



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ९, अंक ३४]

मंगळवार, मे १६, २०२३/वैशाख २६, शके १९४५

[पृष्ठे १०, किंमत : रुपये ११.००

असाधारण क्रमांक ४९

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १२ मे, २०२३.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टिपीबी-४३१७/६२९/प्र.क्र.११८(IV)/२०१७/नवि-११.—ज्याअर्थी, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे याचा उल्लेख “उक्त अधिनियम” असा करणेत आलेला आहे) च्या तरतुदीनुसार बृहन्मुंबई महानगरपालिकेच्या अधिकार क्षेत्राकरिता बृहन्मुंबई महानगरपालिका (यापुढे याचा उल्लेख “उक्त महानगरपालिका” असा करणेत आलेला आहे) हे नियोजन प्राधिकरण आहे;

आणि ज्याअर्थी उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी बृहन्मुंबई प्रारूप विकास योजने संदर्भात सल्लामसलत करून के/पूर्व,एस व जी/दक्षिण प्रभागाच्या भागशः प्रस्तावाच्या संदर्भात अधिसूचना क्र. टी.पी.बी/४३१७/प्र.क्र.११८/ २०१७/नवि-११ दिनांक ९ नोव्हेंबर २०१७ आणि अधिसूचना क्र. टीपीबी/४१७/७७८/प्र.क्र.२६७/ २०१७/नवि-११ दिनांक ७ फेब्रुवारी २०१८ अन्वये शासनाने मंजूरी दिली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये योग्य ती चौकशी करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासनाने मुंबई महानगरपालिका क्षेत्राच्या प्रारूप विकास योजना सह विकास नियंत्रण व प्रोत्साहन नियमावली-२०३४ ला शासन अधिसूचना क्र. टीपीबी-४३१७/६२९/ प्र.क्र.११८/ २०१७/विनि/नवि-११, दिनांक ८ मे २०१८ सह समक्रमांकाचे दिनांक २२ जून २०१८ व दिनांक २९ जून २०१८ रोजीचे समक्रमांकाचे शुद्धीपत्रक व पुरकपत्रक अन्वये सदर अधिसूचनेसोबतचे परिशिष्ट-ब” मध्ये नमूद केलेले मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल (ई.पी.) वगळून अधिसूचनेसोबतचे परिशिष्ट-अ मध्ये दर्शविलेल्या सुधारणेसह मंजूरी दिली आहे ;

आणि ज्याअर्थी, शासनाने प्रारूप विकास योजना-२०३४ ला भागशः मंजूरी देताना मंजूरीतून वगळलेले सारभूत स्वरूपाचे फेरबदल ई.पी. संबंधाने सर्वसाधारण जनतेकडून हरकती आणि/ वा सूचना मागविण्यासाठी सूचना क्र.टिपीबी-४३१७/६२९/प्र.क्र.११८/२०१७/ (ई.पी.)/नवि-११, दिनांक ८ मे २०१८ सह शुद्धीपत्रक दिनांक २२ जून २०१८ व दिनांक २९ जून २०१८ द्वारे प्रसिद्ध करण्यात आली आहे. आणि ज्याअर्थी, सदरहु सूचना दिनांक ८ मे २०१८ रोजी महाराष्ट्र शासनाने राजपत्र कोकण विभाग पुरवणीमध्ये दिनांक १७-२३ मे, २०१८ आणि सम क्रमांकाचे शुद्धीपत्रक दिनांक २२ जून २०१८ व दिनांक २९ जून २०१८ ही शासनाने राजपत्र कोकण विभाग पुरवणीमध्ये दिनांक ३० जून, २०१८ रोजी प्रसिद्ध करण्यात आली आहे;

(१)

आणि ज्याअर्थी, उप संचालक, नगररचना, बृहन्मुंबई यांना उक्त सूचनेनुसार प्राप्त होणाऱ्या हरकती / सूचनांना सुनावणी देवून अहवाल सादर करणेसाठी अधिकारी म्हणून नियुक्त केले आहे;

आणि ज्याअर्थी, उक्त अधिकारी यांनी विकास योजना-२०३४ मधील मंजुरीतून वगळलेल्या सारभूत स्वरूपाचे फेरबदल ई.पी. संबंधी जनतेकडून प्राप्त हरकती आणि / वा सूचनादारांना सुनावणी देऊन लवकरात लवकर मंजूर होणे आवश्यक असलेल्या ई.पी. संदर्भात त्यांचेकडील दिनांक ४ डिसेंबर २०१८, दिनांक २५ जुलै २०१९ रोजीचे पत्राद्वारे नगररचना संचालनालयामार्फत अहवाल सादर केला आहे. आणि त्यांचेकडील दिनांक ३० जुलै २०१९ रोजीच्या पत्राद्वारे उर्वरित ई.पी. संबंधी अहवाल सादर केला आहे. आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य पुणे यांनी त्यांचेकडील दिनांक ६ डिसेंबर २०१८, दिनांक १ ऑगस्ट २०१९, दिनांक ९ जुलै २०२०, दिनांक २७ ऑक्टोबर २०२०, दिनांक २९ जानेवारी २०२१, दिनांक ३ मार्च २०२१, दिनांक ६ एप्रिल २०२१, दिनांक १७ मे २०२१, दिनांक २८ मे २०२१, दिनांक २८ जून २०२१, दिनांक २५ नोव्हेंबर २०२१, दिनांक १४ फेब्रुवारी २०२१ आणि दिनांक ३१ मार्च २०२२ रोजीचे पत्राद्वारे ई.पी. बाबत नगररचना संचालनालयाचे अभिप्राय सादर केले आहेत;

आणि ज्याअर्थी, सोबतचे परिशिष्टामध्ये नमूद ई.पी. संदर्भात मंजुरी देणे गरजेचे आहे, असे शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाचे कलम ३१ चे पोट-कलम (१) अन्वये प्राप्त अधिकारात आणि त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून शासन याद्वारे :—

(१) (अ) उक्त विकास योजना-२०३४ मधील सोबतचे परिशिष्टामध्ये विशेषत्वाचे नमूद केलेल्या सारभूत स्वरूपाच्या बदलांना (ई.पी.) मान्यता देण्यात येत आहे.

(ब) उक्त परिशिष्टानुसार मंजुरी दिलेले सारभूत स्वरूपाचे बदल (ई.पी.) सदरहु अधिसूचना **महाराष्ट्र शासनाचे राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येतील.

(२) बृहन्मुंबई विकास योजना-२०३४ मधील शासनाने मंजूर केलेले सारभूत स्वरूपाचे बदल (ई.पी.) मंजुरीच्या नकाशाची प्रत सर्वसाधारण जनतेच्या निरिक्षणासाठी प्रमुख अभियंता (विकास नियोजन), बृहन्मुंबई महानगरपालिका, महापालिका मार्ग, फोर्ट, मुंबई ४०० ००१ यांचे कार्यालयात सर्व कामकाजाच्या दिवशी एक वर्षाच्या कालावधी करिता कार्यालयीन वेळेत उपलब्ध राहील.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर देखील उपलब्ध करण्यात यावी.

परिशिष्ट

नगरविकास विभागाकडील अधिसूचना क्रमांक :-टीपीबी-४३१७/६२९/प्र.क्र.११८(IV)/२०१७/नवि-११, दिनांक १२ मे, २०२३ सोबतचे परिशिष्ट.

बृहन्मुंबई विकास योजना-२०३४ च्या मंजुरीमधून वगळलेल्या सारभूत फेरबदलास (ई.पी.) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये मंजुरीचे अधिसूचनेसोबतचे परिशिष्ट.

Sr.No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R. & T.P Act, 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	EP-PS68 (Part)	MPS89	WS 32, 37	NA and Coastal Road	Said plot is kept under Natural area and the proposed 25 mtr. wide DP road along the CTS on West/East/ North and South side is deleted	Modification u/s 30 is proposed to be sanctioned with following changes (1) New reservation of National law university of Maharashtra is to be proposed along with CRZ area as shown on plan (2) New reservation of Metro car shed (RT3.1) is to be proposed as shown on plan	EP-PS68(Part):- In respect of Sr.No.1 :- Sanctioned as proposed in respect of Reservation of "National Law University of Maharashtra" as follows:- (i) Land up to High Tide Line (HTC) from plot boundary is shown as Natural Area. (ii) Out of remaining land (Approx. 225 Acre), land admeasuring Approx. 70 Acre is reserved for "National Law University of Maharashtra", with clarity that area under said reservation is shown in 'R' Zone. (iii) Proposed 18.0 mt. D.P. road is corrected as 32.0 mt. D.P. road in such a way as widening on the both side of proposed road. Area under reservation of "National Law University of Maharashtra" and Alignment of 32.0 mt. D.P. Road shall be as shown in plan. Balance EP will be decided separately.

Sr.No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R. & T.P Act, 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2	EP-PN89 (Part)	MPN 108	WS 39, 40, 44, 45	NDZ	The NDZ on CTS No 827A, 827A/4B, 827A/4A, 827A/4A/1, 827A/4A/2 of village Malad East marked as PN-11 shown as SDZ-II.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ	(1) EP-PN89(Part):—(Considering modification sanctioned u/s 37(1AA) (c) of the MRTP Act vide Government Notification No. TPB-4313/CR191/2013/UD-11, Dt. 5/04/2016) Sanctioned as follows :— (i) Land bearing CTS No.827A/4A/2, village Malad(E) is shown in Residential Zone with reservation of “Police Housing” as shown on plan. Government in Home Department shall be appropriate authority for said reservation of “Police Housing”. Development of above reserved land shall be allowed as per provisions of sanctioned D.P. and DCPR-2034. Condition :— There shall be no changes in tenement to be handed over to Police Department. (i.e. No reduction in Built-up area of Police Housing component as per Government Notification dt. 5/04/2016)

Sr.No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R. & T.P Act, 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
							(ii) 18.30 mt. wide D.P. Road bearing CTS No. 827A/4A/1(part) Village-Malad (E) is shown in Residential Zone. (2) EP-PN89 (part) :— Balance EP part will be decided separately.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अमर पाटील,

शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 12th May 2023

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB-4317/629//CR-118(IV)/2017/UD-11.—Whereas, the Municipal Corporation of Greater Mumbai is the Planning Authority for jurisdiction of Greater Mumbai (hereinafter referred to as “the said Corporation”) as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”);

And whereas, in accordance with sub-section (1) of Section 31 of the Said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the Draft Development Plan (Part)-2034 of Greater Mumbai in K/E, S,G/S Ward *vide* Notification No. TPB- 4317/629/CR-118/2017/UD-11, dated 9th November 2017 and Notification No. TPB- 4317/778/CR-267/2017/UD-11, dated 7th February, 2018 ;

And whereas, in accordance with provisions of sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has accorded sanction to the remaining part of the Draft Development Plan-2034 alongwith Development Control and Promotion Regulations-2034 of Greater Mumbai with modification shown in SCHEDULE-A appended to the Notification No. TPB-4317/629/CR-118/2017/DP/UD-11, Dt. 08/05/2018 excluding the substantial Modification as shown in SCHEDULE-B appended thereto read with corrigendum and Addendum of even number dated 22/06/2018 and dated 29/06/2018 to the said Notification;

And whereas, the Government of Maharashtra has sanctioned a part of the said Draft Development Plan, while excluding substantial modifications which were published as Excluded Part (EP) for inviting objections and/or suggestions from the general public *vide* Notice No. TPB-4317/629/CR-118/2017/EP/UD-11, Dt. 08/05/2018 read with corrigendum of even number dated 22/06/2018 and dated 29/06/2018 to the said Notice. And whereas the said Notice dated 08/05/2018 was published in the *Maharashtra Government Gazette*, Konkan Division Supplement dated 17-23 May, 2018 and corrigendum of even number dated 22/06/2018 and dated 29/06/2018 were published in the *Maharashtra Government Gazette*, Konkan Division Supplement dated 30th June, 2018 ;

And whereas, the Deputy Director of Town Planning, Greater Mumbai is appointed as an “Officer” to give hearings and submit his report to the Government on the objections/suggestions received by him, as per the said Notice ;

And whereas, the said Officer after giving hearing in respect of the objections and / or suggestions received from the general public, on the said Excluded Part and has submitted his report to the Government *vide* his letters dated 4/12/2018, dated 25/07/2019 for Certain EP required to be sanctioned at the earliest and *vide* his letter dated 30/07/2019 submitted his report in respect of remaining Excluded Part. And whereas, the Director of Town Planning, Maharashtra State, Pune *vide* his letter dated 6/12/2018, dated 01/08/2019, dated 9/07/2020, dated 27/10/2020, dated 29/01/2021, dated 3/03/2021, dated 6/04/2021, dated 17/05/2021, dated 28/05/2021, dated 28/06/2021, dated 25/11/2021, dated 14/02/2022 and 31/03/2022 has also submitted his report on Certain EP ;

And whereas, the State Government is of the opinion that, the Excluded part shown in SCHEDULE appended hereto needs to be sanctioned.

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, after consulting the Director of Town Planning, Maharashtra State, Pune hereby :—

(1) (a) Sanctions certain EPs of the said Development Plan-2034 for Greater Mumbai, as more precisely specified in Schedule appended hereto.

(b) Fixes the date after one month of the publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the said Excluded Parts as described in the Schedule shall come into force.

(2) Copy of the Plan showing the aforesaid Excluded Part as sanctioned by the State Government shall be kept open for inspection by the general public, during working hours for a period of one year in the office of the Chief Engineer (Development Plan), Municipal Corporation of Greater Mumbai on all working days.

This Notification be also made available on the Govt. of Maharashtra website : www.maharashtra.gov.in (Acts / Rules).

Schedule

(Appended to Government in Urban Development Department's Notification No.TPB-4317/629/CR-118(IV)/2017/UD11,
Dated – 12th May, 2023)

Schedule of Substantial Modifications Sanctioned by the Government under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 in respect of Development Plan-2034 for Greater Mumbai.

Sr.No.	Excluded Part No. (EP).	Modification No.	RDDP Sheet No.	Proposal of Draft D.P. of GR. Mumbai published under section 26 of the MR & TP Act, 1966	Proposal of Draft D.P. of GR. Mumbai submitted under section 30 of the MR & TP Act, 1966.	Substantial Modification Published by Government Under Section 31 of M.R. & T.P Act, 1966.	Substantial Modification sanctioned by Government Under Section 31 of M.R.&T.P Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1	EP-PS68 (Part)	MPS89	WS 32, 37	NA and Coastal Road	Said plot is kept under Natural area and the proposed 25 mtr wide DP road along the CTS on West/East/ North and South side is deleted	Modification u/s 30 is proposed to be sanctioned with following changes (1) New reservation of National law university of Maharashtra is to be proposed along with CRZ area as shown on plan (2) New reservation of Metro car shed (RT3.1) is to be proposed as shown on plan	EP-PS68(Part):— In respect of Sr.No.1 :— Sanctioned as proposed in respect of Reservation of "National Law University of Maharashtra" as follows:— (i) Land up to High Tide Line (HTC) from plot boundary is shown as Natural Area. (ii) Out of remaining land (Approx. 225 Acre), land admeasuring Approx.70 Acre is reserved for "National Law University of Maharashtra", with clarity that area under said reservation is shown in 'R' Zone. (iii) Proposed 18.0 mt D.P. road is corrected as 32.0 mt. D.P. road in such a way as widening on the both side of proposed road. Area under reservation of "National Law University of Maharashtra" and Alignment of 32.0 mt D.P. Road shall be as shown in plan. Balance EP will be decided separately.

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
2	EP-PN89 (Part)	MPN 108	WS 39, 40, 44, 45	NDZ	The NDZ on CTS No. 827A, 827A/4B, 827A/4A, 827A/4A/1, 827A/4A/2 of village Malad East marked as PN-11 shown as SDZ-II.	Modification u/s 30 is proposed to be sanctioned with following changes nomenclature of SDZ II is changed to SDZ	(1) EP-PN89(Part):—(Considering modification sanctioned u/s 37(1AA) (c) of the MRTP Act <i>vide</i> Government Notification No. TPB-4313/CR191/2013/UD-11, Dt. 5/04/2016) Sanctioned as follows :— (i) Land bearing CTS No.827A/4A/2, village Malad(E) is shown in Residential Zone with reservation of “Police Housing” as shown on plan. Government in Home Department shall be appropriate authority for said reservation of “Police Housing”. Development of above reserved land shall be allowed as per provisions of sanctioned D.P. and DCPR-2034. Condition :— There shall be no changes in tenement to be handed over to Police Department. (i.e. No reduction in Built-up area of Police Housing component as per Government Notification dt. 5/04/2016)

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
							(ii) 18.30 mt. wide D.P. Road bearing CTS No. 827A/4A/1(part) Village- Malad (E) is shown in Residential Zone. (2) EP-PN89 (part) :— Balance EP part will be decided separately.

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

AMAR PATIL ,
Under Secretary to Government.