



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-कोकण विभागीय पुरवणी

वर्ष १०, अंक ६७(८)]

मंगळवार, ऑक्टोबर १५, २०२४/आश्विन २३, शके १९४६

[पृष्ठे ६, किंमत : रुपये ११.००

असाधारण क्रमांक १७४

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032.

dated 15th October 2024.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1221/2461/C.R.83/21/NTDA/UD-12.—Whereas, the Mumbai Metropolitan Region Development Authority (hereinafter referred to as “ the said Authority ”) has been established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975) (hereinafter referred to as “ the MMRDA Act ”) for the purpose of planning, co-ordination and supervising proper, orderly and rapid development of the areas in the Mumbai Metropolitan Region (hereinafter referred to as “ the said Region ”)for the area stipulated in *Schedule-I* therein ;

And whereas, the Government in Urban Development Department has sanctioned the Revised Regional Plan for the Mumbai Metropolitan Region (hereinafter referred to as “ the said Mumbai Metropolitan Regional Plan ”) *vide* Notification No.TPS-1218/1665/C.R.79/20/UD-12, dated 20th April, 2021 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 20th June, 2021 ;

And whereas, Government in Urban Development Department *vide* its Notification No. MRD.3318/CR-108/UD-7, dated 9th September 2019 has modified the *Schedule-I* of the MMRDA by extending boundary of Mumbai Metropolitan Region as specified therein ;

And Whereas, the Government in Urban Development Department has sanctioned the Regional Plan for Raigad Region (hereinafter referred to as “ the said Raigad Regional Plan ”) *vide* Notification No. TPS-1490/365/C.R.34/90/UD-12, dated 4th July, 1992 as per the provisions of section 15 of the said Act, which has come into force with effect from the 15th September 1992 ;

And whereas, to improve connectivity and reduce travel time between Mumbai and Navi Mumbai, “ the said Authority ” at a substantial cost has developed the significant infrastructure project namely Shri Atal Bihari Vajpayee Trans Harbour Link (also known as Mumbai Trans Harbour Link (MTHL)) which is expected to have a major positive impact on the economic development and growth of the region ;

And whereas, to make the MTHL project economically viable by capturing the land value enhancement of MTHL landing and influence area, “ the said Authority ” *vide* letter dated 28th August 2023 has requested the Government to appoint the said Authority as “ New Town Development Authority ” (NTDA) for Mumbai Trans Harbour Link (MTHL) Influence Area consisting of total 124 villages comprising of approximately 323.44 sq. km. area as mentioned in *Schedule-B* appended hereto, out of which 80 villages are from Navi Mumbai Airport Influence Notified Area, 33 villages from the Khopta New Town Notified Area, 2 villages from the Mumbai Metropolitan Regional Plan and 9 villages from the Raigad Regional Plan (hereinafter referred to as “ the said Notified Area ”) ;

And whereas, the appointment of the City and Industrial Development Corporation (CIDCO) as Special Planning Authority for the 80 villages of Navi Mumbai Airport Influence Notified Area and 33 villages from the Khopta New Town Notified Area is withdrawn by the Government in Urban Development Department under section 160 of the said Act, *vide* Notification No. TPS-1221/2461/C.R.83/21/UD-12, dated 4th March, 2024 ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, the Government under section 20(4) of Maharashtra Regional and Town Planning Act, 1966 accorded its approval to the modification proposal of 124 revenue villages from Raigad District as mentioned in the *Schedule-A* appended with notification, excluding the peripheral area of 250.00 mt. surrounded by the Pen Municipal Council, is designated as ‘New Town’ under section 113(1) of the said Act, *vide* Notification No. TPS-1221/2461/ C.R.83/21/NTDA/UD-12, dated 15th October 2024 ;

Now, therefore, Government *vide* powers conferred upon it under sub-section (1) and sub-section (3A) of section 113 of the “ said Act ” accords sanction and notifies as under :—

(1) Designates and notifies the area of villages specified in *Schedule-B* appended hereto, excluding the peripheral area of 250.00 mt. surrounded by the Pen Municipal Council, as proposed “ New Town ”. The New Town shall be known by name “ KSC New Town”.

(2) Declares Mumbai Metropolitan Region Development Authority (MMRDA) is appointed as "New Town Development Authority".

(3) Declares that any other Special Planning Authority / Local Authority functioning in the said notified area prior to this notification shall cease to perform functions and duties which the said New Town Development Authority is competent to perform from the date of publication of this notification in *Official Gazette*.

(4) Directs Mumbai Metropolitan Region Development Authority (MMRDA) to prepare and publish the detailed Planning Proposals and Development Control & Promotion Regulations for the said “ Notified Area ” and submit the same to the Government for sanction after following due procedure prescribed in the said Act. Unified Development Control and Promotion Regulations of Regional Plan shall be applicable to these notified areas till the detailed Planning Proposals & Rules for the New Town are sanctioned by Government.

(5) As per the provision in Section 113 A on behalf of State Government Mumbai Metropolitan Region Development Authority (MMRDA) is hereby authorised to acquire the lands in notified area.

(6) It shall be necessary for Mumbai Metropolitan Region Development Authority (MMRDA) to make necessary budget provision for acquisition of lands in notified area.

2. Copy of the sanctioned notification and *Schedule-B* along with plan showing the boundaries of the said notified area shall be available for inspection for the general public during office hours on all working days at the following offices for a period of one month :_

- (1) Office of the Director of Town Planning, Maharashtra State, Pune.
 - (2) Office of the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
 - (3) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra, Mumbai.
 - (4) Chief, Planning Division, Planner, Mumbai Metropolitan Region Development Authority, Bandra, Mumbai. (He is requested to submit five copies of the plan showing the modification for authentication to the Government.)
 - (5) Assistant Director of Town Planning, Raigad Alibaug Branch, Dist. Raigad.
3. This notification shall also be available on the Govt. website www.maharashtra.gov.in.

Schedule-B

Accompaniment to the Government in Urban Development Department Notification No. TPS-1221/2461/CR.83/21/NTDA/UD-12, dated 15th October 2024.

(Name of Villages for which Mumbai Metropolitan Region Development Authority is appointed as New Town Development Authority)

| Sr. No. (1) | Regional Plan (2) | District (3) | Taluka (4) | Name of Villages designated as New Town (5) |
|----------------|---|-----------------|---------------|---|
| 1 | Regional Plan of Mumbai Metropolitan Region | Raigad | Uran | (1) Dighode (2) Kanthavali (3) Veshvi (4) Antrabamdakhar (5) Bhom (6) Bori Bk (7) BorichaKotha (8) ChikhliBhom (9) Chirner (10) Harishchandra Pimpale (11) Jui (12) Juipunade (13) Kalambusare (14) Punade (15) Taki (16) Vindhane (17) Aware (18) Bandhpada (19) Dhasakhosi (20) Govthane (21) Kacherpada (22) Kadape |

M-24

४ महाराष्ट्र शासन राजपत्र असाधारण भाग एक—कोकण विभागीय पुरवणी, ऑक्टोबर १५, २०२४/आश्विन २३, शके १९४६

| Sr. No. (1) | Regional Plan (2) | District (3) | Taluka (4) | Name of Villages designated as New Town (5) |
|----------------|----------------------|-----------------|---------------|---|
| | | | | (23) Koproli (24) Pale (25) Pirkone (26) Sangpalekhar (27) Sarde (28) Talbandkhar (29) Vasheni |
| | | | Panvel | (30) Kelavane (31) Dighati (32) Sai (33) Barapada (34) Dolghar (35) Karnala (36) Kasar Bhat |
| | | | Pen | (37) Rave (38) Ambivali (39) Balawali (40) Govirle (41) Hamrapur (42) Kopar (43) Kharpada (44) Dushmi (45) KauliSimadevi (46) KharSimadevi (47) Kharkoshim (48) JuiKhurd (49) JuiBudruk (50) Jite (51) Navkhar (52) KharNandai (53) Turkhul (54) KharDubej (55) Dadar (56) Urnilee (57) Sonkhar (58) Khar Dutarfa Borli (59) Kalave (60) Hanumanpada |

| Sr. No. (1) | Regional Plan (2) | District (3) | Taluka (4) | Name of Villages designated as New Town (5) |
|----------------|----------------------|-----------------|---------------|--|
| | | | | (61) Davre (62) KharBorli (63) Tambadshet (64) Johe (65) DolviDababa (66) MotheVadhav (67) Kaleshri (68) Kanhoba (69) Vitthalwadi (70) MotheBhal (71) Lakhola (72) Narwel (73) Bahiramwatak (74) Benavale (75) Wadhav (76) Div (77) Borze (78) Kane (79) Waredi (80) NagadiSapoli (81) KharSapoli (82) DutarfaSapoli (83) Chinchghar (84) Shitole (85) Davansar (86) Ramraj (87) Dhavate (88) Tarankhop (89) Antore (90) Patnoli (91) Koproli (92) Odhangi (93) Washi (94) Sarebhag (95) Shirki Chawl No. 1 (96) MasadBeli (97) MasadKhurd (98) MasadBudruk |

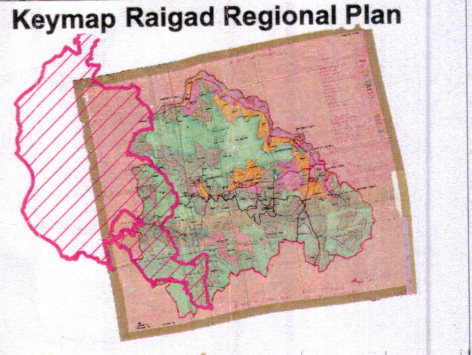
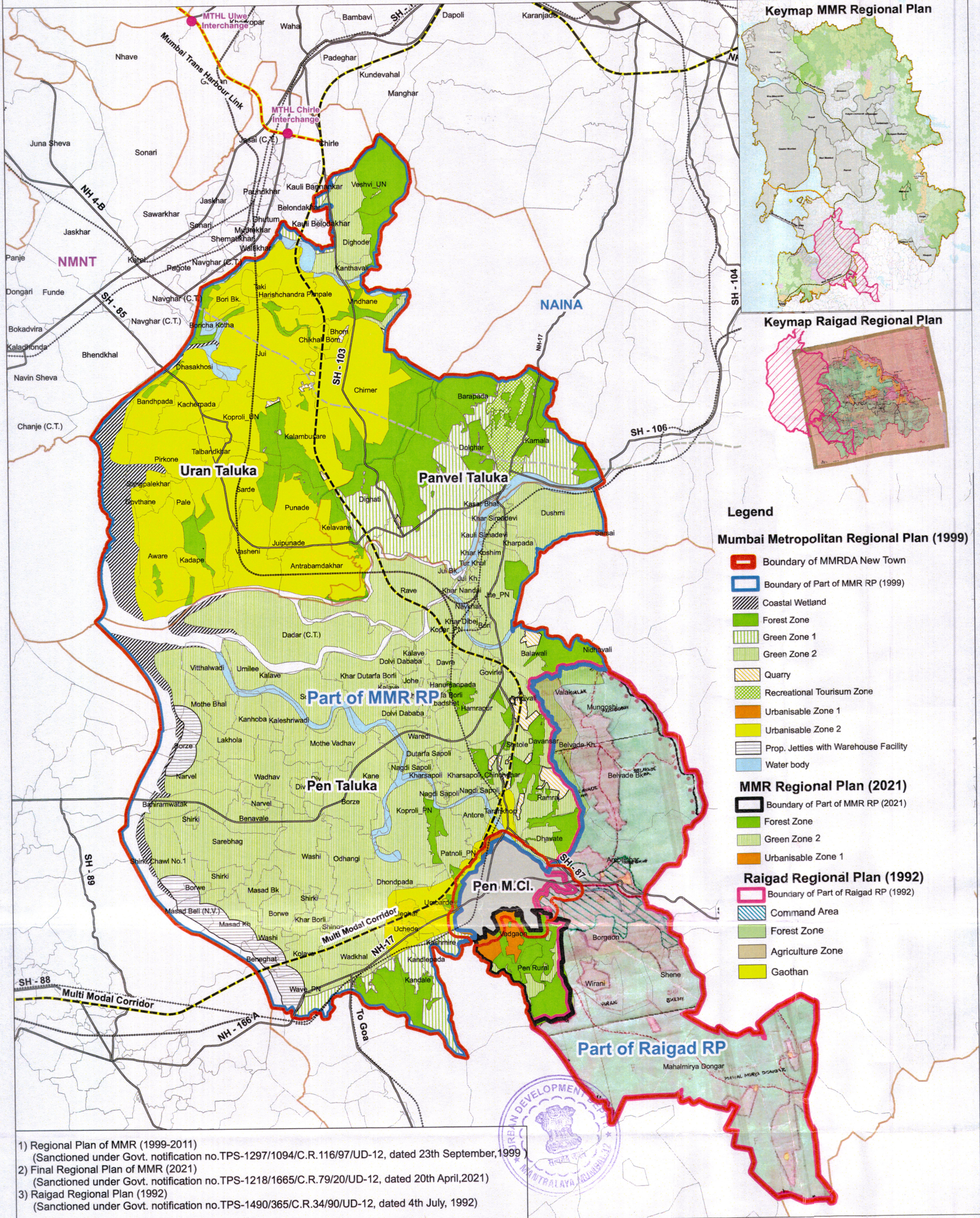
| Sr. No. (1) | Regional Plan (2) | District (3) | Taluka (4) | Name of Villages designated as New Town (5) |
|----------------|-----------------------------------|-----------------|----------------|--|
| | | | | (99) Borwe (100) Bori (101) Shirki (102) Kolave (103) Shinganvat (104) Dhondpada (105) Umbarde (106) Meleghar (107) Kandale (108) Uchede (109) Kandlepada (110) Wadkhal (111) Beneghat (112) Wave (113) Kashmire (114) Pen Rural (115) Vadgaon |
| 2 | Regional Plan of Raigad Region | Raigad | Pen | (116) BelvadeKh (117) Borgaon (118) Mahalmirya Dongar (119) Mungoshi (120) Belvade Bk (121) Shene (122) Ambeghar (123) Valak (124) Wirani |
| | | | Total = | 124 Villages |

Note :- There is no change in the jurisdiction of the Planning Authority in respect of peripheral area of 250.00 mt. surrounded by the Pen Municipal Council, *i.e.* existing Planning Authority shall be continued as Planning Authority for the said peripheral area.

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.

Part Plan Showing Boundary of 'KSC New Town'



- Legend**
- Mumbai Metropolitan Regional Plan (1999)**
 - Boundary of MMRDA New Town
 - Boundary of Part of MMR RP (1999)
 - Coastal Wetland
 - Forest Zone
 - Green Zone 1
 - Green Zone 2
 - Quarry
 - Recreational Tourism Zone
 - Urbanisable Zone 1
 - Urbanisable Zone 2
 - Prop. Jetties with Warehouse Facility
 - Water body
 - MMR Regional Plan (2021)**
 - Boundary of Part of MMR RP (2021)
 - Forest Zone
 - Green Zone 2
 - Urbanisable Zone 1
 - Raigad Regional Plan (1992)**
 - Boundary of Part of Raigad RP (1992)
 - Command Area
 - Forest Zone
 - Agriculture Zone
 - Gaothan

- 1) Regional Plan of MMR (1999-2011)
(Sanctioned under Govt. notification no.TPS-1297/1094/C.R.116/97/UD-12, dated 23th September,1999)
- 2) Final Regional Plan of MMR (2021)
(Sanctioned under Govt. notification no.TPS-1218/1665/C.R.79/20/UD-12, dated 20th April,2021)
- 3) Raigad Regional Plan (1992)
(Sanctioned under Govt. notification no.TPS-1490/365/C.R.34/90/UD-12, dated 4th July, 1992)

MMRDA APPOINTED AS NEW TOWN DEVELOPMENT AUTHORITY FOR KSC NEW TOWN BY THE GOVT. U/S 113(3A) OF THE MR&TP ACT, 1966
VIDE NOTIFICATION NO. TPS 1221/2463/CR.83/21/NTDA/UD-12, dated 15/10/2024.

[Signature]
Chief,
Planning Division, MMRDA

[Signature]
Joint Director, Town Planning,
Konkan Division

[Signature]
Deputy Secretary,
Urban Development Department,
Mantralaya, Mumbai - 32.

