

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६  
बृहन्मुंबई क्षेत्राच्या पी/एन प्रभागाच्या सुधारित मंजूर  
विकास योजनेमधील प्रस्तावित फेरबदलाबाबत कलम  
३७(१अेअे)(सी) खालील सूचना.....

## महाराष्ट्र शासन

### नगर विकास विभाग

क्रमांक :- टिपीबी ४३१३ / प्र.क्र. १९१/ २०१३/ नवि-११

मंत्रालय, मुंबई : ४०० ३२,

दिनांक - ५ एप्रिल २०१६.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(किशोर द. गिरोल्ला)

अवर सचिव, महाराष्ट्र शासन.

प्रत,

मा. मुख्यमंत्री महोदयांचे प्रधान सचिव.

मा. राज्यमंत्री, नगर विकास विभाग यांचे खाजगी सचिव.

प्रति,

- (१) अपर मुख्य सचिव, गृह विभाग, मंत्रालय, मुंबई ४०० ०३२.
- (२) आयुक्त, बृहन्मुंबई महागनरपालिका.
- (३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
- (४) सह सचिव, तथा संचालक, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
- (५) उप संचालक, नगर रचना, बृहन्मुंबई.
- (६) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.  
( त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करुन त्याच्या १० प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई : ४०० ०३२ व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)
- (७) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग (त्यांना विनंती करण्यात येते की, सोबतची सूचना विभागाच्या वेबसाईटवर प्रसिध्द करण्याबाबत आवश्यक ती कार्यवाही करावी)
- (८) निवड नस्ती (नवि-११)

**Maharashtra Regional and Town Planning Act, 1966.**  
**Sanctioned modification to Revised Development**  
**Plan of Gr. Mumbai (P/N Ward) under Section**  
**37(1AA)(c) of the Act..**

**GOVERNMENT OF MAHARASHTRA**

Urban Development Department,

Mantralaya, Mumbai 400 032.

Dated 5<sup>th</sup> April, 2016.

**NOTIFICATION**

No. TPB 4313/CR-191/2013/UD-11:

Whereas the Development Plan of "P/N" Ward of Greater Mumbai (hereinafter referred to as "the said plan") has been sanctioned by the Government under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Urban Development Department's Notification No. TPB 4392/6176/UD-11 (RDP) dated 25/4/1993 and the same came into force with effect from 29/4/1993.

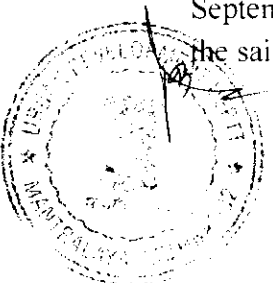
And whereas, the land admeasuring about 80934 sq.mt. bearing S. No. 239/1(pt), CTS No. 827A/4A/2 of village Malad (East) (hereinafter referred to as "the said land") is included in No Development Zone as per the said plan ;

And whereas, M/s. D.B. Realty Pvt. Ltd. CA of Shri Tarashankar Choubey has represented to Police Commissioner, Mumbai that it is willing to develop the said land partly for Police Housing purpose and partly for free sale purpose. The lands in the vicinity of the said land are generally developed. The Govt. has considered the acute shortage of Police Housing & after due consideration of all facts and considering the development in the vicinity of the said lands is of the opinion that the said land has development potential as proposed by the developer;

And whereas, the State Government in Home Department has examined the proposal submitted by the developer through the Police Commissioner and have stipulated some conditions;

And whereas, after considering the above facts and circumstances, the Government found it expedient to urgently include the said land in Residential Zone from No Development Zone and to be reserved for Police Housing subject to certain conditions:

And whereas, the Government in exercise of the powers conferred under sub-section (1AA) of Section 37, had issued Notice No. CMS/TPB 4308/405/CR-259/2009/UD-11 dated 2<sup>nd</sup> September 2009 for inviting suggestions/objections from general public with regard to include the said land in Residential Zone from No Development Zone and a to reserve it for Police Housing



( hereinafter referred to as “the proposed modification) and appointed the Deputy Director of Town Planning, Greater Mumbai as the officer (hereinafter referred to as “the said Officer”) to submit a report on the suggestions/objections received in respect of the proposed modification to the Govt. after giving hearing to the concerned persons and the Municipal Corporation of Greater Mumbai;

And whereas, the Notice No. CMS/TPB 4308/405/CR-259/2009/UD-11 dated 2<sup>nd</sup> September 2009 was published in Maharashtra Government Gazette dated 10-16<sup>th</sup> September 2009 and the said Officer has submitted his Report vide letter No. 1958 dt. 7<sup>th</sup> November 2009 through the Director of Town Planning, Maharashtra State, after completing the legal formalities stipulated under Section 37(1AA) of the said Act;

And whereas, after considering the Report of the said Officer, the suggestions/objections received from the general public and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned with some changes ;

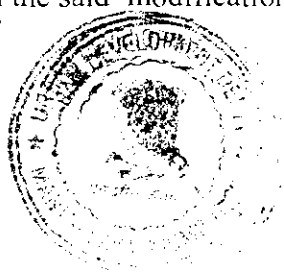
Now therefore, in exercise of the powers conferred upon it under section 37(1AA)(c) of the said Act, the Government hereby :-

(A)Sanctions the said modification proposal as follows :--

“ The land bearing S.No. 239/1(pt), CTS No. 827A/4A/2 of village Malad (E) measuring 80934 sq.mt. is deleted from No Development Zone and included in Residential Zone and reserved for reservation of “Police Housing” along with 18.00 mtr. wide road on the following conditions:

- (i) A buffer zone of 10 mt. shall be reserved between the said land and adjoining forest land.
- (ii) The Appropriate Authority for the development of said land shall be the State Government in Home Department .
- (iii) The above said reservation shall be developed by Appropriate Authority according to the provisions of Regulation 33(3)(B) of Development Control regulations for Greater Mumbai.
- (iv) The Developer shall develop 18 mt. wide road at his own cost. The maximum gradient of road shall be allowed upto 8%.
- (v) In any case the regulations in respect of Police Housing component shall be strictly followed to avoid misuse of the said component and the work of this component will be started at earliest.
- (vi) The above development is subject to draft Notification dt.22.1.2016 and rules/regulations imposed by Ministry of Environment, Forest & Climate for Eco-Sensitive Zone, from time to time

(B) Fixes the date of publication of this Notification in the Official Gazette, as the date on which the said modification shall come into force;



(C) Directs the Municipal Corporation of Greater Mumbai that, in the Schedule of Modifications appended to the Notification sanctioning the said Development Plan, after the last entry a new entry as per (A) above shall be added.

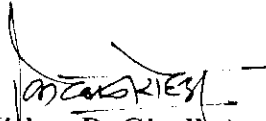
A plan showing the sanctioned modification shall be kept open for the inspection by the general public during the office hours on all working days at following places :-

- (1) Office of the Deputy Director of Town Planning., Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400001.
- (2) Office of the Chief Engineer (Development Plan) Municipal Corporation of Greater Mumbai, Mahapalika Marg, Mumbai 400001.

This Notification shall also be available on the Govt. of Maharashtra website : [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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



  
( Kishor D. Girolla )

**Under Secretary to Government.**