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**TOWN PLANNING AND VALUATION DEPARTMENT
MAHARASHTRA STATE, PUNE.**

NOTIFICATION

Date: - 10/1/2011.

Maharashtra Regional & Town Planning Act, 1966

No.D.P.Mumbai/MMRDA/Wadala Truck Terminal/DCR/Sec.115/TPV-3/169

Whereas, in exercise of its powers conferred by clause (c) of sub-section (1) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") and all other powers enabling it in this behalf, the Government of Maharashtra has appointed the Mumbai Metropolitan Region Development Authority as the Special Planning Authority (hereinafter referred to as "the said SPA") for the area situated in 'F' (North) ward, of Municipal Corporation of Greater Mumbai, for development for Wadala Truck Terminal, ISBT and other complimentary activities, amenities and infrastructure facilities at Wadala (hereinafter referred to as "the said Notified Area") vide Urban Development Department Notification No.TPB-4305/CR-318/05/UD-11, dated 3rd December 2005;

And whereas, certain area of land bearing C.S.No.6(pt) & 9(pt) of village Anik, Wadala measuring about 65000 sq.mt. allotted to Mathadi Kamagar Co-op Housing Society has been deleted from the said Notified Area vide Government in Urban Development Department Notification No.TPB-4308/116/CR-20/08/UD-11, dated 13th February 2008;

And whereas, the said SPA after following the procedure as laid down under clause (d) of sub-section (3) of section 40 read with subsection (2) of section 115 of the said Act, has prepared the planning proposals for the said Notified Area and published the notice No.T & C/ WTT/DPP/2008, dated 10th December, 2008 to that effect in Maharashtra Government Gazette dated 18th December, 2008 at page no.183-184 and in newspapers Daily Lokmat (Mumbai) dated 19th December, 2008 and Daily Free Press Journal dated 18th December, 2008 for calling objections and/or suggestions from the public regarding the published Planning Proposals for the said notified area and has submitted the Planning Proposals under subsection (3) of the section 115 of the said Act to the Government for sanction vide letter No.डब्ल्यू.टी.टी./न.वि.वि./०२/१५७, dated 16th November, 2009 & vide letters dated 14th August, 2010, 21st August, 2010 and Government vide letter dated 10th November, 2010 with formal approval directed the Director of Town Planning, Maharashtra State, Pune to accord the sanction to the planning proposals;

And whereas, the Government in Urban Development Department vide Notification No.TPB-1802/150/UD-13, dated 21st March, 2003 has delegated the powers exercisable by it, under section 115(3) of the said Act, to the Director of Town Planning, Maharashtra State, Pune;

And whereas, in exercise of the powers conferred by subsection 3 of section 115 of the said Act and all other powers enabling him in that behalf, the Director of Town Planning, Maharashtra State, Pune has accorded the sanction to the Planning Proposals of the said Notified Area of Wadala Truck Terminal vide Notification No.D.P.Mumbai/MMRDA/Wadala Truck Terminal/Sec.115/TPV-3/6840, dated 16th November, 2010, with some modifications as shown in orange colour on plan and subject to some conditions as mentioned therein. One of the conditions was Development Control Regulations for the said Notified Area will be sanctioned Separately;

Now therefore, in exercise of the powers conferred by subsection 3 of section 115 of the said Act and all other powers enabling him in that behalf and after making necessary enquiries, the Director of Town Planning, Maharashtra State, Pune hereby accords its sanction to the Development Control Regulations for the said Notified Area of Wadala Truck Terminal, with some modifications as shown in Red colour (M-1 to M-62) and subject to following conditions;

Conditions:-

- 1) The Development Control Regulations shall immediately come in to effect from the date of approval u/s 115(3) of MRTP Act, 1956.
- 2) This sanction is only for the Development Control Regulations for the said Notified Area. The said SPA should obtain No Objection Certificate from Municipal Corporation of Greater Mumbai regarding availability of off-site infrastructure like water supply, sewage, storm water drains, transport facilities at the time of granting Development permissions for the F.S.I. above 1.00.
Area of 25% of total area under proposal must be provided as Physical Recreational Ground (RG) / open spaces at appropriate places and sizes, as per provisions of the Development Controls Rules for Greater Mumbai, 1991.
- 5) The provisions of MoEF's CRZ Notification dated 19th February, 1991 as amended from time to time shall be applicable to the areas affected by CRZ. The said SPA should obtain No Objection Certificate from State level MCZMA or MoEF wherever necessary and conditions mentioned in such consent shall be binding.
- 6) The SPA shall obtain demarcation plan as per planning proposals from the land record department.
- 7) The said SPA should obtain consent from Maharashtra Pollution Control Board (MPCB) wherever necessary and conditions mentioned in such consent shall be binding.
- 8) While sanctioning building plans, the said SPA shall obtain No Objection Certificate from PWD, Mahavitaran (MSEB) etc. departments wherever necessary.



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- 9) No objection certificate from the appropriate authority of Central Government shall be obtained for the lands under Salt Pan use & lands owned by Salt Commissioner.
- 10) No objection certificate from the Competent Authority shall be obtained for the Mangrove Swamp, Mangrove forest lands. The orders issued by the Hon'ble High Court regarding protection of such lands shall be binding.
- 11) Lands declared as protected forest shall be permitted to be developed only after deletion of these lands from protected forest by the Competent Authority.
- 12) Government in Urban Development Department's Resolution No.TPB-4303/49/CR-4/03/UD-11, dt.28/7/2004 shall be binding in case of high rise building.

Note : The Development Control Regulations are available for inspection for general public during office hours in office of The Chief (Transport and Communication Division) Mumbai Metropolitan Region Development Authority 8th floor, Bandra-Kurla Complex, Bandra (East), Mumbai-51.

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



(Signature)
(S. D. Landge)
Director of Town Planning.
Maharashtra State, Pune.