



# महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

शुक्रवार, ऑगस्ट १२, २००५/श्रावण २१, शके १९२७

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

## भाग एक—कोकण विभागीय पुरवणी

अधिसूचना

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 25th July 2005.

### NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No TPS. 1204/941/CR-163/04/UD-12.—Whereas, Government of Maharashtra by its Notification No TPB-1275/1199/UD-8, dated 15th March 1976, appointed Mumbai Metropolitan Region Development Authority as a Special Planning Authority (SPA) (hereinafter referred to as "the said Authority") to be the Special Planning Authority for Kalyan Complex Notified Area (hereinafter referred to as "the Notified Area") under the provision of section 40, sub-section (1) (c) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act");

And whereas, Government of Maharashtra by its Notification No. TPS-1292/656/CR-55/92/UD-12, dated 22nd July 1992 altered the boundaries of the Notified Area and excluded the area comprised in Kalyan Municipal Corporation limit and area forming part of New Mumbai Municipal Corporation limit.

And whereas, the said Authority by its Notice No. TCP(P-1)/DP-KCNA/375/95, dated 6th July 1995 declared its intention to prepare a development plan for the modified limits of the Notified Area under the provisions of section 23 of the said Act and whereas, it was also declared to revise the Sanctioned Development Plan of Ulhasnagar and Sanctioned Development Plan of Ambernath prepared for part of the Ambernath Municipal Council limit under the provisions of section 38 of the said Act, and to prepare, Draft Development Plan for newly established Kulgaon-Badlapur Municipal Council Area and the area of the villages newly added in Ambernath Municipal Council limits as also for the rest of the non-Municipal Area included in the Notified Area more specifically described in the Schedule-I of the Notification issued by Government of Maharashtra, Urban Development Department No. 1292/656/CR-55/92/UD-12, dated 22nd July 1992 (hereinafter referred to as the said "Draft Development Plan");

And whereas, Government of Maharashtra by its Notifications issued from time to time has extended the time limit up 5th July 2001 to prepare the Draft Development Plan for the Notified Area;

And whereas, the said Authority in its 98th Meeting held on 29th August 2000 decided to change the name of the Notified Areas as Ulhasnagar, Ambernath, Kulgaon-Badlapur and surrounding notified area and whereas Government of Maharashtra, Urban Development Department by its Notification No. TPS-1200/1957/CR-32/2001/UD-12, dated 22nd March 2001 has changed the name of the Notified Area as "Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area";

(५१)

And whereas, the said Authority published a notice under section 26 (1) of the said Act, in the *Maharashtra Government Gazette*, Part II, page No. 944 on 10th May 2001 regarding publication of the Draft Development Plan for inviting suggestions and objections from the public for the said proposals ;

And whereas, the said Authority by its Resolutions No. 874, dated 17th February 2001 constituted Planning Committee for hearing suggestions and objections received in respect of Draft Development Plan proposals and under the provision of section 28 sub-section (2) of the said Act, Government of Maharashtra by its Resolution No. TPS-1201/1008//CR-121/2001/UD-12, dated 25th June 2002 appointed four experts on the Planning Committee;

And whereas, the planning committee gave hearing to suggestions and objections received in respect of Draft Development Plan proposals and whereas the Government of Maharashtra, Urban Development Department letter No. TPS-1202/896//CR-83/02/UD-12, dated 29th November 2002 stayed the process of the hearing suggestions and objections for Draft Development Plan proposals in respect of Ulhasnagar Municipal Corporation limit until further order and whereas Government of Maharashtra, Urban Development Department by its letter No.1202/896/CR-83/02/UD-12, dated 7th November 2003 vacated the stay imposed by Government's letter dated 29th November 2002 and directed MMRDA to complete the hearing for Notified Area except the hearing for suggestions and objections received for Ulhasnagar Municipal Corporation limit and to submit the Draft Development Plan to Government without any change for Ulhasnagar Municipal Corporation limit and after following the procedure as laid down in the said Act, for Ambernath, Kulgaon-Badlapur and Surrounding Notified Area ;

And whereas, the planning committee submitted its report after hearing suggestions and objections for Ambernath, Kulgaon-Badlapur and Surrounding Notified Area and whereas MMRDA in its 109th Meeting held on 3rd February 2004 accepted Planning Committee's report and by its Resolution No. 1002, dated 3rd February 2004 has resolved to submit the Draft Development Plan prepared for the said Notified Area under section 30 of the said Act, to the Government ;

And whereas, some of the modifications being a substantial nature require to republish under section 29 of the said Act. But modifications proposed by the said Authority are not published ;

And whereas, the Government of Maharashtra, Urban Development Department under Notification No. TPS-1202/806/CR-83/2002/UD-12, dated 26th October 2004 excludes the area within the jurisdiction of Ulhasnagar Municipal Corporation from "Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area" and the name of "Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area" is changed as "Ambernath, Kulgaon-Badlapur and Surrounding Notified Area". The Municipal Corporation of Ulhasnagar shall function as Planning Authority within their jurisdiction and also Government has directed to Ulhasnagar Municipal Corporation to prepare a revised development plan within their jurisdiction.

And whereas, according to section 30 (1) of the said Act it is necessary to submit the Draft Development Plan to the State Government within twelve months from the date of publication of the notice in the *Official Gazette* under section 26 of the said Act.

And whereas, the Government of Maharashtra, Urban Development Department has power to extend the period for submitting the said Draft Development Plan, on an application by Planning Authority ;

And whereas, in exercise of the powers conferred under section 30 (1) of the said Act, the Government of Maharashtra, Urban Development has extended the period for submitting Draft Development Plan from 10th May 2002 for the further period upto and inclusive of 9th May 2004;

And whereas, under the provision of sub-section (1) of section 30, the Draft Development Plan will be submitted to Government after expiry of one month period from publication of the Notice in the *Government Gazette* ;

And whereas, the said Authority being a special planning authority under sub-section (4) of section 28, of the said Act, gave notice published in the *Government Gazette*, dated 20th February 2004 informing the public that the revised draft development plan is accepted by the said Authority and the said Draft Development Plan submitted to the State Government on 30th April 2004 for sanction under sub-section (1) of section 30 of the said of the said draft ;

And whereas, in accordance with sub-section (1) of the section 31 of the said Act the State Government of Maharashtra after examining the proposals of the said Draft Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune, has decided to sanction the said Draft Development Plan with development control rules subject to some modifications as shown in Schedule - I and excluding certain parts in which substantial change have been proposed to be made at Government level as shown in Schedule-II.

And whereas some of the modifications proposed to be made by the Government being substantial in nature require to republish under section 31 of the said Act, which are shown on Draft Development Plan verged in Green Colour and marked as excluded portions E.P. 1 to .... (hereinafter referred to as "the said Excluded Part Schedule-II").

Now therefore in exercise of the powers conferred by sub-section (1) of section 31 of the said Act, and all other powers enabling it in that behalf, the Government of Maharashtra hereby—

(a) Accords its sanctions to the said Draft Development Plan submitted under section 30 of the said Act to it by the MMRDA within the jurisdiction of Ambernath, Kulgaon-Badlapur and surrounding Notified Area" and Development Control Rules (excluding the said Excluded Parts as shown distinctly in Green Verge and numbered as E.P. 1 to ... etc. on the said Plan and as prescribed in Schedule-II) subject to the modifications specified in the Schedule of modification Schedule-I.

(b) Refuse to accord sanction to the Draft Development Plan within the jurisdiction of Ulhasnagar Municipal Corporation area and directs Ulhasnagar Municipal Corporation to prepare a fresh Development Plan. And till the revised Development Plan is published under section 26 of the said Act the proposals of sanctioned Development Plan of Ulhasnagar and revised Draft Development Plan along with development control rules published by MMRDA will be in force.

(c) Extends the period of sanctioning the said Draft Development Plan upto and inclusive of 25<sup>th</sup> July, 2005.

(d) Fixes 12<sup>th</sup> August, 2005 to be the date on which the final Development Plan of within the jurisdiction of Ambernath, Kulgaon-Badlapur and surrounding Notified Area and Development Control Rules as sanctioned by the Government with modifications shown in Schedule-I (excluding the said Excluded Parts of the Draft Development Plan as prescribed in Schedule-II) shall come in to force.

*Notes.*— 1. Copies of plans of Final Development Plan within the jurisdiction of Ambernath, Kulgaon-Badlapur and surrounding Notified Area (excluding the said Excluded Parts of the Revised Development Plan) as sanctioned by the State Government of Maharashtra with modification shown in Orange verge shall be kept open for inspection by the public for a period of one year in the office of the respective Municipal Council and MMRDA during office hours on all working days.

2. Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on Site as per boundaries shown on the Final Development Plan.

3. Drafting errors which are required genuinely to be corrected as per actual situation on Site as per survey records, sanctioned layout etc. shall be corrected by the Chief Officer of respective Municipal Council and MMRDA after due verifications and with prior approval of the MMRDA.

4. Where compulsory open spaces in sanctioned layouts are shown in green wash on the development plan and if those layout are proposed to be revised in future, the said compulsory open spaces shown on the development plan should be considered as Residential Zone.

5. Development of lands or reservations along river shall be subject of the Coastal Zone Management Plan Regulation Notification issued by Ministry of Environment and Forest, Government of India on 19<sup>th</sup> February 1991 and modified by Government of India from time to time.

6. The reservation which have not appeared in Schedule-I of modifications and Schedule-II of Excluded Parts are hereby sanctioned for the respective purposes as designated in the Development Plan.

7. Draftsman's errors which are required to be corrected as per actual situation on Site/or as per survey record, sanctioned layout etc. shall be corrected by the Chief Officer, Municipal Council/MMRDA after due verification and prior approval of Director of Town Planning, Maharashtra State, Pune/Commissioner of MMRDA.

8. The private or rental premises designated in Public-Semi Public zone will continue to be in this zone as long as Public-Semi Public user exists, otherwise these lands shall be considered to be included in the adjoining major user zone.

9. This notification is also available on Government web site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)



## SCHEDULE - I

## Sanctioned modifications

## M-1 Kulgaon-Badlapur Municipal Council Area

Site No.	Designation of Reservation in Draft Development Plan	Area of Reservation in Ha.	Changed as Designation
(1)	(2)	(3)	(4)
1	Public offices and staff quarters	0.36	Public offices and staff quarters
2	Recreational open space	0.38	Garden
3	Recreational open space	0.20	Garden
4	Medical facilities	0.23	Dispensary
5	Public offices and staff quarters	1.75	Public offices and staff quarters
6	Transport facilities	1.96	Truck Terminus
7	Transport facilities	0.18	Rickshaw Stand
8	Market and Shopping center	0.32	Shopping center and vegetable market
9	Recreational open space	0.25	Garden
10	Recreational open space	0.15	Garden
11	Transport facility	0.23	Parking
12	Social, Cultural and Welfare Amenities	0.93	Community Centre
13	Recreational open space	0.60	Garden
14	Educational facilities	0.60	Secondary School
15	Recreational open space	0.61	Garden
16	Recreational open space	0.12	Reinstated as per plan published u/s 26 and designated as Garden
18	Recreational open space	22.13	Stadium
19	Public Utilities	0.21	Welfare Centre for Women
21	Recreational open space	0.6	Reinstated as per plan published u/s 26 and designated as Playground.
23	Recreational open space	0.60	Reinstated as per plan published u/s 26 and designated as Garden
24	Market and Shopping Centre	0.33	Shopping Centre and Vegetable Market
25	Recreational open space	1.17	Playground
26	Recreational open space	0.43	Garden
29	Medical Facilities	1.2	Reinstated as per plan published u/s 26 and designated as Hospital
30	Transport Facilities	0.15	Parking
31	Social, Cultural and Welfare Amenities	0.33	Cultural Centre
34	Market and Shopping Centre	0.50	Market and Shopping Centre
35	Market and Shopping Centre.	0.55	Market and Shopping Centre
36	Recreational open space	1.06	Triangular portion of land situated at northern side of 12 M wide D.P. Road is designated as children's park Site No. 33 and remaining portion of Site No. 36 is reinstated as published u/s 26 and designated as Playground.

## SCHEDULE - I

(1)	(2)	(3)	(4)
37	Public utilities	0.54	Police Station
38	Recreational open space	0.68	Garden
39	Educational facilities	0.46	Secondary School
40	Market and Shopping Centre	0.21	Shopping Centre and Vegetable Market
41	Recreational open space	0.55	Garden
42	Recreational open space	0.53	Garden
43	Market and Shopping Centre	0.59	Shopping Centre and Vegetable Market
44	Recreational open space	0.54	Garden
45	Educational facilities	0.53	Primary school and Playground
46	Recreational open space	0.62	Garden
47	Social, cultural and welfare amenities	0.58	Center for Handicapped
48	Recreational open space	1.45	Reinstated as per plan published u/s. 26 and designated as Flowing green garden.
49	Recreational open space	1.03	Garden
50	Market and Shopping Centre	0.36	Shopping Centre and Vegetable Market
51	Recreational open space	27.98	Reinstated as per plan published u/s. 26 and designated as Park.
52	Recreational open space	1.15	Reinstated as per plan published u/s. 26 and designated as Flowing green garden.
53	Recreational open space	0.63	Playground
54	Educational facilities	0.66	Primary School and Playground
55	Recreational open space	2.97	Playground
56	Educational facilities	1.01	Secondary school and Playground
57	Recreational open space	0.84	Garden
58	Market and Shopping Centre	0.43	Shopping Centre and Vegetable Market
59	Social, Cultural and Welfare Amenities	0.60	Primary School and Playground
60	Transport Facilities	2.50	Bus Stand
61	Transport Facilities	0.46	Reinstated as per plan published u/s. 26 and designated as Parking.
63	Social Cultural and welfare amenities	0.43	Reinstated as per plan published u/s. 26 and designated as Town Center
65	Recreational open space	0.81	Garden
66	Recreational open space	0.56	Garden
67	Medical Facilities	0.26	Dispensary
68	Recreational open space	1.20	Reinstated as per plan published u/s. 26 and designated as Playground.
69	Recreational open space	0.70	Garden
70	Recreational open space	0.70	Garden
71	Educational facilities	0.66	Reinstated as per plan published u/s. 26 and designated as Primary School, High School and Playground
72	Recreational open space	0.38	Garden
73	Educational facilities	0.72	Primary School and Playground
74	Medical facilities	0.18	Dispensary
75	Market and Shopping Centre	0.82	Market and Shopping Centre

## SCHEDULE - I

(1)	(2)	(3)	(4)
76	Market and Shopping Centre	0.60	Market and Shopping Centre
77	Recreational open space	0.75	Garden
78	Educational Facilities	0.70	Secondary School
79	Recreational open space	0.36	Garden
80	Recreational open space	0.48	Garden
81	Medical Facilities	0.27	Reinstated as per plan published u/s. 26 and designated as Dispensary and Maternity Home.
82	Educational Facilities	0.60	Reinstated as per plan published u/s. 26 and designated as Secondary School.
83	Recreational open space	0.60	Reinstated as per plan published u/s. 26 and designated as Garden.
84	Social , cultural and welfare amenities.	0.24	Reinstated as per plan published u/s. 26 and designated as Library.
85	Recreational open space	1.21	Playground
86	Market and Shopping center	0.42	Reinstated as per plan published u/s. 26 and designated as Shopping Centre and Vegetable Market.
87	Medical Facilities	0.13	Dispensary
88	Recreational open space	0.12	Garden
89	Recreational open space	0.12	Garden
90	Transport Facilities	0.25	Parking
92	Market and Shopping Centre	0.13	Shopping Centre and Vegetable Market
93	Public utilities	0.73	Fire Station
94	Public Utilities	0.45	Burial ground
95	Recreational open space	0.75	Garden
96	Educational facilities	0.52	Secondary School
97	Recreational open space	0.96	Garden
98	Market and shopping center	0.80	Shopping Centre and Vegetable Market
99	Recreational open space	2.35	Playground
100	Social, Cultural and welfare amenities	1.40	Aquarium / Science Centre
101	Educational Facilities	0.48	Primary School and Playground
102	Market and Shopping Centre	0.54	Shopping Centre and Vegetable Market
103	Public offices and staff quarters	0.42	Staff Quarters
104	Public utilities	0.24	Post Office
105	Recreational open space	0.80	Garden
106	Educational facilities	0.72	Secondary School
107	Recreational open space	0.90	Garden
108	Medical facilities	0.25	Dispensary
109	Recreational open space	3.96	Playground
110	Market and Shopping Centre	2.82	A.P.M.C.
111	Market and Shopping Centre	0.72	A.P.M.C.
112	Recreational open space	0.80	Garden
113	Recreational open space	0.56	Garden
114	Market and Shopping Centre	0.50	Shopping Centre and Vegetable Market
115	Recreational open space	2.67	Playground
116	Recreational open space	1.08	Reinstated as per plan published u/s. 26 and designated as Playground.
118	Market and Shopping Centre	0.40	Shopping Centre and Vegetable Market

- M-2** A new 9m proposed road passing through survey No. 20 Mouje Kulgaon etc. proposed by S.P.A. (M-22) as shown on plan is hereby sanctioned.
- M-3** The alignment of 15m wide development plan road passing through Manjarli Gaothan proposed to be changed by S.P.A. (M-27) as shown on plan is hereby sanctioned.
- M-4** As per National River Policy, no industrial activity is allowed within 500m distance from the bank of the Ulhas river passing through villages Badlapur, Eranjad, Sonivali and rural areas. This 500m distance is reserved as green belt as shown on plan.  
Land bearing survey No. 196 p, 187 p, 184 p, 174 p, 186 p, 275 p, 185 p and 164 p is proposed to be deleted from no development Zone to residential Zone by SPA (M-33) is deleted and reinstated as published plan u/s 26 as shown on plan.
- M-5** Width of 12 mt. wide proposed road passing through Katrap Gaothan is reduced to 9 mt. as shown on plan.
- M-6** Land bearing S. No. 31/7 pt. Mouje Kulgaon is to be deleted from Service Industry Zone and included in Residential Zone (M-24) as proposed by SPA is reinstated as Service Industry as published u/s. 26.
- M-7** Land bearing Gut No. 105/2 Mouje Valivali is to be deleted from Service Industry Zone and included in Residential Zone (M-25) as proposed by SPA is reinstated as Service Industry as published u/s. 26.
- M-8** Land bearing S. No. 8A/1/1/3pt Mouje Belavali is deleted from public amenities and included in Residential Zone as proposed by SPA is reinstated as published plan u/s. 26.
- M-9 Mharal - Varap Rural Area**

Site No.	Designation of Reservation in Draft Development Plan	Area of Reservation in Ha.	Changed as Designation
(1)	(2)	(3)	(4)
1	Recreational open space	13.20	Playground
2	Transport facilities	0.16	Transport facilities
3	Transport facilities	0.20	Transport facilities
4	Social, cultural and welfare amenities	0.60	Social, cultural and welfare amenities
5	Medical facilities	0.38	Primary health centre
6	Educational facilities	0.62	Secondary school
7	Market / shopping centre	0.54	Shopping centre and vegetable market
8	Transport facilities	0.05	Transport facilities
9	Educational facilities	0.60	Primary school and playground
10	Recreational open space	0.50	Garden
11	Recreational open space	1.55	Playground
12	Recreational open space	0.18	Garden
13	Social, cultural and welfare amenities	0.25	Social, cultural and welfare amenities
14	Recreational open space	0.60	Garden
15	Medical facilities	0.25	Primary health centre
16	Market / Shopping center	0.25	Market / shopping centre
17	Educational facilities	0.60	Primary school and playground
18	Recreational open space	1.00	Playground
19	Educational facilities	1.00	Secondary school and playground
20	Recreational open space	0.48	Garden
21	Public utilities	0.40	Public facility centre
22	Public utilities	0.45	Hospital

**M-10** The alignment of 18 mt. wide Development Plan Road passing through Mouje Varap bearing S.No. 41,52,56 is proposed to be change by SPA (M-52) is reinstated as per alignment published plan u/s. 26.

**M-11** Land bearing S. No. 9,11,12,13,14,15pt,82 Mouje Mharal is reinstated as per the plan published u/s. 26.

**M-12 Ambarnath Municipal Council Area**

Site No.	Designation of Reservation in Draft Development Plan	Area of Reservation in Ha.	Changed as Designation
(1)	(2)	(3)	(4)
1	Educational facilities	0.56	Primary school and playground
2	Recreational open space	1.12	Playground
3	Recreational open space	0.69	Garden
4	Market / Shopping center	0.56	Shopping Center and vegetable market
5	Social, cultural and welfare amenities	0.94	Welfare center
6	Recreational open space	1.27	Playground
7	Social, cultural and welfare amenities	0.39	Community center
8	Recreational open space	0.37	Playground
9	Educational facilities	0.64	Secondary school
10	Medical facilities	0.36	Dispensary
11	Market / shopping center	0.78	Shopping center and vegetable market
12	Recreational open space	1.10	Playground
13	Recreational open space	1.95	Playground
14	Recreational open space	0.65	Garden
15	Public utilities	0.15	Cremation ground
16	Recreational open space	0.47	Garden
17	Medical facilities	1.97	Hospital
18	Public utilities	0.67	Fire station
19	Educational facilities	0.47	Primary school and playground
24	Public utilities	0.57	Burial ground
25	Recreational open space	0.88	Garden
26	Public utilities	0.17	Police station
27	Market / shopping center	0.18	Shopping center and vegetable market
28	Recreational open space	1.03	Playground
29	Recreational open space	1.70	Playground
30	Market / shopping center	0.22	Shopping center and vegetable market
31	Recreational open space	0.29	Children's playground
32	Recreational open space	1.22	Playground
33	Recreational open space	2.49	Playground
34	Social, cultural and welfare Amenities	0.09	Community centre
35	Educational facilities	1.18	Secondary school and playground
36	Medical facilities	0.42	Dispensary and maternity home
37	Recreational open space	0.54	Site No. 37 and 38 rearranged as shown on plan. Garden
38	Social, cultural and welfare amenities	0.38	Welfare center for women
39	Recreational open space	0.66	Garden
40	Recreational open space	0.32	Garden



(1)	(2)	(3)	(4)
41	Social, cultural and welfare amenities	0.30	Library
42	Public Utilities	2.12	Police station
43	Recreational open space	1.28	Playground
44	Market / Shopping Center	0.17	Shopping Center and vegetable market
45	Educational Facilities	0.23	Primary school
46	Medical Facilities	0.25	Dispensary
47	Public Utilities	0.33	Gymnasium
48	Public Offices and Staff Quarters	0.78	Public Offices and Staff Quarters
49	Recreational open space	1.13	Playground
50	Educational Facilities	3.00	Reinstated as per plan published u/s 26 and designated as Educational Complex
51	Recreational open space	1.82	Playground
52	Social, Cultural and Welfare Amenities	2.91	Art Gallery, Town Centre and Museum
53	Recreational open space	0.99	Garden
54	Educational Facilities	0.57	Primary school and playground
55	Recreational open space	2.31	Playground
56	Educational Facilities	0.94	Secondary school and playground
57	Recreational open space	0.79	Garden
58	Social, cultural and welfare amenities.	2.28	Multipurpose Hall
59	Medical Facilities	0.23	Dispensary
60	Transport Facilities	0.12	Parking
61	Recreational open space	1.45	Playground
62	Educational facilities	0.65	Primary school and playground
63	Medical Facilities	0.53	Dispensary and Maternity home
64	Market / shopping center	0.46	Shopping center and vegetable market
65	Recreational open space	1.18	Playground
66	Transport facilities	0.18	Parking
67	Educational Facilities	1.43	Secondary school and playground
68	Recreational open space	0.64	Garden
69	Public utilities	1.45	Slaughter house
70	Recreational open space	0.60	Garden
71	Recreational open space	1.61	Playground
72	Recreational open space	0.74	Garden
73	Public utilities	0.28	Library
74	Recreational open space	0.57	Garden
75	Educational facilities	0.60	Primary school and playground
76	Recreational open space	0.35	Garden
77	Educational Facilities	0.48	Primary school and playground
78	Medical Facilities	0.17	Dispensary
79	Recreational open space	1.60	Garden
81	Recreational open space	1.43	Playground
82	Transport Facilities	0.12	Bus stand
83	Public offices and Staff Quarters	0.66	Public offices and Staff Quarters
84	Recreational open space	5.42	Reinstated as per plan published u/s 26 and designated as Playground
85	Recreational open space	0.50	Garden
86	Public Utilities	14.00	Public Utilities

(1)	(2)	(3)	(4)
87	Recreational open space	0.64	Garden
88	Recreational open space	4.60	Swimming pool
89	Recreational open space	0.61	Garden
90	Market / Shopping Center	0.25	Shopping center and Vegetable market
91	Recreational open space	0.60	Garden
92	Public Offices and staff Quarters	0.22	Public Offices and staff Quarters
93	Public Utilities	0.27	Cremation ground
94	Recreational open space	2.95	Playground
95	Market / Shopping Centre	0.55	Shopping center and vegetable market
96	Transport Facilities	0.08	Parking
97	Recreational open space	0.40	Garden
98	Social, Cultural and Welfare Amenities.	0.76	Public facility center
99	Market / Shopping Center	1.33	Shopping center and vegetable market
100	Market / Shopping Center	0.49	Shopping center and vegetable market
101	Transport Facilities	0.10	Parking
102	Transport Facilities	0.54	Bus stand
103	Transport Facilities	0.93	S.T Stand
105	Transport facilities	0.08	Parking
106	Recreational open space	0.84	Garden
107	Public Utilities	0.16	Cremation ground
108	Transport facilities	1.04	Bus stand
109	Transport facilities	0.26	Parking
110	Public utilities	0.43	Telephone exchange
112	Medical facilities	1.60	Hospital
113	Educational facilities	0.70	Primary school and playground
114	Social, cultural and Welfare Amenities	1.05	Civic center
115	Educational facilities	0.19	Primary school
116	Recreational open space	0.14	Garden
117	Educational Facilities	1.01	Secondary school and playground
118	Market / shopping center	0.31	Shopping center and vegetable market
119	Social, cultural and welfare amenities	0.05	Community Centre
120	Social, cultural and welfare amenities	0.05	Library
121	Educational facilities	0.63	Area under existing Gaodevi Mandir is deleted as shown on plan and remaining area of reservation is designated Primary school and playground.
122	Social, cultural and welfare amenities	0.18	Children's welfare center.
123	Recreational open space	2.67	Reinstated as per plan published u/s 26 and designated as Playground.
124	Recreational open space	0.63	Plot No. 605, C.T.S. No. 7564/2 is deleted and included in residential zone as shown on plan and remaining area of reservation is designated as Garden.
125	Recreational open space	1.36	Area under existing Gaodevi Mandir is deleted as shown on plan and remaining area of reservation is designated as Playground.
129	Social, Cultural and Welfare Amenities	0.65	Women's Welfare Centre
130	Market / shopping Center	0.45	Shopping center and vegetable market

(1)	(2)	(3)	(4)
131	Public offices and staff quarters	0.18	Public offices and staff quarters
132	Public utilities	0.65	Cremation ground / Burial ground
133	Medical facilities	1.22	Hospital
134	Educational facilities	1.43	Secondary school and playground
135	Recreational open space	1.45	Playground
136	Market / shopping centre	0.23	Shopping center and vegetable market
137	Medical facilities	0.62	Dispensary and maternity home
138	Social, cultural and welfare amenities	0.13	Library
139	Educational facilities	0.61	Primary school and playground
140	Recreational open space	0.44	Garden
141	Social, cultural and welfare amenities	5.24	Drama Theatre
142	Recreational open space	1.15	Playground
143	Medical facilities	0.48	Dispensary and maternity home
144	Market / shopping Center	0.60	Market and shopping center
145	Educational facilities	0.79	Secondary school
146	Recreational open space	0.43	Garden
147	Market / shopping center	0.24	Market and shopping centre
148	Medical facilities	0.67	Hospital
149	Recreational open space	2.56	Playground
150	Recreational open space	0.33	Garden
151	Educational facilities	0.40	Primary school and playground
152	Public offices and staff quarters	1.20	Public offices and staff quarters
153	Social, cultural and welfare amenities	1.12	Child Welfare center
154	Medical facilities	0.85	Veterinary Hospital
155	Recreational open space	3.80	Playground
156	Recreational open space	0.70	Garden
157	Recreational open space	0.90	Garden
158	Market / Shopping Center	0.31	Shopping center and vegetable market
159	Public offices and staff quarters	0.20	Public offices and staff quarters
160	Medical facilities	1.0	Maternity home
161	Educational facilities	0.74	Primary school and playground
162	Recreational open space	0.72	Garden
163	Educational facilities	0.30	Primary school and playground
164	Medical facilities	0.24	Dispensary
165	Public offices and staff quarters	0.62	Public offices and staff quarters
166	Educational facilities	2.40	Secondary school and playground
167	Recreational open space	7.05	Reinstated as per plan published u/s 26 and designated as Flowing green garden
168	Recreational open space	0.73	Garden
169	Social, Cultural and Welfare Amenities	1.50	Aquarium
170	Public Utilities	0.08	Police station
171	Transport facilities	0.99	Bus Stand / parking
172	Recreational open space	1.71	Playground
173	Recreational open space	1.00	Playground
174	Recreational open space	1.10	Garden
175	Educational facilities	0.69	Primary school and playground
176	Medical facilities	0.33	Maternity home

(1)	(2)	(3)	(4)
177	Recreational open space	0.42	Children's playground
178	Recreational open space	1.12	Garden
179	Educational facilities	2.39	Educational complex
180	Recreational open space	26.81	Reinstated as per plan published u/s 26 and designated as Public park
181	Recreational open space	1.17	Garden
182	Educational facilities	0.88	Primary school and playground
183	Market / Shopping center	0.37	Reinstated as per plan published u/s 26 and designated as Shopping center and Vegetable market
184	Recreational open space	1.25	Garden
185	Public utilities	0.27	Community center
186	Social, cultural and welfare amenities	1.35	Centre for handicapped
187	Medical facilities	1.24	Health center
188	Market / shopping center	0.36	Market and shopping center
189	Educational facilities	0.80	Primary school and playground
190	Recreational open space	0.40	Garden
191	Recreational open space	0.45	Garden
192	Public Offices and staff quarters	0.53	Public offices and staff quarters
193	Recreational open space	0.92	Garden
194	Educational facilities	0.73	Secondary school
195	Educational facilities	0.27	Primary school
196	Public offices and staff quarters	1.10	Public offices and staff quarters
197	Transport facilities	0.29	Parking
198	Transport facilities.	0.11	Parking

**M-13** Land bearing CTS No. 4740 pt., plot No. 63 and 64 Mouje Kohoj Khuntavali shown as existing open space as published plan u/s 26 proposed by SPA (M - 41) is deleted and included in residential zone. Compulsory open space remains as existing open space as per approved layout.

*Note.*— Notwithstanding anything stated in the Regulation 1.3 \_\_\_\_\_ No Development allowed, where the land affected by any reservation as a previous commitment in the sanctioned Development plan, except wherever N.A. permission, layout permission or sub - divisional permission and building permission granted in the plots, prior to plan published u/s 26 i.e. on 10th May 2001. The authorised construction on such plots if reached above plinth level may be sanction by Govt. within one year from the date of sanctioned development plan. The application for such proposal will not be consider after one year from the date of sanctioned D.P.

**M-14** In the General Development control regulations, the following modifications are made namely:—

M-1 New Sub rules are included in appendix-R and below rule No. 11.6 (xxi) as under, L. P. Gas Godowns would be permissible in No Development Zone (NDZ) within Municipal limits subject to following conditions:—

(i) Area of plot shall not be less than 2000 Sq. Mtr.

(ii) The maximum permissible FAR shall be 0.20 on this plot.

(iii) Only ground floor structure would be permissible.

(iv) It is necessary to obtain "No Objection Certificate" from Controller of Explosives and Chief Fire Officer.



- M-2 Sub regulation 14.2.5 item (ii) of regulation 14.2, new user shall be added as, after socio - cultural activities and crèche (Nursery for infants)
- M-3 Regulation No. 15.3 shall be modified as under.  
In no case, the total FSI consumed in a plot shall exceed 1.8.
- M-4 New entry is added after regulation No. 15.5 (p) as under.  
(q) In every residential building constructed or proposed to be constructed for the use of a Co-operative Housing Society or an Apartment Owners Association a fitness center room will be permitted. The area of the room shall be limited to 2 (two) percent of the total built up area of building or 20 Sq.Mt. whichever is more. It shall not be used for any other purpose, except for fitness activities and its ownership shall vest to Society or Association.
- M-5 Regulation 15.7.1 is modified as under. Ceiling limit of 2.0 is read as 1.8.
- M-6 Following New Appendix is added as under. :-

APPENDIX - P — "O" as per Corrigendum 14/2/06

Commercial use of lands in the possession of the Maharashtra State Road Transport Corporation.

Notwithstanding anything to the contrary content in these regulations or the Development Plan/ Planning Proposals, land in the possession of Maharashtra State Road Transport Corporation shall be allowed to be developed for commercial use to the extent of 50% of the admissible floor space index subject, however, to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra, Home Department, Resolution No. STC 3400/CR-148/TRA-1 dated 1<sup>st</sup> February 2001 as may modified from time to time.

- M-7 New Rules are added as Appendix - (V) — "X" as per Corrigendum 14/2/06

Appendix V

Regulations for buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters situated in the Gaothan or similar congested area and outside congested area.

In cases of buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra for use as their Staff Quarters, the Commissioner/Chief Officer may permit the Floor Space Index to be exceeded upto 2.5.

*Note.*—It shall be permissible to submit a composite scheme for the development or redevelopment of land of Department of Police, Police Housing Corporation, Jail and Home Guard for the utilization of permissible commercial user under D.C. Regulation so that commercial potential of one plot can be shifted to other plot, provided the aggregate FSI on any plot shall not exceed 2.5.

For reconstruction / redevelopment of the buildings of Department of Police, Police Housing Corporation, Jail and Home Guard of Government of Maharashtra, constructed prior to 1940, the FSI shall be 2.5 or consumed Floor Space Index of existing old building plus 50% incentive FSI, whichever is more.

In the cases of development or redevelopment of land of Department of Police, Police Housing Corporation and Home Guard, Commercial user permissible under D.C. Regulation may be permitted upto 25% of the total permissible builtup area.

- M-8 Residential use may be permitted in service Industries Zone, if desire by land owner, but the users allowed in Class-A (R-2) Service Industries may be allowed on the plot in Service Industry Zone on which Residential use is permissible.
- M-9 (M-64) as proposed by SPA is hereby sanctioned.
- M-10 Notwithstanding anything stated in these regulations no development of the land situated in the Eco Sensitive Zone declared by the Government of India in the Ministry of Environment and Forest, notification dated 04<sup>th</sup> February 2003 and subsequently amended thereof from time to time shall be permitted unless as it is in conformity with the said notification and prior approval of monitoring committee.

- M-11** 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 (MOEF), Government of India's notification dated 19<sup>th</sup> 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 unless it is conformity with the said notification and the Coastal Zone Management Plan (CZMP) approved the MOEF.
- M-12** Regulation for the development of Biotechnology establishment are permissible as per Government Directives, Urban Development Department No. TPB-4302/818/CR-88/2002/UD-11 dated 10<sup>th</sup> October 2002 and revised directives dated 17<sup>th</sup> March 2003.
- M-13** Model building bye-laws to provide facilities for physically handicapped persons are applicable as per accompaniment of Government in Urban Development Department Order No. TPB 432001/1829/CR-218/2001/UD-11 dated 25<sup>th</sup> February 2002.
- M-14** Special provision for installation of water heating system are applicable as per Government Directives No. DCR 1094/2829/UD-11 dated 19<sup>th</sup> September 1995.
- M-15** Maharashtra Regional and Town Planning Act, 1966 and Government Directives for change or addition of new regulations as will be issued in future shall be applicable automatically in supersession of the corresponding rule in the regulation.
- M-16** For installation of Rain Water Harvesting structures (RWHS), Government Directives, Urban Development Department No. TPB 432001/2133/CR-230/01/UD-11 are applicable.

→ Read AS APPENDIX - "Y" as per 14/2/06

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

MANOHAR BHARGAVE,

Section Officer.

M-13 - following lines to be added

The sub-rules of modification No. 19.7.1 To 19.7.5  
are applicable for m.13

**URBAN DEVELOPMENT DEPARTMENT,**  
Mantralaya, Mumbai 400 032, dated 25th July 2005.

**Notice**

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. TPS 1204/941/CR-163/04/UD-12.— Whereas, Government of Maharashtra by its Notification No. TPS-1275/1199/UD-8, dated 15<sup>th</sup> March 1976, appointed Mumbai Metropolitan Region Development Authority as a Special Planning Authority (SPA) (hereinafter referred to as "the said Authority") to be the Special Planning Authority for Kalyan Complex Notified Area (hereinafter referred to as "the Notified Area") under the provision of section 40, sub-section (1) (c) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as 'the said Act');

And whereas, Government of Maharashtra by its Notification No. TPS-1292/656/CR-55/92/UD-12, dated 22<sup>nd</sup> July 1992 altered the boundaries of the Notified Area and excluded the area comprised in Kalyan Municipal Corporation limit and area forming part of New Mumbai Municipal Corporation limit.

And whereas, the said authority by its Notice No. TCP(P-1)/DP-KCNA/375/95, dated 6th July 1995 declared its intention to prepare a development plan for the modified limits of the Notified Area under the provisions of section 23 of the said Act and whereas, it was also declared to revise the Sanctioned Development Plan of Ulhasnagar and Sanctioned Development Plan of Ambernath prepared for part of the Ambernath Municipal Council limit under the provisions of section 38 of the said Act, and to prepare, Draft Development Plan for newly established Kulgaon-Badlapur Municipal council area and the area of the villages newly added in Ambernath Municipal Council limits as also for the rest of the non-Municipal Area included in the Notified Area more specifically described in the Schedule I of the Notification issued by Government of Maharashtra, Urban Development Department No.1292/656/CR-55/92/UD-12, dated 22<sup>nd</sup> July 1992 (hereinafter referred to as the said Draft Development Plan)

And whereas, Government of Maharashtra by its Notifications issued from time to time has extended the time limit up to 5<sup>th</sup> July 2001 to prepare the Draft Development Plan for the Notified Area;

And whereas, the said authority in its 98<sup>th</sup> Meeting held on 29<sup>th</sup> August 2000 decided to change the name of the Notified Areas as Ulhasnagar, Ambernath, Kulgaon - Badlapur and Surrounding Notified area and whereas Government of Maharashtra, Urban Development Department by its Notification No. TPS - 1200/1957/CR-32/2001/UD-12, dated 22<sup>nd</sup> March 2001 has changed the name of the Notified Area as 'Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area';

And whereas, the said authority published a notice under section 26(1) of the said Act, in the *Maharashtra Government Gazette*, Part 2, page No. 944 on 10<sup>th</sup> May 2001 regarding publication of the Draft Development plan for inviting suggestions and objections from the public for the said proposals;

And whereas, the said authority by its resolutions No. 874, dated 17<sup>th</sup> February 2001 constituted Planning Committee for hearing suggestions and objections received in respect of Draft Development Plan proposals and under the provision of section 28 sub-section (2) of the said Act, Government of Maharashtra by its resolution No. TPS-1201/1008/CR-121/2001/UD-12, dated 25<sup>th</sup> June 2002 appointed four experts on the planning committee;

And whereas, the planning committee gave hearing to suggestions and objections received in respect of Draft Development Plan proposals and whereas the Government of Maharashtra, Urban Development Departments letter No. TPS-1202/896/CR-83/02/UD-12, Dated 29<sup>th</sup> November, 2002 stayed the process of the hearing suggestions and objections for Draft Development plan proposals in respect of Ulhasnagar Municipal Corporation limit until further order and whereas, Government of Maharashtra, Urban Development Department by its letter No.1202/896/CR-83/02/UD-12, dated 7<sup>th</sup> November 2003 vacated the Stay imposed by Government's letter dated 29<sup>th</sup> November 2002 and directed MMRDA to complete the hearing for Notified Area except the hearing for suggestions and objections received for Ulhasnagar Municipal corporation limit and to submit the Draft Development Plan to Government without any change for Ulhasnagar Municipal Corporation limit and after following the procedure as laid down in the said Act, for Ambernath, Kulgaon-Badlapur and Surrounding Notified Area;

And whereas, the planning Committee submitted its report after hearing suggestions and objections for Ambernath, Kulgaon - Badlapur and Surrounding Notified Area and whereas MMRDA in its 109<sup>th</sup> meeting held on 3<sup>rd</sup> February 2004 accepted Planning Committee's report and by its resolution No. 1002, dated 3<sup>rd</sup> February 2004 has resolved to submit the Draft Development Plan prepared for the said Notified Area under section 30 of the said Act, to the Government ;

And whereas, some of the modifications being a substantial nature require to republish under section 29 of the said Act. But modifications proposed by the said authority are not published ;

And whereas, the Government of Maharashtra Urban Development Department under Notification No. TPS-1202/806/CR-83/2002/UD-12, dated 26<sup>th</sup> October 2004 excludes the area within the jurisdiction of Ulhasnagar Municipal Corporation from "Ulhasnagar, Ambernath, Kulgaon-Badlapur and Surrounding Notified Area" and the name of "Ulhasnagar, Ambernath, Kulgaon-Badlapur and



surrounding Notified Area" is changed as "Ambernath, Kulgaon-Badlapur and surrounding notified Area". The Municipal corporation of Ulhasnagar shall function as Planning Authority within their jurisdiction and also Government has directed Ulhasnagar Municipal Corporation to prepare a revised Development plan within their jurisdiction ;

And whereas, according to section 30 (1) of the said Act it is necessary to submit the Draft Development Plan to the State Government within twelve months from the date of publication of the notice in the *official Gazette* under section 26 of the said Act.;

And whereas, the Government of Maharashtra, Urban Development Department has power to extend the period for submitting the said Draft Development Plan, on an application by Planning Authority;

And whereas, in exercise of the powers conferred under section 30 (1) of the said Act, the Government of Maharashtra, Urban Development has extended the period for submitting Draft Development Plan from 10<sup>th</sup> May 2002 for the further period upto and inclusive of 9<sup>th</sup> May 2004;

And whereas, under the provision of sub-section (1) of section 30, the Draft Development Plan will be submitted to Government after expiry of one month period from publication of the Notice in the *Government Gazette*;

And Whereas, the said authority being a special planning authority under sub-section (4) of section 28, of the said Act, gave notice published in the *Government Gazette*, dated 20<sup>th</sup> February 2004 informing the public that the revised Draft Development Plan is accepted by the said authority and the said Draft Development Plan is submitted to the State Govt. on 30<sup>th</sup> April 2004 for sanction under sub-section (1) of section 30 of the said Act;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has proposed to make certain modifications which are of a substantial nature, in the said Development Plan as specified in the Schedule-II appended hereto;

And whereas, the Government of Maharashtra, Urban Development Department vide its notification No. TPS 1204/941/CR-163/04/UD-12 dated 25<sup>th</sup> July, 2005 has sanctioned the said Development Plan within its jurisdiction of Ambernath, Kulgaon-Badlapur and surrounding area (hereinafter referred to as the said notified area) subject to modifications as Excluded Parts mentioned in certain part as shown on plan (numbered as EP-1, EP-2, .... etc.) in green verge (hereinafter referred to as "the said Excluded Parts").

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby,

(a) gives notice inviting suggestions and/or objections from any person in respect of the proposed modification as specified in Schedule appended hereto within the period of 60 (Sixty) days from the date of publication of this notice in the *Official Gazette* ,

(b) appoints the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, R.No. 305, 3<sup>rd</sup> floor, Navi Mumbai to whom the suggestions /objections referred to (a) above shall be addressed, as an officer under Section 31(2) of the said Act, to hear all the persons who will file suggestions or objections within the stipulated period, and submit his report thereon to Government.

*Note.*— (A) Plan showing proposed substantial modifications as Excluded Parts has been kept open for inspection of the general public in the following offices during office hours on all working days :—

- (i) Office of the Chief Officer, Municipal Council, Ambernath, Dist. Thane.
- (ii) Office of the Chief Officer, Municipal Council, Kulgaon - Badlapur, Dist. Thane.
- (iii) Sub- Regional Office, MMRDA, Municipal Building, Tilak Chowk, Kalyan (W.).
- (iv) Office of the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

(B) All suggestions or objections which may be received by the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai within the aforesaid stipulated period will be duly considered.

(C) This notification is also available on Government web Site [www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)

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

MANOHAR BHARGAVE,  
Section Officer.



*SCHEDULE-II*  
**Excluded Parts**

Number (1)	Description (2)
EP-1	Mouje Katrap Site No.17 Transport facility is deleted from reservation by SPA is proposed to be reinstated and designated as Dispensary.
EP-2	Mouje Katrap and Mouje Shirgaon Site No. 20 Social, Cultural and Welfare Centre is partly deleted from reservation by SPA is proposed to be reinstated and designated as Shopping Centre.
EP-3	Mouje Shirgaon Site No. 22 Social, Cultural and Welfare Centre is partly deleted from reservation by SPA is proposed to be reinstated and designated as Playground.
EP-4	Northern portion of the existing Vruddhashram bearing S. No. 9/15 and 134/3 pt. at Shirgaon is deleted from reservation as shown on plan and included in Residential Zone. The remaining portion of the Site No. 28 is proposed to be reinstated as per plan published under section 26 and designated as Old Aged Home.
EP-5	The alignment of 12 mt. wide development plan road is changed as shown on plan and area under road and southern triangular portion of Site No. 27 proposed to be reinstated as per plan published under section 26 and designated as Primary School and Playground.
EP-6	Mouje Shirgaon Site No. 32 Medical Facilities and Site No. 33 Social, Cultural and Welfare Centre are partly deleted from reservations by SPA are proposed to be reinstated, amalgamated and designated as Primary School and Playground.
EP-7	Site No. 91 Market and Shopping Centre is partly deleted and proposed to be included in Residential Zone as shown on plan and remaining part reserved and designated as Shopping Centre and Vegetable Market.
EP-8	Site No. 119 Market and Shopping Centre is proposed to be deleted and included in Residential Zone.
EP-9	Site No.117 Recreation Open Space is proposed to be partly deleted and included in Residential Zone as shown on plan and remaining part is reserved and designated as Garden.
EP-10	The land bearing Survey No. 98 (P) Belavali shown in No Development Zone is proposed to be deleted and included in residential zone.
EP-11	Land bearing Survey No. 13B P, 15 p, 16 p, 18 p, 20 p, 21 p, 22 p, 27 p and 28 p at Badlapur, area admeasuring approximately 10.70 hect. is shown in residential zone as per published plan under section 26 is proposed to be deleted and included in No Development Zone and also alignment of 18 m. wide development plan road is proposed to be changed as shown on plan.
EP-12	Site No. 64, in Survey No. 64, Kulgaon Market and Shopping Centre is proposed to be redesignated as Garden.
EP-13	Site No. 62 Transport Facilities Mouje Kulgaon is proposed to be deleted and included in Residential Zone.
EP-14	Alignment of 18 m. wide Development Plan road passing through land bearing S. No. 25, 57, 58 Mouje Varap is reinstated as per plan published under section 26 and new 18 m. wide road passing through S. Nos. 4, 50, 72 proposed by SPA is reinstated as shown on plan.
EP-15	Land bearing S. Nos. 94 p, 120 p and 103 pt Mouje Narhen is proposed to be deleted from ' Green Zone ' and included in Urbanisable Zone (U-2) as shown on plan.
EP-16	Land under villages Khoni, Antarli and Vadavali (Kh) shown in Urbanisable Zone (U-2) is proposed to be deleted and included in ' Green Zone ' and land under Shirdhon Village is designated as " Rehabilitation of slums " as shown on plan.
EP-17	Land under Site No. 21 " Recreational Open Space and Site No. 22 Medical facilities Mouje Kohoj - Khuntavali are deleted from reservations and included in residential zone. Site No. 23 ' Recreational open space ' is proposed to rearrange as Site No. 21 dispensary, Site No. 22 Library and Site No. 23 Garden as shown on plan and new approach road at northern Site of Site No. 22 is proposed as shown on plan.
EP-18	Existing Municipal Primary School and Cultural Centre in CTS No. 6986, 6987 Mouje Kohoj-Kuntavali (M- 42) area land admeasuring 0.24 hect. owned by Ambernath Municipal Council is proposed to change from existing public user to residential zone.

Number (1)	Description (2)
EP-19	Land under Site No. 128, Educational facilities Mouje Vadavali is proposed to be partly deleted and included in residential zone and remaining vacant land of Site No. 128 is proposed to be reinstated and designated as ' Primary school '. A new 9 mt. approach road is proposed from 18 mt. wide development plan road for Site No. 128 as shown on plan.
EP-20	The part of land under Site No. 126 ' Medical facilities ' Mouje Vadavali is proposed to be deleted from reservation and included in residential zone and remaining portion of Site No.126 alongwith northern portion is proposed to be newly reserved for Dispensary as Site No. 126 as shown on plan.
EP-21	The land under Site No. 127 ' Market and Shopping Centre ' Mouje Vadavali is proposed to be deleted from reservation and included in residential zone. New reservation of Site No. 127 to be proposed as Vegetable Market as shown on plan.
EP-22	New Reservation is to be proposed as ' Self Employment for Handicapped Person ' at CTS No. 4720 Plot No. 10, at Village Kansai and numbered as 199.
EP-23	Site No. 20 Educational Facility is proposed to be partly deleted and included in Residential Zone from as proposed by SPA (M-36) as shown on plan.
EP-24	The land bearing S. No. 166pt. Mouje Ambernath is proposed to be deleted from Commercial Zone and demarcated as existing Garden as shown on plan.
EP-25	The land bearing S. No. 115/5 pt. under Site No. 80 Recreational Open space below HTL is proposed to be merged in adjacent Site No.79 Garden and remaining area of Site No.80 is proposed to be deleted from reservation and included in Residential Zone as shown on plan.
EP-26	The acquiring authority for Site No. 166, 137, 139 and 140 is private institution and Ambernath Municipal Corporation as per published D.P. report under section 26 is proposed to be changed and renamed as Ambernath Sahakari Samudaik Shetkari Society Ltd., Ambernath.
EP-27	100 mtr. belt is proposed to be reserved as prohibited area around existing Defence Laboratory at Village Chikhaloli S.Nos. 24 p, 57, 58. The Acquiring Authority for this belt is Defence Department, Central Government.
EP-28	A 275 m. wide No Development Zone around the land bearing S.Nos. 98 p, 22 , 23, 24, 113 p, Village Chikhaloli and S.No. 1p, 2p, 4 p, 27/2 p, 54 p , 55 p and 97 at Mouje Vadavali as suggested by BARC and proposed by SPA is reserved for No Development Zone as shown on plan. The Acquiring Authority for the said land is designated as BARC.
EP-29	The land bearing CTS No. 3552 Mouje Kohoj Khuntavali to be deleted and included in Residential Zone as proposed by SPA (M-40) as shown on plan.

*In the General Development Control Regulations, the following modifications are made namely,—*

EP-30 Regulation No. 11.14 is proposed to be modified as under :

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 surrendered 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.

EP-31 New para is proposed to be inserted after regulations No. 13.0.7 for CUL-DE-SAC as No. 13.0.8.

In case of a plot surrounded on all sides by other plots i.e. a land locked plot which has no access to any street or road, the Planning Authority may require access through an adjoining plot or plots which shall, as far as possible be nearest to the street or road to land locked plot, at the cost of owner of the land-locked plot and such other conditions as may specify.

Recd Village Chinchavali as per corrig. No/dated 14/2/05

(1) (2)

EP-32 Sub-clause c) i) of Regulation No. 14.0.1 is proposed to be replaced by the following sub-clause namely,—

In any layout or sub-division of vacant land in a residential and commercial zone, open spaces shall be provided as under.

Plot Area (1)	Land to be surrendered as amenity space in lieu of FSI (2)
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(i) 1001 – 2500	15%
(ii) 2501 – 10,000	20%
(iii) 10,001 and above	25%

EP-33 Regulation No. 15.4 is proposed to be replaced only for table 12, Sr. No. 01 for Residential and Commercial Zone as under :—

The total area of a plot shall be reckoned in floor space index/built-up area calculations applicable only to new development to be undertaken hereafter as under :—

Plot Size in Sq.m (1)	Area in sq.m. for FSI Computation (2)
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*Residential and Commercial Zones*

(1) Upto 1000 Sq.m.	.. Total area
(2) 1001 to 2500 Sq.m	.. Total areas subject to a maximum of 2125 sq.m.
(3) 2501 to 10,000 Sq.m	.. Total area excluding 15 per cent of the area for recreational/amenity open space vide item (ii) in clause (c) of sub-regulation 14.0.1 of Regulation 14.
(4) Above 10,000 sq.m	.. Total area excluding 15 percent of the area for recreational open space under item (iii) of clause (c) of sub-regulation 14.0.1 of Regulation 14.

EP-34 Regulation No. 15.6.3 is proposed to be modified as under :—

The Development Rights on the net plot area shall be used in same sector except over Recreational open spaces and in any zone excepting No Development Zone, G Zone, Quarry Zone, Forest Zone, Urbanisable Zone and congested area. TDRs in congested area should be given in any area other than congested area. The DRs should be distributed over various sub plots, subject to overall ceiling of FSI @ 1.8

EP-35 Regulation No. 15.8.2 is proposed to be modified as under :—

The TDRs can respective of the sector in which they originate, proposed to be utilized in residential, commercial or industrial Zone in same sector except congested area. The TDRs in congested area should be allowed to utilize in any area other than congested area.

EP-36 New para is proposed to be added in column 2, Table 12 as under :—

Maximum permissible F.S.I. to be proposed in congested area clearly marked as per Revenue record on the development plan as per rules mentioned below :—

- Permissible FSI for Gaothan shall be 1.5.
- Plots within gaothan shall have measurement plan showing the plot boundaries.
- Built-up upto 66% of the plot area is allowed on ground.
- Provision for required parking should be made on the same plot.
- Marginal open space of 1.5 m. from road or 2.5 m. from the centre line of the road whichever is maximum is left.
- Marginal open space of 1 m. should be left from side or rear adjacent properties.

EP-37 Clause B of regulation 12 is proposed to be modified as under :—

If the Site is adjacent to Nala 9 m. distance is to be kept free within the Site. In flood prone areas, constructions may be allowed on stilt instead of ground.

(1)

(2)

- EP-38 Regulation No. 19.5.6 pertaining to Balcony is proposed to be modified as under :—  
Balconies may be allowed to be enclosed with written permission of the planning authority. When balconies are enclosed, one third area of their faces shall have louvers glass shutters or grills on the top and rest of the area except parapet, shall have glazed shutters. Premium for enclosures shall have to be paid as decided by planning authority.
- EP-39 Sub-regulation 22.2 is proposed to be newly added below sub-regulation 22.1 in regulation 22 as below:  
To avoid threat from earthquake, after completion of earthquake resistance safety footing work approved by Structural Engineer, certificate of the said Structural Engineer should be submitted to Planning Authority prior to plinth certificate.
- EP-40 Table No.7 pertaining to land uses and the manner of development provided for sub-regulation No. 11.16.1 of regulation 11.16 is proposed to be replaced as per Government Directive, Urban Development Department, No. TPS-1094/CR-14/94/UD-9 dated 7<sup>th</sup> April 1994 as under.

\* EP-41 is to be added.

TABLE No. 7

*Regulations for Accommodation Reservations*  
**Land users and the manner of Development.**

Sr. No.	Use(Allocation, designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible.
(1)	(2)	(3)	(4)
I	Residential (R)		
	(a) Residential (R-1)	Owner	....
	(b) Residential with shop line (R-2)	Owner	....
	(c) Public Housing (PH) and Housing for Dishoused (HD)	Municipal Council, Public/Semi Public Authority or Owner.	A public, semi-public authority may develop the land after acquiring it in accordance with law.
			<b>OR</b>
			The owner may develop the land subject to conditions that —
			(i) While laying out the land, 50% plots shall be of minimum size as prescribed in these regulations and plots of such minimum areas equivalent to 10% of the area of the total land under lay out; shall be handed over free of cost to the Municipal Council.
			<b>OR</b>
			(ii) If owner proposes to construct multi-storied building, atleast 50% of the tenements shall be of 30 sq.mt. in area. The owner shall surrender free of cost, 10% of the tenements out of these tenements having area of 30 sq.mt. to the Council.
			FSI equivalent to the land/ built up area to be surrendered

\* EP-41 Site No. 111 Garden is Proposed to be deleted and included in Residential Zone, shown on plan.



(1)	(2)	(3)	(4)
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free of cost as aforesaid, shall be available to the owner, on the remaining plot, over and above the normal permissible FSI.

The Municipal Council may allot these 10% plots/ tenements for the purpose of rehabilitation of persons displaced from sites reserved for public purposes or amenities in the Development Plan.

(d) Municipal Staff  
Quarters(MSQ) Municipal Council

(e) Government Staff  
Quarters Government/Semi  
Govt.Authority

## II Commercial (C)

(a) Local  
Commercial(C-1) Owner

(b) Retail Market  
(RM) Municipal Council or owner

The Municipal Council may acquire the land and develop the retail market.

OR

The owner may be permitted to develop the retail market, on 20% area of the reserved plot, as per the norms and conditions prescribed by the Chief Officer and further, subject to his agreeing to hand over, the built up market area to the Municipal Council free of cost. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land. The owner will be entitled to have full permissible FSI of the reserved plot without taking into account the area utilised for the Retail Market.

(c) Shopping  
Centre (SC) Municipal Council or owner

The Municipal Council may acquire the land and develop for the shopping centre.

OR

The owner may develop the shopping centre on his agreeing to give at least 25% of the shops to the Municipal Council on payment of cost of construction plus 15% there of or by his agreeing to hand over

(1)	(2)	(3)	(4)
			free of cost such 15% of shops to the Municipal Council, in which case FSI equivalent to the built up area to be surrendered free of cost shall be available to the owner on the remaining plot over and above the normal permissible FSI.
	(d) Market	Municipal Council	.....
	(i) Open Market (OM)	Municipal Council	
	(ii) Municipal Market (MM)	Municipal Council	
III	Industrial (I)		.....
	(a) (i) Service Industries (I-1)	Owner	
	(ii) General Industries (I-2)	Owner	
	(iii) Special Industries (I-3)	Owner	
	(b) Industrial Estate (IE)	Public Authority or owner.	The Public Authority may acquire the land and develop the industrial estate.
			<i>OR</i>
			The owner may develop the industrial estate on his agreeing to give 25% of galas to the Municipal Council on payment of cost of construction plus 15% thereof.
			The Municipal Council may allot these galas for the purpose of rehabilitation of persons displaced from sites reserved for public purpose or amenities in the Development Plan.
	(b) Service Industrial Estate (SIE)	Public Authority or owner.	As above.
	(d) Godown/ Warehousing	Public Authority or owner.	.....
IV.	Transportation		
	(a) D.P.Road	Municipal Council	
	(b) Parking Lot (PL)	Municipal Council/Public Authority/Owner.	The Municipal Council/ Public Authority may acquire the land and develop the parking lot.
			<i>OR</i>
			The owner, Municipal Council or public authority may be allowed to develop the parking

(1)

(2)

(3)

(4)

V. Public, Semi-Public  
(a) Dispensary (D)/  
Maternity Home (MH)

Municipal Council or owner.

lot for public according to the design and specifications and subject to such conditions as may be prescribed by the Divisional Deputy Director of Town Planning and the plot under reservation may be developed as per the user permissible in the adjacent land utilizing full permissible FSI on the same plot.

The Municipal Council may acquire the land and develop the Dispensary/ Maternity Home.

OR

The owner may be permitted to develop the amenities as per norms prescribed by the Divisional Deputy Director of Town Planning on.—

(i) 15% of the reserved plot in case of Dispensary

(ii) 25% of the reserved plot in case of Maternity Home and

(iii) 30% of the reserved plot if both amenities are combined.

This development by the owner shall be further and subject to his agreeing to hand over the built up area of the amenities as aforesaid to the Municipal Council free of cost.

Thereafter the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for Dispensary/ Maternity Home as the case may be.

(b) Hospital

Owner/Public Authority or  
Municipal Council

The amenity may be allowed to develop as per norms prescribed by the Divisional Deputy Director of Town Planning in consultation with the Deputy Director of Health Services.

(1)	(2)	(3)	(4)
(c) Government Office/s	Government/Semi Government Organisation.	....	
VI. Educational			
(a) Primary School (PS)	Municipal Council, Registered Institute or owner.	Municipal Council May acquire the land and develop Primary School or entrust the amenity to a Registered Institutions or Trust.	
		OR	
		The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.	
(b) Private Primary School (c) Secondary School (SS) (d) College (e) Polytechnic (f) Technical School	Public Authority or owner Public Authority or owner Public Authority or owner Public Authority or owner Public Authority or owner	The owner may be allowed to develop the land for specific amenity and operate it himself or entrust its operation to a Registered Institution or Trust.	
		OR	
		The land may be acquired for or on behalf of a Public Authority, a Public Trust of a registered society which may develop the amenity themselves or lease it to another Institutions or Trusts for running the same.	
VII. Assembly and Recreation			
(a) Cinema Theatre (CN) (b) Drama Theatre (DTH) (c) Open Air Theatre (OTH) (d) Childrens' Theatre (CTH) (e) Museum (f) Gymnasium/Gymkhana Museum (g) Club (h) Swimming Pool (i) Recreation Ground (j) Playground (k) Garden (l) Park (m) Sports Complex Cum Shopping Centre.	Owner/ Municipal Council	The Municipal Council or Authorised Organisation may acquire and develop the amenity as per Development Control Rules with a seating capacity of 300 seats for 'a', 'b' and 'd'. However, in case of redevelopment of existing theatre, the seating capacity for 'a', 'b' and 'd' shall be minimum 33% of the existing seating capacity or 300 seats whichever is more.	
		Thereafter, the balance FSI can be utilised for residential, commercial or office purpose in accordance with Development Control Rules in this regard and subject to other terms and conditions as may be prescribed by the Chief Officer.	



(1)	(2)	(3)	(4)
(n) Library	Municipal Council or owner	The Municipal Council may acquire and develop the library. OR	The owner may be permitted to develop the library on 20% area of the reserved plot as per the norms prescribed by the Divisional Deputy Director Town Planning and further subject to his agreeing to hand over the built up library space to the Council free of cost. The location of the library shall be on ground or first floor. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for library.

## VIII Public Utilities

- (1) Post Office (PO)
- (2) Post and Telegraph Offices (PT)
- (3) Telephone Service Centre (TC)
- (4) Police Chowky (PCKY)

Government Department concerned or owner.

The Government Department concern may acquire and develop the specific reservation.  
OR

The owner may be permitted to develop the specific reservation subject to his agreeing to hand over to the Municipal Council free of cost the required built up space as per norms prescribed by the Government. The Municipal Council will hand over it to the concerned Govt. Deptt. by charging for the same.

Thereafter, the remaining plot/building may be put to use in conformity with the Development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot without taking into account the area utilised for the specific facility.

*Note.*—Where the owner is permitted to develop the reservation, he can develop it as per norms and conditions prescribed by the Planning Authority in consultation with MMRDA and Divisional Deputy Director of Town Planning.

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

MANOHAR BHARGAVE,  
Section Officer.