



सत्यमेव जयते

महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष १२, अंक १४(२)]

बुधवार, मार्च ४, २०२६/फाल्गुन १३, शके १९४७

[पृष्ठे १६, किंमत : रुपये ११.००

असाधारण क्रमांक २०

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २ मार्च २०२६.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१७२५/०३/प्र.क्र.०६/२६/एसएम/नवि-१२.— ज्याअर्थी, खोपोली नगरपरिषद (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधिलेले आहे) या उक्त नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना, अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधिलेले आहे) चे कलम २३(१) सहकलम ३८(१) अन्वयेच्या तरतुदीनुसार व त्यासह कलम २३(१) अन्वयेच्या तरतुदीनुसार ठराव क्र.१८, दिनांक ९ एप्रिल २०२१ अन्वये प्रारूप दुसरी सुधारित विकास योजना, खोपोली नगरपरिषद (यापुढे “उक्त प्रारूप विकास योजना” असे संबोधिलेले आहे) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना **महाराष्ट्र शासन राजपत्रात** दिनांक २०-२६ मे, २०२१ अन्वये प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील क्षेत्राचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिद्ध करण्यास ठराव क्र.१६६, दिनांक ११ फेब्रुवारी २०२५ अन्वये मान्यता दिली असून त्याबाबतची सूचना **महाराष्ट्र शासन राजपत्रात** दिनांक १२ फेब्रुवारी २०२५ रोजी सूचना/हरकती मागविण्यासाठी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर विहित मुदतीत प्राप्त झालेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८(२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे दिनांक २९ ऑगस्ट २०२५ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २८(४) अन्वये उक्त प्रारूप विकास योजनेत ठराव क्र.१५७, दिनांक १७ सप्टेंबर २०२५ अन्वये काही बदल करून, या बदलांसह (यापुढे “उक्त फेरबदल” असे संबोधिलेले आहे) उक्त प्रारूप विकास योजना, उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना **महाराष्ट्र शासन राजपत्रात** दिनांक १७ ऑक्टोबर २०२५ रोजी प्रसिद्ध झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उप-कलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त प्रारूप विकास योजना उक्त फेरबदलांसह पत्र क्र.३४८७, दिनांक ३१ ऑक्टोबर २०२५ अन्वये शासनास सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार उक्त प्रारूप विकास योजनेबाबत आवश्यक त्या चौकशीनंतर तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्रारूप विकास योजना खोपोली नगरपरिषद सोबत जोडलेल्या परिशिष्ट-अ मधील या फेरबदलांसह तथापि साराभूत स्वरूपाचे फेरबदल वगळून तसेच ठराविक फेरबदल ज्यावर अद्याप निर्णय घेण्यात आला नाही, असे फेरबदल वगळून विकास योजनेस भागशः मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार तसेच इतर अनुषंगिक शक्तींचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे :—

(अ) उक्त नियोजन प्राधिकरणाने सादर केलेल्या खोपोली नगरपरिषदेच्या उक्त प्रारूप विकास योजनेस (भागशः क्षेत्र) सोबतच्या परिशिष्ट-अ मधील या फेरबदलासह तथापि शासन सूचना क्रमांक टीपीएस-१७२५/०३/प्र.क्र.०६/२६/ईपी/नवि-१२, दिनांक २ मार्च २०२६ सोबत जोडलेल्या परिशिष्ट-ब मधील सारभूत स्वरूपाचे बदल वगळून तसेच फेरबदल क्र. M-१, M-१०-i, M-१०-ii व M-१७ बाबतचा निर्णय प्रलंबित (Kept in Abeyance) ठेऊन, शासनाची मंजूरी देण्यात येत आहे.

(ब) खोपोली नगरपरिषदेची भागशः मंजूर विकास योजना, सदर अधिसूचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसानंतर अमलात येईल.

टिप :—

- (1) The reservations / allocations / designations which do not appear in the SCHEDULE-A and SCHEDULE-B appended hereto, are hereby sanctioned for the respective purposes as designated in the sanctioned Development Plan for the Khopoli Municipal Council ;
- (2) Areas of reserved sites mentioned in the report of the Development Plan for the Khopoli Municipal Council are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.
- (3) All the existing roads whether shown on plan or not shall have status of existing road. Moreover, if existing road shown as a DP road in such cases no FSI/TDR shall be permissible.
- (4) At junctions of the roads, the rounding off at the intersection shall be as per the provision in Regulation No. 3.3.12 of Unified Development Control and Promotion Regulations.
- (5) Draftsman's errors which are required to be corrected as per actual situation on sites/ or as per survey records, sanctioned layout etc. shall be corrected by Director of Town Planning, Maharashtra State, Pune after due verification.
- (6) Boundaries of the Gaothan areas shall be as per revenue village map records.
- (7) The plot boundaries, Survey Numbers etc. shall be subject to finalization from the concerned Land Records Department.
- (8) Chief Officer, Khopoli Municipal Council in consultation with Assistant Director of Town Planning, Raigad-Alibaug Branch may prepare detailed report regarding congested area showing exact boundaries of such congested areas along with detailed reasoning to show that why such area be included in congested area. Decision on such congested area, will be taken by Government in consultation with Director of Town planning, Maharashtra State, Pune.
- (9) The Development Plan roads shown on water bodies in the Development Plan of Khopoli should be considered as a Elevated Road.
- (10) Developed roads in the layout should be shown in Grey, while undeveloped roads should be shown as Vacant (without any colour). The area under all roads on the village map should be shown in Grey or Vacant accordingly.
- (11) The Development Plan for the Khopoli Municipal Council sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the Office of the Chief Officer, Khopoli Municipal Council, Khopoli.

परिशिष्ट- अ
(शासन नगरविकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१७२५/०३/प्र.क्र.०६/२६/ एसएम/नवि-१२, दिनांक २ मार्च २०२६ सोबतचे सहपत्र)
विकास योजना, खोपोली मधील म.प्रा. व न. र. अधिनियम, १९६६ चे कलम ३१(१) अन्वये मंजूर फेरबदल दर्शविणारा तक्ता.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 of MR and TP Act, 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR and TP Act, 1966	Modification sanctioned by Government under Section 31(1) of the MR and TP Act, 1966
1	2	3	4	5	6
1.	SM-1	M-2-i	Reservation No. 37- "Park" in Village Shil as shown on plan.	Reservation No. 37- "Park" in Village Shil is deleted and area released is included in adjoining zone as per shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated.
2.	SM-2	M-3	18.0 m. wide proposed Development Plan road in as shown on plan.	Width of proposed 18m, wide DP road in Bajarpeth is reduced to 12m. wide DP road as per sanctioned development plan and area released is included in adjoining zone.	Refused to accord Sanction. Proposal under section 26 is reinstated
3.	SM-3	M-4	Reservation of "Telephone Exchange" in Village Varose as shown on plan.	As per the order passed by Hon'ble Director of Town Planning u/s 127, notice area under existing 'Telephone Exchange' in CTS 3525 in village Varose is deleted and included in the Residential as shown on plan.	Sanctioned as proposed under Section 30.
4.	SM-4	M-5	Reservation No. 43- "Market/Shopping Centre" as shown on plan.	Reservation No.43 "Market and Shopping Center" in CTS 1111 at village Mulgaon (Kh) is deleted and area released is included in adjoining zone.	Refused to accord Sanction. Proposal under Section 26 is reinstated.
5.	SM-5	M-6-ii (pt.-1)	24.0 m. and 12.0 m. wide proposed Development Plan road in Village Takai as shown on plan.	Width of proposed 24.0 m. wide Development Plan road at village Takai is reduced from north side to 12m. wide Development Plan road and area released is included in adjoining zone. (CTS 2262 to 2240).	Refused to accord sanction. Proposal under section 26 is reinstated with following changes: DP road from CTS 2262 to 2240 is reinstated as Section 26 of the MR and TP as shown on Plan.
6.	SM-6	M-7	12.0 m. wide proposed Development Plan road in Village Vasarang as shown on plan.	Proposed 18m. winding to 12.0 m. wide Development Plan road in Subhash Nagar in village Vasarang is shifted adjacent to boundary of "Industrial Zone" as shown on plan and area released is included in the adjoining zone.	Sanctioned as proposed under Section 30.
7.	SM-7	M-8	'Public Semi-Public Zone' on land bearing CTS 1517, 1530 and 1538 in village Ajoshi as per shown on plan.	Area of CTS 1517, 1530 and 1538 in village Ajoshi is deleted from 'Public Semi-Public Zone' and included in the 'Residential Zone'.	Refused to accord sanction. Proposal under Section 26 is reinstated.

8.	SM-8	M-9	18.0 m. wide proposed Development Plan road in Village Mulgaon(Kh) as shown on plan.	Proposed 18m. wide Development Plan road is re-aligned as per sanctioned layout of CTS 1639 in village Mulgaon(Kh) and is continued upto the corner of the open space in CTS 1901 and connected to east-west proposed 18m. wide Development Plan road as shown on plan and area released is included in adjoining zone.	Refused to accord sanction. Proposal under Section 26 is reinstated.
9.	SM-9	M-11	Reservation No. 54- 'Play Ground' in Village Mulgaon(Bu) as shown on plan.	Approx. 0.4 Ha, area of CTS 1791, 1792(pt.), 1797(pt.) and 1790,1807(pt.) in village Mulgaon (Bk) is retained as Reservation No. 54 "Playground and remaining area of the said site is deleted and included in the 'Residential Zone' as shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated.
10.	SM-10	M-12 (pt.-1)	Reservation No. 47 "Stadium" and Industrial Zone as shown on plan.	Reservation No.47 'Stadium' is shifted in CTS 1729 in village Vyahari along the junction of proposed 18.0m wide DP road at the north and proposed 9.0m. wide DP road at the west and area released is included in adjoining zone as shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated i.e. Reservation No.47 'Stadium' is reinstated as shown on Plan.
11.	SM-11	M-13-i	Reservation No. 51- 'Solid Waste Management Facility' in Village Lavhej as shown on plan.	Reservation No.51 'Solid Waste Management Facility' is shifted in village Meel in place of M-7 (Trenching Ground) as per sanctioned development plan, existing Dumping Yard is also Included in the reservation as shown on plan.	Sanctioned as proposed under Section 30.
12.	SM-12	M-13- ii	Reservation of 'Dumping Yard' in village meel as shown on plan.	Site for Reservation No 51 'Solid Waste Management Facility' in village Lavhej as shown in draft published development plan is designated as new Reservation No. 93 'Picnic Centre' as shown on plan.	Sanctioned as proposed under Section 30 with following changes:- 9.00 m. wide north-south Development Plan road is widened to 18.0m. and extended towards south side to connect 18.0 m. Development Plan road as shown on Plan.
13.	SM-13	M-14-i & ii	18.0 m. wide proposed Development Plan road in mau. Khopoli as shown on plan.	i. Proposed 18.0m. wide Development Plan road is shifted towards south keeping north side aligned with existing road in CTS 4281 in village Khopoli as shown on plan and area released is included in adjoining zone. ii. Proposed 18.0m. wide Development Plan road is shifted at the south in CTS 4283 in village Khopoli as sanctioned development plan as shown on plan and area released is included in adjoining zone.	Refused to accord sanction. Proposal under Section 26 is reinstated.

14.	SM-14	M-16	24.0 m. wide proposed Development Plan road in Village Chinchavali shekir and Village Vasarang as shown on plan.	Width of proposed 24m. wide DP road from north boundary of village Vasarang to north boundary of village Chinchavali Shekin is reduced from west side to 18m wide DP road as shown on plan and area released is included in adjoining zone.	Refused to accord sanction. Proposal under Section 26 is reinstated.
15.	SM-15	M-20-i	18.0 m. wide proposed Development Plan road in Village Bhanvaj as shown on plan.	Proposed 18m. wide DP road in S.No.57 of Bhanvaj village is shifted towards west as shown on plan and area released is included in adjoining zone. (CTS 4973 to 4758).	Refused to accord sanction. Proposal under Section 26 is reinstated.
16.	SM-16	M-26	Reservation No. 13 'Park' in village Takai as shown on plan.	Area of Reservation No.13 'Park' in village Takai affected by existing constructions is deleted and included in adjoining zone as shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated.
17.	SM-17	M-28 (pt.-I)	No Development Zone	Entire area of CTS 5283 in village Bhanvaj is deleted from 'No Development Zone' and included in the 'Residential Zone'.	Refused to accord sanction. Proposal under Section 26 is reinstated in respect of CTS 5283 i.e. shown in NDZ.
18.	SM-18	M-29	18.0 m. wide proposed Development Plan road as shown on plan.	Proposed 18m, wide DP road from Janata Vidyalaya in village Devlad to CTS 5141pt in village Bhanvaj is shifted upto north boundary of the existing road and from CTS 5141pt continued upto eastern boundary of NH-48. New 18m, wide DP road is proposed in continuation of this alignment under HT line in CTS 5252 and connected to CTS 3518pt in village Varose from northern boundary of CTS 4810 as shown on plan. Proposed 15m. wide DP road from CTS 4742 to 3518pt is deleted and area released is included in adjoining zone.	Refused to accord sanction. Proposal under Section 26 is reinstated.
19.	SM-19	M-31-i	Public/Semi Public Zone.	Area of CTS 4301 and 4302 in village Khopoli is deleted from 'Public Semi-Public Zone' and included in the 'Residential Zone'.	Refused to accord sanction. Proposal under Section 26 is reinstated.
20.	SM-20	M-31-ii	Public/Semi Public Zone.	Area of CTS 4351, 4338, 4335, 4334(pt) in village Khopoli is deleted from 'Public Semi-Public Zone' and included in the 'Residential Zone' as per Sanctioned development plan.	Refused to accord sanction. Proposal under Section 26 is reinstated.
21.	SM-21	M-36-ii	18.0 m. wide proposed Development Plan road as shown on plan.	Width of proposed 18.0m.. wide DP road in Gaathan in village Khopoli is reduced to 9m. wide DP road as shown on plan and area released is included in adjoining zone.	Refused to accord sanction. Proposal under Section 26 is reinstated.

22.	SM-22	M-39	Public/Semi Public Zone.	Area of 'Public Semi-Public Zone' in CTS 940 in village Chinchavali Shekin is deleted and included in the 'Residential zone'.	Refused to accord sanction. Proposal under Section 26 is reinstated.
23.	SM-23	M-40	Reservation No. 75 'Children's Playground' in village Bhanvaj and katrang as shown on plan.	Area of Reservation No.75 'Children's Playground' in village Bhanvaj and village Katrang affected by existing constructions is deleted and included in "Residential Zone" as shown on plan.	Refused to accord Sanction. Proposal under Section 26 is reinstated.
24.	SM-24	M-42	Reservation No. 16 'Primary school and Playground' in village Ajoshi and Takai as shown on plan.	50% area of Reservation No.16 'Primary School and Playground' in village Ajoshi and Takai from western side is deleted and included in 'Residential Zone' as shown on plan.	Refused to accord Sanction. Proposal under Section 26 is reinstated.
25.	SM-25	M-44	Public- Semi public Zone.	Existing building of temple in S.No.20 of village Shil is retained as 'Public Semi-Public Zone' and the remaining area of 'Public Semi-Public Zone' is included in 'Residential Zone' as shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated.

26.	SM-26	M-46 (pt.-1)	18.0 m. wide proposed Development Plan road as shown on plan.	Proposed 18.0m. wide DP road within Khalapur Taluka Shikshan Prasarak Mandal in village Devlad is deleted and area released is included in adjoining zone. New 9.0m. wide DP road is proposed from south side of B.L. Patil Polytechnic College, connecting NH-48 as shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated in respect of <i>i.e</i> Proposed 18.0m. wide DP road is sanctioned as shown on plan.
27.	SM-27	M-47	18.0 m. and 9.0m. wide proposed Development Plan road as shown on plan.	Proposed widening of 18.0m. and 12.0m. wide DP roads in CTS 1687, 2551 and 1475 in village Lavhej and Vasarang is deleted as per sanctioned development plan and area released is included in adjoining zone and New 18.0m. wide DP road is proposed at the boundary of industrial zone as suggested by	Sanctioned as proposed under Section 30 with following Note : - Note : - 1) Until 18.0m. wide DP road shifted towards east is developed on site and is made available for use to public, Till then existing road in private land is to be maintained. After 18.0m. DP road is developed on site then only existing road will stand deleted and merged into Adjoining Zone. 2) Road width of proposed road on western portion of CTS 704 village Lavhej is changed from 18.0m. to 9.0m. as shown on plan. 3) As portion shown in blue is not natural water body, but was artificially constructed on site by owner for private use and as Khopoli Nagar Panchayat has given written permission to fill the said dilapidated structure. Therefore Chief Officer, Khopoli while granting development permission on the said portion of land, can grant permission as per provision of regulation 4.1(iii) of UD-CPR.
28.	SM-28	M-51 (pt-1)	Green Zone.	New Reservation No. 95 'Children's Playground' is proposed as per Reservation No.79 of sanctioned development plan in place of green belt in village Vyahari as shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated.
29.	SM-29	M-57-i	Residential Zone	'Residential Zone' in CTS 4990 in village Bhanvaj is deleted and included in 'Public Semi-Public Zone' and shown as existing "Mosque".	Refused to accord sanction. Proposal under Section 26 is reinstated.

30.	SM-30	M-57-ii	Public- Semi public Zone.	'Residential Zone' in CTS 2474(pt) in village Mulgaon (Bk) is deleted and included in Public Semi-Public Zone' and shown as existing 'Dargah'.	Refused to accord Sanction. Proposal under section 26 is reinstated.
31.	SM-31	M-58-i	Public- Semi public Zone.	Existing 'Milkai Mandir' is shown in CTS 3307 in village Meel.	Refused to accord Sanction. Proposal under section 26 is reinstated.
32.	SM-32	M-60	Congested Area	Existing settlement near Mumbai-Pune Expressway is shown as 'Dasturi' as per sanctioned development plan as shown on plan.	Sanctioned as proposed under Section 30.
33	SM-33	M-61	Recreational (Garden)	Recreational Zone (Garden) in CTS 5126, 5117, 5118 and 5127 in village Bhanvaj is deleted and area released is included in 'Residential Zone' as shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated.
34	SM-34	M-65 (pt.-1)	Residential Zone.	New Reservation No.99 'Municipal Purpose /Town Hall' of approx. area 3 hectares is proposed in CTS 1439 in village Ajoshi as shown on plan.	Refused to accord sanction. Proposal under Section 26 is reinstated in respect of land bearing CTS No. 1439(pt) which is included in Residential Zone as shown plan.
35	SM-35	M-66	Other industries.	'Other industries' existing facility is shown as 'MPL Markel' as per sanctioned development plan in village Shil as shown on plan.	Sanctioned as proposed under Section 30.

सदर अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे/नियम) या संकेतस्थळावर उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

Madam Cama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai 400 032, dated 2nd March 2026.

NOTIFICATION

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1725/03/CR.06/26/SM/UD-12.— Whereas, the Khopoli Municipal Council being the Planning Authority within its jurisdiction (hereinafter referred to as “ the said Planning Authority ”), *vide* its Resolution No.18, dated 9th April 2021 declared its intention under section 23(1), read with section 38(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to “ the said Act ”) to prepare Draft Second Revised Development Plan for the Khopoli Municipal Council (hereinafter referred to as “ the said Draft Development Plan ”) and notice of such declaration was published at in the *Maharashtra Government Gazette*, dated 20-26 May, 2021 ;

And whereas, the said Planning Authority after carrying out Survey of the entire land within its jurisdiction as required under Section 25 of the said Act and *vide* its Resolution No.166, dated 11th February 2025 sanctioned to publish a notice under section 26(1) of the said act, accordingly notice is published in the *Maharashtra Government Gazette*, on 12th February 2025 for inviting objections/suggestions in respect of the said Draft Development Plan prepared by it under sub-section (1) of section 26 of the said Act ;

And whereas, after considering the suggestions and objections received in respect of the Draft Development Plan, the Planning Committee, constituted under section 28(2) of the said Act, submitted its report to the said Planning Authority on dated 29th August 2025 ;

And whereas, the said Planning Authority *vide* its Resolution No.157, dated 17th September 2025, made certain modifications in the published Draft Development Plan under sub-section (4) of section 28 of the said Act and published the Draft Development Plan so modified (hereinafter referred to as the “ said Modifications ”) for information of the public under sub-section (4) of section 28 of the said Act by a notice published in the *Maharashtra Government Gazette* on dated 17th October 2025 ;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan along with said modification *vide* its letter No. 3487, on dated 31st October 2025 to the Government for its sanction ;

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, the Government is of the opinion that, it is necessary to sanction the said Draft Development Plan of the Khopoli Municipal Council partly, along with the modifications shown in SCHEDULE-A appended hereto excluding substantial modifications and excluding certain modifications on which decision is not yet taken.

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

- a. Accords its sanction to the said Draft Development Plan of the Khopoli Municipal Council submitted by the said Planning Authority with the modifications appended hereto as specified in SCHEDULE-A, excluding the substantial modifications as specified in SCHEDULE-B, appended to Notice No. TPS-1725/03/CR.06/26/EP/UD-12, dated 2nd March 2026 and excluding modification No. M-1, M-10-i , M-10-ii and M-17 decision on which are kept in abeyance.
- b. Fixes the date after one month of publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the sanctioned Development Plan shall come into force.

Note :—

- (1) The reservations / allocations / designations which do not appear in the SCHEDULE-A and SCHEDULE-B appended hereto, are hereby sanctioned for the respective purposes as designated in the sanctioned Development Plan for the Khopoli Municipal Council ;
- (2) Areas of reserved sites mentioned in the report of the Development Plan for the Khopoli Municipal Council are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.
- (3) All the existing roads whether shown on plan or not shall have status of existing road. Moreover, if existing road shown as a DP road in such cases No. FSI/TDR shall be permissible.
- (4) At junctions of the roads, the rounding off at the intersection shall be as per the provision in Regulation No. 3.3.12 of Unified Development Control and Promotion Regulations.
- (5) Draftsman's errors which are required to be corrected as per actual situation on sites/ or as per survey records, sanctioned layout etc. shall be corrected by Director of Town Planning, Maharashtra State, Pune after due verification.
- (6) Boundaries of the Gaathan areas shall be as per revenue village map records.
- (7) The plot boundaries, Survey Numbers etc. shall be subject to finalization from the concerned Land Records Department.
- (8) Chief Officer, Khopoli Municipal Council in consultation with Assistant Director of Town Planning, Raigad-Alibaug Branch may prepare detailed report regarding congested area showing exact boundaries of such congested areas along with detailed reasoning to show that why such area be included in congested area. Decision on such congested area, will be taken by Government in consultation with Director of Town planning, Maharashtra State, Pune.
- (9) The Development Plan roads shown on water bodies in the Development Plan of Khopoli should be considered as a Elevated Road.
- (10) Developed roads in the layout should be shown in Grey, while undeveloped roads should be shown as Vacant (without any colour). The area under all roads on the village map should be shown in Grey or Vacant accordingly.
- (11) The Development Plan for the Khopoli Municipal Council sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the Office of the Chief Officer, Khopoli Municipal Council, Khopoli.

Schedule A
Appended to Government in Urban Development Department's Notification No. TPS-1725/03/CR.06/26/SM/UD-12,
dated 2nd March 2026.

Development Plan of Khopoli Municipal council, sanctioned under section 31(1) of MR&TP Act, 1966

Sr. No.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	2	3	4	5	6
1	SM-1	M-2-i	Reservation No. 37- "Park" in Village Shil as shown on plan.	Reservation No. 37- "Park" in Village Shil is deleted and area released is included in adjoining zone as per shown on plan	Refused to accord sanction. Proposal under section 26 is reinstated.
2	SM-2	M-3	18.0 m. wide proposed Development Plan road in as shown on plan.	Width of proposed 18m, wide DP road in Bajarpeth is reduced to 12m. wide DP road as per sanctioned development plan and area released is included in adjoining zone	Refused to accord sanction. Proposal under section 26 is reinstated
3	SM-3	M-4	Reservation of "Telephone Exchange" in Village Varose as shown on plan.	As per the order passed by Hon'ble Director of Town Planning u/s 127, notice area under existing 'Telephone Exchange' in CTS 3525 in village Varose is deleted and included in the Residential as shown on plan.	Sanctioned as proposed under Section 30.
4	SM-4	M-5	Reservation No. 43- "Market/Shopping Centre" as shown on plan.	Reservation No.43 "Market and Shopping Center" in CTS 1111 at village Mulgaon (Kh) is deleted and area released is included in adjoining zone.	Refused to accord sanction. Proposal under section 26 is reinstated.
5	SM-5	M-6-ii (pt.-1)	24.0 m. & 12.0 m. wide proposed Development Plan road in Village Takai as shown on plan.	Width of proposed 24.0 m. wide Development Plan road at village Takai is reduced from north side to 12m. wide Development Plan road and area released is included in adjoining zone. (CTS 2262 to 2240)	Refused to accord sanction. Proposal under section 26 is reinstated with following changes: DP road from CTS 2262 to 2240 is reinstated as section 26 of the MR&TP as shown on Plan.
6	SM-6	M-7	12.0 m. wide proposed Development Plan road in Village Vasarang as shown on plan.	Proposed 18m. winding to 12.0 m. wide Development Plan road in Subhash Nagar in village Vasarang is shifted adjacent to boundary of "Industrial Zone as shown on plan and area released is included in the adjoining zone.	Sanctioned as proposed under Section 30.
7	SM-7	M-8	'Public Semi-Public Zone' on land bearing CTS 1517, 1530 and 1538 in village Ajoshi as per shown on plan.	Area of CTS 1517, 1530 and 1538 in village Ajoshi is deleted from 'Public Semi-Public Zone' and included in the 'Residential Zone'.	Refused to accord sanction. Proposal under section 26 is reinstated.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	2	3	4	5	6
8	SM-8	M-9	18.0 m. wide proposed Development Plan road in Village Mulgaon(Kh) as shown on plan.	Proposed 18m. wide Development Plan road is realigned as per sanctioned layout of CTS 1639 in village Mulgaon(Kh) and is continued upto the corner of the open space in CTS 1901 and connected to east-west proposed 18m. wide Development Plan road as shown on plan and area released is included in adjoining zone.	Refused to accord sanction. Proposal under section 26 is reinstated.
9	SM-9	M-11	Reservation No. 54- 'Play Ground' in Village Mulgaon(Bu) as shown on plan.	Approx. 0.4 Ha, area of CTS 1791, 1792(pt.), 1797(pt.) and 1790,1807(pt.) in village Mulgaon (Bk) is retained as Reservation No. 54 "Playground and remaining area of the said site is deleted and included in the 'Residential Zone' as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated.
10	SM-10	M-12 (pt.-1)	Reservation No. 47 "Stadium" & Industrial Zone as shown on plan.	Reservation No.47 'Stadium' is shifted in CTS 1729 in village Vyahari along the junction of proposed 18.0m wide DP road at the north and proposed 9.0m. wide DP road at the west and area released is included in adjoining zone as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated i.e. Reservation No.47 'Stadium' is reinstated as shown on Plan.
11	SM-11	M-13-i	Reservation No. 51- 'Solid Waste Management Facility' in Village Lavhej as shown on plan.	Reservation No.51 'Solid Waste Management Facility' is shifted in village Meel in place of M-7 (Trenching Ground) as per sanctioned development plan, existing Dumping Yard is also Included in the reservation as shown on plan.	Sanctioned as proposed under Section 30.
12	SM-12	M-13- ii	Reservation of 'Dumping Yard' in village meel as shown on plan.	Site for Reservation no 51 'Solid Waste Management Facility' in village Lavhej as shown in draft published development plan is designated as new Reservation no. 93 'Picnic Centre' as shown on plan.	Sanctioned as proposed under Section 30 with following changes:- 9.00 m. wide north-south Development Plan road is widened to 18.0m.& extended towards south side to connect 18.0 m. Development Plan road as shown on Plan.
13	SM-13	M-14-i & ii	18.0 m. wide proposed Development Plan road in mau. Khopoli as shown on plan.	i. Proposed 18.0m. wide Development Plan road is shifted towards south keeping north side aligned with existing road in CTS 4281 in village Khopoli as shown on plan and area released is included in adjoining zone. ii. Proposed 18.0m. wide Development Plan road is shifted at the south in CTS 4283 in village Khopoli as sanctioned development plan as shown on plan and area released is included in adjoining zone.	Refused to accord sanction. Proposal under section 26 is reinstated.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	2	3	4	5	6
14	SM-14	M-16	24.0 m. wide proposed Development Plan road in Village Chinchavali shekir & Village Vasarang as shown on plan.	Width of proposed 24m. wide DP road from north boundary of village Vasarang to north boundary of village Chinchavali Shekin is reduced from west side to 18m wide DP road as shown on plan and area released is included in adjoining zone.	Refused to accord sanction. Proposal under section 26 is reinstated.
15	SM-15	M-20-i	18.0 m. wide proposed Development Plan road in Village Bhanvaj as shown on plan.	Proposed 18m. wide DP road in S.no.57 of Bhanvaj village is shifted towards west as shown on plan and area released is included in adjoining zone. (CTS 4973 to 4758)	Refused to accord sanction. Proposal under section 26 is reinstated.
16	SM-16	M-26	Reservation no. 13 'Park' in village Takai as shown on plan.	Area of Reservation no.13 'Park' in village Takai affected by existing constructions is deleted and included in adjoining zone as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated.
17	SM-17	M-28 (pt.-1)	No Development Zone	Entire area of CTS 5283 in village Bhanvaj is deleted from 'No Development Zone' and included in the 'Residential Zone'.	Refused to accord sanction. Proposal under section 26 is reinstated in respect of CTS 5283 i.e. shown in NDZ.
18	SM-18	M-29	18.0 m. wide proposed Development Plan road as shown on plan.	Proposed 18m. wide DP road from Janata Vidyalaya in village Devlad to CTS 5141pt in village Bhanvaj is shifted upto north boundary of the existing road and from CTS 5141pt continued upto eastern boundary of NH-48. New 18m. wide DP road is proposed in continuation of this alignment under HT line in CTS 5252 and connected to CTS 3518pt in village Varose from northern boundary of CTS 4810 as shown on plan. Proposed 15m. wide DP road from CTS 4742 to 3518pt is deleted and area released is included in adjoining zone.	Refused to accord sanction. Proposal under section 26 is reinstated.
19	SM-19	M-31-i	Public/Semi Public Zone.	Area of CTS 4301 and 4302 in village Khopoli is deleted from 'Public Semi-Public Zone' and included in the 'Residential Zone'.	Refused to accord sanction. Proposal under section 26 is reinstated.
20	SM-20	M-31-ii	Public/Semi Public Zone.	Area of CTS 4351, 4338, 4335, 4334(pt) in village Khopoli is deleted from 'Public Semi-Public Zone' and included in the 'Residential Zone' as per sanctioned development plan.	Refused to accord sanction. Proposal under section 26 is reinstated.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	2	3	4	5	6
21	SM-21	M-36-ii	18.0 m. wide proposed Development Plan road as shown on plan.	Width of proposed 18.0m. wide DP road in Gaotian in village Khopoli is reduced to 9m. wide DP road as shown on plan and area released is included in adjoining zone.	Refused to accord sanction. Proposal under section 26 is reinstated.
22	SM-22	M-39	Public/Semi Public Zone.	Area of Public Semi-Public Zone' in CTS 940 in village Chinchavall Shekin is deleted and included in the 'Residential zone.	Refused to accord sanction. Proposal under section 26 is reinstated.
23	SM-23	M-40	Reservation no. 75 'Children's Playground' in village Bhanwaj & katrang as shown on plan.	Area of Reservation No.75 'Children's Playground' in village Bhanwaj and village Katrang affected by existing constructions is deleted and included in 'Residential Zone' as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated.
24	SM-24	M-42	Reservation no. 16 'Primary school and Playground' in village Ajoshi and Takai as shown on plan.	50% area of Reservation No.16 Primary School & Playground' in village Ajoshi and Takai from western side is deleted and included in 'Residential Zone' as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated.
25	SM-25	M-44	Public- Semi public Zone.	Existing building of temple in s.no.20 of village Shil is retained as 'Public Semi-Public Zone' and the remaining area of 'Public Semi-Public Zone' is included in 'Residential Zone' as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated.
26	SM-26	M-46 (pt.-1)	18.0 m. wide proposed Development Plan road as shown on plan.	Proposed 18.0m. wide DP road within Khalapur Taluka Shikshan Prasarak Mandal in village Devlad is deleted and area released is included in adjoining zone. New 9.0m. wide DP road is proposed from south side of B.L. Patil Polytechnic College, connecting NH-48 as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated.in respect of i.e Proposed 18.0m. wide DP road is sanctioned as shown on plan.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	2	3	4	5	6
27	SM-27	M-47	18.0 m. & 9.0m. wide proposed Development Plan road as shown on plan.	Proposed widening of 18.0m. and 12.0m.wide DP roads in CTS 1687, 2551 and 1475 in village Lavhej and Vasarang is deleted as per sanctioned development plan and area released is included in adjoining zone and New 18.0m. wide DP road is proposed at the boundary of industrial zone as suggested by applicant as shown on plan.	Sanctioned as proposed under Section 30 with following Note: - Note : — 1) Untill 18.0m. wide DP road shifted towards east is developed on site & is made available for use to public, Till then existing road in private land is to be maintained. After 18.0m. DP road is developed on site then only existing road will stand deleted & merged into Adjoining Zone. 2) Road width of proposed road on western portion of CTS 704 village Lavhej is changed from 18.0m. to 9.0m. as shown on plan. 3) As portion shown in blue is not natural water body, but was artificially constructed on site by owner for private use & as Khopoli Nagar Panchayat has given written permission to fill the said dilapidated structure. Therefore Chief Officer, Khopoli while granting development permission on the said portion of land, can grant permission as per provision of regulation 4.1(iii) of UDCPR.
28	SM-28	M-51 (pt-1)	Green Zone.	New Reservation no 95 'Children's Playground' is proposed as per Reservation no.79 of sanctioned development plan in place of green belt in village Vyahari as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated.
29	SM-29	M-57-i	Residential Zone	'Residential Zone' in CTS 4990 in village Bhanvaj is deleted and included in 'Public Semi-Public Zone and shown as existing "Mosque"'. "Residential Zone" in CTS 2474(pt) in village Mulgaon (Bk) is deleted and included in Public Semi-Public Zone' and shown as existing 'Dargah.	Refused to accord sanction. Proposal under section 26 is reinstated.
30	SM-30	M-57-ii	Public- Semi public Zone.		Refused to accord sanction. Proposal under section 26 is reinstated.
31	SM-31	M-58-i	Public- Semi public Zone.	Existing 'Milkai Mandir is shown in CTS 3307 in village Meel.	Refused to accord sanction. Proposal under section 26 is reinstated.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposals as per published plan under Section 26 of MR & TP Act 1966	Modification proposed by the Planning Authority and submitted under Section 30 of MR & TP Act 1966	Modification sanctioned by Government under Section 31(1) of the MR & TP Act 1966
1	2	3	4	5	6
32	SM-32	M-60	Congested Area	Existing settlement near Mumbai-Pune Expressway is shown as 'Dasturi' as per sanctioned development plan as shown on plan.	Sanctioned as proposed under Section 30.
33	SM-33	M-61	Recreational (Garden)	Recreational Zone (Garden) in CTS 5126, 5117, 5118 and 5127 in village Bhanvaji is deleted and area released is included in 'Residential Zone' as shown on plan.	Refused to accord sanction. Proposal under section 26 is reinstated.
34	SM-34	M-65 (pt.-1)	Residential Zone.	New Reservation no.99 'Municipal Purpose/Town Hall' of approx. area 3 hectares is proposed in CTS 1439 in village Ajoshi as shown on plan	Refused to accord sanction. Proposal under section 26 is reinstated in respect of land bearing CTS No. 1439(pt) which is included in Residential Zone as shown plan.
35	SM-35	M-66	Other industries.	'Other industries' existing facility is shown as 'MPL Markel' as per sanctioned development plan in village Shil as shown on plan.	Sanctioned as proposed under Section 30.

This Notification shall also be made available on the Govt. website www.maharashtra.gov.in (Acts and Rules).

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.