto 40 sq.mt.

(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/ sub station, (b) water supply system, (c) sewerage and garbage disposal system, police station (e) 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.

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 DCR of 'A' Class Municipal Council provided that for hotel, restaurant, college, school, educational institute", educational classes, hospitals, polyclinics and diagnostic centres, offices, Mangal Karyalaya, town hall, clubs, etc. onsite parking shall be provided. For buildings having mixed users, in addition to the regular parking area as mentioned above a space of 3.0 mt. wide strip along the road on front/side shall be provided for visitor's parking.

5. *Development Control Regulations.* - Prevailing Development Control Regulations of sanctioned Regional Plan as well as provisions of MOEF CRZ notification dated 19th February 1991 amended from time to time shall be applicable mutadis mutandis except those expressly provided in these Special Regulations.

5.1 *Special Township in Urbanisable (U2), Green (G1), (G2) Zone* - (i) The total built-up area/FSI of entire gross area of the Special township in urbanisable zone (U-2) & Green Zone (G1,G2) will be 0.5. There will be no limit of total built-up area / FSI for the development of individual plots. Height of building 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 Phase-wise 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 phase-wise by Developer. The plots earmarked for amenities, facilities, and utilities shall be also simultaneously developed phase-wise along with residential/allied development.

7. *Procedure* . - (a) *Locational Clearance.* - The proposal for development of Special Township, along with details of ownership of land or Development rights of lands in the proposal scheme, site plan, part plan of sanctioned regional plan, shall be submitted to Government in Urban Development Department along with 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 along with 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 sector-wise 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/ gut book of the land in original and list of such documents.

(c) Authenticated copies of locational clearance and letter of intent environmental clearance is applicable.

(d) Layout and building . : (i) Layout plan showing all details of area utilized under roads, (Prepared & signed by ;experts open spaces for parks, garden and playground amenitie. in respective field and team (ii) Detail layout plan building plans of all development with area headed by an Architect of all sector and individual plots and built up area/FSI proposed Town Planner) 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.

(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 alongwith 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) Builtup 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.