

o/c

PRESIDENT
Mayur Shah

IMMEDIATE PAST PRESIDENT
Dharmesh Jain

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Nayan Shah

VICE PRESIDENTS
Deepak Goradia
Boman Irani
Harish Patel
Nainesh Shah

HON. SECRETARY
Domnic Romell

HON. TREASURER
Sukhraj Nahar

CEO
S. Shahzad Hussain, I.A.S. (Retd.)

SPECIAL PROJECTS
Navin Makhija
Rasesh Kanakia

HON. JOINT SECRETARIES
Parag Munot
Sandeep Runwal
Lakshman Bhagatani
Bandish Ajmera

JT. TREASURERS
Mukesh Patel
Jayesh Shah

CO-ORDINATORS
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Munish Doshi
Tejas Vyas
Pratik Patel
Dhaval Ajmera
Sandeep Shah

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Jagdish Ahuja
Sanjay Chhabria
Shailesh Sanghvi
Jitendra Jain
Deepak Gundecha

INVITEE MEMBERS
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Rajesh Prajapati
Shailesh Puranik
Pratul Shah
Sachin Mirani
Rushank Shah
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Diipesh Bhagatani
Shyamal Mody
Nikunj Sanghavi
Digant Parekh
Pritam Chivukula

PAST PRESIDENTS
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Paras Gundecha
Pravin Doshi
Mohan Deshmukh
Mofatraj Munot
Rajni S. Ajmera
Late G. L. Raheja
Late Lalit Gandhi
Late Babubhai Majethia

MCHI-CREDAI UNITS

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PRESIDENT, KALYAN-DOMBIVLI
Manoj Rai

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Ashit Shah

PRESIDENT, RAIGAD
Vikas Kothari

PRESIDENT, NAVI MUMBAI
Prakash Baviskar

Ref. No. MCHI/PRES/17-18/034

October 31, 2017

✓ To,
Dr. Nitin Kareer (I.A.S.)
Principal Secretary - I
Urban Development Department
Government of Maharashtra
Mantralaya, Mumbai - 400 032

Sub.: Representation concerning the non-entitlement of Levy of Development charges by NAINA/CIDCO in respect of development which has already commenced before NAINA becoming the Special Planning Authority

Ref: Notification dated 27th April, 2017 published under Section 31(1) of MRTP Act, 1966, State Government sanctioning "Development Control and Promotion Regulations for Interim Development Plan of NAINA i.e. DCR proposed by CIDCO for NAINA

Respected Sir,

We on behalf of the members of MCHI do herewith seek clarity on the question of permissibility of levy of development charges in respect of a development of land which the developers had undertaken when Mumbai Metropolitan Regional Development Authority (MMRDA) was the Project Implementing Agency, which is now substituted with Navi Mumbai Airport Influence Notified Area (NAINA) and CIDCO as the Planning Authority.

The factual background on which the clarification is sought :

1. On 10th January 2013, a Notification was issued by Government of Maharashtra under the provisions of Section 40(1)(b) of the Maharashtra Regional and Town Planning Act, 1966 (MRTP Act) notifying the areas specified in the Schedules appended to the said Notification as Navi Mumbai Airport Influence Notified Area (NAINA). Under this notification dated 10th January, 2013, CIDCO has been appointed as the Special Planning Authority for NAINA.
2. In the meanwhile, on 7th September 2015, a Notification has been issued by Urban Development Department under Section 124B (3)(b) of the MRTP Act notifying the enhanced rates for development charges for NAINA.
3. Subsequent to the said Notification dated 10th January, 2013, the developers who had already obtained the Development Permission / Commencement Certificate / Occupancy Certificate and had preferred an application to NAINA / CIDCO for revision of plan and Occupation Certificate, were asked to pay the development charges.

3/11/17

4. On 27th April, 2017 by a notification published under Section 31(1) of MRTP Act, 1966, State Government sanctioned "Development Control and Promotion Regulations for Interim Development Plan of NAINA i.e. DCR proposed by CIDCO for NAINA. Clause 6.2.14 of the said D.C. Regulations reads as follows :
- "6.2.14. Development Charges: Development charges as required under Section 124B of the Maharashtra Regional and Town Planning Act, 1966 and as enhanced by SPA-NAINA from time to time with approval of the Government, shall be deposited with SPA-NAINA before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered....."*
5. In pursuance of the aforesaid Clause 6.2.14 of the said D.C. Regulations of CIDCO for NAINA, When the plans are sanctioned by the previous Planning Authority and construction has commenced, NAINA / CIDCO will not be entitled to levy, demand and recover the development charges in respect of that development even if the plans are revised to which the Developers have to go to NAINA / CIDCO. The new Planning Authority - NAINA / CIDCO would be entitled to levy, demand and recover the development charges in cases of already sanctioned plans only if the development had not commenced.
6. In view of the above we are seeking clarification from your kind authority as regards , that CIDOC/NAINA is not entitled to levy, demand and recover the development charges where Development Permission / Commencement Certificate has already been obtained and the construction has already commenced before the 7th September 2015 where revision of plan and occupancy certificate is sought.

Thanking you,

Yours faithfully,
For CREDAI-MCHI



Mayur Shah
President

List of Annexure :

1. Copy of Notification dated 10th January, 2013, whereby CIDCO has been appointed as the Special Planning Authority for NAINA.
2. Relevant Extract of "Development Control and Promotion Regulations for Interim Development Plan of NAINA i.e. DCR proposed by CIDCO for NAINA.

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महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई - ४०० ०२१.
दिनांक :- १० जानेवारी, २०१३

अधिसूचना

शासन निर्णय क्र.टिपीएस-१७१२/४७५/प्र.क्र.१८/१२/नवि-१२ :-

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

ज्याआर्थी, मुंबई महानगर प्रदेशाची सुधारीत प्रादेशिक योजना (यापुढे जिचा उल्लेख "उक्त प्रादेशिक योजना" असा करण्यात आला आहे) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) चे कलम १५(१) अन्वये शासन नगर विकास विभागाची अधिसूचना क्र.टिपीएस-१२९७/१०९४/सिआर-११६/९७/नवि-१२, दि.२३-९-१९९९ (यापुढे ज्याचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे.) अन्वये मंजूर केलेली असून, ती दि.१ डिसेंबर, १९९९ पासून अंमलात आलेली आहे.

आणि ज्याआर्थी, उक्त प्रादेशिक योजनेच्या क्षेत्रामधील नवी मुंबई येथे आंतरराष्ट्रीय विमानतळ विकसित करण्याचे शासनाने निश्चित केलेले आहे;

आणि ज्याआर्थी, भारत सरकारच्या पर्यावरण व वन मंत्रालयाने पर्यावरण व CRZ विषयक ना-हरकत प्रमाणपत्र देते वेळी नमूद केलेल्या अटीपैकी प्रस्तावित नवी मुंबई आंतरराष्ट्रीय विमानतळाच्या (एनएमआयए) परिसरात होणारा अनियोजित व अनियंत्रित विकास टाळण्यासाठी, नवी मुंबई शहराची विकास योजना सुधारित होणे गरजेचे असल्याबाबत नमूद केलेले आहे;

आणि ज्याआर्थी, भारतीय विमान पत्तन प्राधिकरण (Air Port Authority of India) यांचे दि.१४ जानेवारी, २०१० च्या अधिसूचनेत नमूद केल्यानुसार, प्रस्तावित आंतरराष्ट्रीय विमानतळापासून २० कि.मी. त्रिज्येच्या प्रभावित क्षेत्रामध्ये कोणतेही बांधकाम करणेपूर्वी भारतीय विमान पत्तन प्राधिकरणाचे ना-हरकत प्रमाणपत्र (NOC) प्राप्त करून घेणे आवश्यक झालेले आहे;

आणि ज्याआर्थी, सोबत जोडलेल्या परिशिष्ट-१ आणि परिशिष्ट -२ मध्ये नमूद केलेल्या अनुक्रमे हद्दी व गावांचे यादी नुसार प्रस्तावित आंतरराष्ट्रीय विमानतळा सभोवतलाच्या क्षेत्राकरीता (यापुढे "उक्त अधिसूचित क्षेत्र" असे संबोधलेले) उक्त अधिनियमाच्या कलम ४०(१)(ख) नुसार विशेष नियोजन प्राधिकरण म्हणून नियुक्त करणेची विनंती शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित (CIDCO)

यांनी त्यांचे दि.१७.१.२०१२ रोजीचे इंग्रजी पत्र CIDCO/PLNG/CP/२०१२/१८ अन्वये शासनाच्या नगर विकास विभागास केलेली आहे;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक,नगर रचना,महाराष्ट्र राज्य,पुणे यांचा सल्ला घेतल्यानंतर, सिडकोने क्षेत्र निर्देशित करण्यासाठी प्रस्तावित केलेल्या क्षेत्राचा सुनियंत्रित व सुनियंत्रित विकास हाणे गरजेचे आहे,असे शासनाचे मत झाले आहे ;

आणि त्याअर्थी, आता उक्त अधिनियमाच्या कलम ४० चे पोटकलम १ (ख) अन्वये शासनास प्राप्त असलेल्या सर्व शक्तीस अनुसरून शासन खालीलप्रमाणे मान्यता देण्यात येत आहे -

- १) सोबतचे परिशिष्ट-१ व परिशिष्ट-२ मध्ये नमूद केलेले क्षेत्र (नकाशात दर्शविल्यानुसार) "नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्र" म्हणून घोषित करित आहे.
- २) उक्त अधिसूचित क्षेत्रासाठी म्हणजेच एन.ए.आय.एन.ए (NAINA)साठी सिडकोला विशेष नियोजन प्राधिकरण म्हणून घोषित करित आहे.
- ३) उक्त अधिसूचित क्षेत्रामध्ये या अधिसूचनेपूर्वी कार्यरत असलेले इतर विशेष नियोजन प्राधिकरण यांचे कार्य / अधिकार या अधिसूचनेच्या दिनांकापासून संपुष्टात येतील, असे घोषित करित आहे.
- ४) उक्त अधिनियमातील तरतूदीचे पालन करून सिडकोने सदर क्षेत्राचा विकास प्रस्ताव व विकास नियंत्रण नियमावली तयार करणे, प्रसिध्द करणे व मंजूरीसाठी शासनास सादर करणेबाबत निर्देशित करित आहे.

प्रस्तावित अधिसूचित क्षेत्राची हद्द दर्शविणारा नकाशा नागरीकांच्या अवलोकनार्थ कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेमध्ये खाली नमूद केलेल्या कार्यालयांमध्ये एक महिन्यांच्या कालावधीमध्ये उपलब्ध राहिल.

- १) आयुक्त, कोकण विभाग, कोकण भवन, नवी मुंबई.
- २) मुख्य नियोजनकार, सिडको,सिडको भवन,सि.बी.डी.बेलापूर,नवी मुंबई-४०० ६१४.
- ३) जिल्हाधिकारी, रायगड/ठाणे
- ४) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- ५) सहायक संचालक, नगर रचना, रायगड-अलिबाग.
- ६) सहाय्यक संचालक,नगर रचना,ठाणे शाखा,जि.ठाणे.

सदर मंजूर फेरबदलाची अधिसूचना शासनाचे वेबसाईट www.urban.maharashtra.gov.in वर प्रसिध्द करण्यात आली आहे. महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(संजय वि.पवार)
कक्ष अधिकारी

परिशिष्ट - १

नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्रांच्या हद्दी (एनअेआयएनअे)

दिशा	हद्द
उत्तर	नितलस गावाची उत्तर हद्द (AKBSNA हद्दी लागत) तसेच माथेरान इको सेन्सिटीव्ह झोन (MESZ) ची मौजे वांगणी तर्फे तळोजे मधुन जाणारी हद्द
पूर्व	माथेरान इको सेन्सिटीव्ह झोन (MESZ) ची मौजे वांगणी तर्फे तळोजे मधुन जाणारी हद्द वावरले गावापर्यंत; तसेच कर्जत नगरपरिषदेची पश्चिम हद्द तसेच कर्जत ते खालापूर जाणारी रेल्वे लाईन तसेच खालापूर नगरपरिषदेची उत्तर हद्द मुंबई महानगर प्रदेश हद्दीपर्यंत
दक्षिण	खालापूर नगरपरिषदेच्या उत्तर - पश्चिम कोपे-यापासून पेण नगरपरिषद हद्दीपर्यंतची मुंबई महानगर प्रदेशाची हद्द; पेण नगरपरिषदेची उत्तर ते पश्चिम हद्द तसेच पेण नगरपरिषद पश्चिम हद्दीपासून पेण तहसिल हद्दीपर्यंत मुंबई महानगर प्रदेशाची हद्द तसेच पेण तहसिल हद्द विठ्ठलवाडी गावापर्यंत
पश्चिम	खोपटा नवनगर हद्द गाव विठ्ठलवाडी ते कंधावली आणि यापुढे नवी मुंबई हद्दीवरून त्यापुढे नितलस गावापर्यंत

वरील दर्शविलेल्या क्षेत्रांच्या हद्दी व्यतिरिक्त, नवी मुंबई महानगरपालिकेमधून वगळलेल्या गावांचा देखील अधिसूचित क्षेत्रात समावेश असेल.

टिप : उपरोक्त प्रपत्र अधिसूचनेसोबतच्या नकाशासह वाचावे.

(संजय वि.पवार)
कक्ष अधिकारी

2009 - 2010

परिशिष्ट - २

नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्रातील गावे

अ. क्र.	गावाचे नाव	तालुका	जिल्हा
१	गोटेघेर	ठाणे	ठाणे
२	भंडाली	ठाणे	ठाणे
३	उत्तरशीव	ठाणे	ठाणे
४	नाझगाव	ठाणे	ठाणे
५	नारीवली	ठाणे	ठाणे
६	बाळे	ठाणे	ठाणे
७	वकलान - वा. म. ल. न.	ठाणे	ठाणे
८	भामली - वा. म. ल. न.	ठाणे	ठाणे
९	नीघू	ठाणे	ठाणे
१०	नवाली - वा. म. ल. न.	ठाणे	ठाणे
११	दहीसर	ठाणे	ठाणे
१२	मोक्षी - वा. म. ल. न.	ठाणे	ठाणे
१३	वालीवली	ठाणे	ठाणे
१४	पिंपरी कवेना	ठाणे	ठाणे
१५	वेशवी	उरण	रायगड
१६	दिघोडे	उरण	रायगड
१७	कठवली	उरण	रायगड
१८	पोही	उरण	रायगड
१९	रानसई	उरण	रायगड
२०	तिघर	कर्जत	रायगड
२१	नांगुले	कर्जत	रायगड
२२	वणे	कर्जत	रायगड
२३	आवलस (कर्जत खालापूर रेल्वे मार्गाच्या पूर्वेकडील क्षेत्र वगळून)	कर्जत	रायगड
२४	पळसदरी (कर्जत खालापूर रेल्वे मार्गाच्या पूर्वेकडील क्षेत्र वगळून)	कर्जत	रायगड
२५	तळवली (कर्जत खालापूर रेल्वे मार्गाच्या पूर्वेकडील क्षेत्र वगळून)	कर्जत	रायगड
२६	खारपाडा	पेण	रायगड
२७	दुष्पी	पेण	रायगड
२८	कौलसिमादेवी	पेण	रायगड
२९	खारसिमादेवी	पेण	रायगड
३०	खारकोषिम	पेण	रायगड
३१	जुईखुर्द	पेण	रायगड
३२	जुईबदुरक	पेण	रायगड

३३	जिते	पेण	रायगड
३४	नवखार	पेण	रायगड
३५	खारनादई	पेण	रायगड
३६	तुरकुल	पेण	रायगड
३७	खारदुबेज	पेण	रायगड
३८	सावे	पेण	रायगड
३९	दादर	पेण	रायगड
४०	उणोली	पेण	रायगड
४१	सोनखार	पेण	रायगड
४२	खारदुतफा बोली	पेण	रायगड
४३	कळवे	पेण	रायगड
४४	हनूमानपाडा	पेण	रायगड
४५	डावरे	पेण	रायगड
४६	कोपर	पेण	रायगड
४७	खारबोली	पेण	रायगड
४८	गोबिले	पेण	रायगड
४९	वळवली	पेण	रायगड
५०	आंबिवली	पेण	रायगड
५१	हमरापूर	पेण	रायगड
५२	तांबडधेत	पेण	रायगड
५३	जोहे	पेण	रायगड
५४	डोलवी दबाव	पेण	रायगड
५५	मोठेवढाव	पेण	रायगड
५६	कोळेश्री	पेण	रायगड
५७	कोन्होबा	पेण	रायगड
५८	विठठलवाडी	पेण	रायगड
५९	मोठेभाल	पेण	रायगड
६०	लाखले	पेण	रायगड
६१	नारवेल	पेण	रायगड
६२	बहिरामकोटक	पेण	रायगड
६३	वेनवले	पेण	रायगड
६४	वढाव	पेण	रायगड
६५	दिव	पेण	रायगड
६६	बोझ	पेण	रायगड
६७	कणे	पेण	रायगड
६८	वरेडी	पेण	रायगड
६९	नगदीसापोली	पेण	रायगड
७०	खारदूतफा सापोली	पेण	रायगड

७१	खारसापोली	पेण	रायगड
७२	चिचघर	पेण	रायगड
७३	धितोळे	पेण	रायगड
७४	दवणसर	पेण	रायगड
७५	रामराज	पेण	रायगड
७६	धावटे	पेण	रायगड
७७	तरणखोफ	पेण	रायगड
७८	अंतोरे	पेण	रायगड
७९	पाटणोली	पेण	रायगड
८०	काप्रोली	पेण	रायगड
८१	ओढागी	पेण	रायगड
८२	वाषी	पेण	रायगड
८३	सरेभाग	पेण	रायगड
८४	धिकीचाळ	पेण	रायगड
८५	मसदबेडी	पेण	रायगड
८६	मसदखुर्द	पेण	रायगड
८७	मसदबुद्रुक	पेण	रायगड
८८	बोवे	पेण	रायगड
८९	बोरी	पेण	रायगड
९०	धिकी	पेण	रायगड
९१	कोळवे	पेण	रायगड
९२	धिंगणवट	पेण	रायगड
९३	धोडपाडा	पेण	रायगड
९४	उंवडे	पेण	रायगड
९५	मळेघर	पेण	रायगड
९६	कांदळे	पेण	रायगड
९७	उचेडे	पेण	रायगड
९८	कसेदळेपाडा	पेण	रायगड
९९	वडखळ	पेण	रायगड
१००	बेणेघाट	पेण	रायगड
१०१	वावे	पेण	रायगड
१०२	काष्मीरवाडी	पेण	रायगड
१०३	रोडे	पेण	रायगड
१०४	तळेगांव	खालापूर	रायगड
१०५	पानशिळ	खालापूर	रायगड
१०६	रिस	खालापूर	रायगड
१०७	लोधीवली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
१०८	नढाळ (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड

१०९	चौक मनिवली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
११०	नानिवली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
१११	वरोसे त. वनखळ (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
११२	कोरगांव खुर्द (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
११३	सांडेवाडी (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
११४	वावले (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
११५	पाली बुद्रक	खालापूर	रायगड
११६	वडविहिर (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
११७	बोरगांव बु. (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
११८	पडवे (ओसाड)	खालापूर	रायगड
११९	मोबे	खालापूर	रायगड
१२०	भिलवले	खालापूर	रायगड
१२१	हातनोली	खालापूर	रायगड
१२२	जांभिवली त. वनखळ	खालापूर	रायगड
१२३	तुपगांव	खालापूर	रायगड
१२४	पालीखुर्द	खालापूर	रायगड
१२५	सारंग	खालापूर	रायगड
१२६	पराडे	खालापूर	रायगड
१२७	आंबिवलि त. तुंगारतन	खालापूर	रायगड
१२८	वासांबे	खालापूर	रायगड
१२९	चांभाली	खालापूर	रायगड
१३०	वात	खालापूर	रायगड
१३१	कांबे	खालापूर	रायगड
१३२	वयाळ	खालापूर	रायगड
१३३	टेंभरी	खालापूर	रायगड
१३४	कोपरी	खालापूर	रायगड
१३५	आसरोटी	खालापूर	रायगड
१३६	धारणी	खालापूर	रायगड
१३७	आसरे	खालापूर	रायगड
१३८	कांडरोली त-वनखळ	खालापूर	रायगड
१३९	वावंढळ	खालापूर	रायगड
१४०	विणेगांव	खालापूर	रायगड
१४१	कलोते-मोकाशी	खालापूर	रायगड
१४२	कलोते-रयती	खालापूर	रायगड
१४३	निगडोली	खालापूर	रायगड
१४४	नडोदे	खालापूर	रायगड
१४५	निंबोडे	खालापूर	रायगड

१४६	वणवे		
१४७	शिरवली त. चोरटी	खालापूर	रायगड
१४८	खालापूर	खालापूर	रायगड
१४९	घोडीवली	खालापूर	रायगड
१५०	काढसेली त. चोरटी	खालापूर	रायगड
१५१	नावडे	खालापूर	रायगड
१५२	वांगणी (कजत खालापूर रेल्वे मार्गाच्या पूर्वकडील क्षेत्र वगळून)	खालापूर	रायगड
१५३	केळवली (कजत खालापूर रेल्वे मार्गाच्या पूर्वकडील क्षेत्र वगळून)	खालापूर	रायगड
१५४	डोलीवली (कजत खालापूर रेल्वे मार्गाच्या पूर्वकडील क्षेत्र वगळून)	खालापूर	रायगड
१५५	शेणगाव (कजत खालापूर रेल्वे मार्गाच्या पूर्वकडील क्षेत्र वगळून)	खालापूर	रायगड
१५६	माणिकवली (कजत खालापूर रेल्वे मार्गाच्या पूर्वकडील क्षेत्र वगळून)	खालापूर	रायगड
१५७	अंजरूण	खालापूर	रायगड
१५८	हळ खु	खालापूर	रायगड
१५९	महड	खालापूर	रायगड
१६०	नितळस (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	खालापूर	रायगड
१६१	निताळे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१६२	खरणे खुर्द	पनवेल	रायगड
१६३	वावंजे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१६४	महोदर (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१६५	कोंडप (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१६६	वांगणी, त.तळोजे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१६७	करंबेली, त.तळोजे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१६८	शिरवली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१६९	आंबे, त.तळोजे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१७०	चिचवली, त.तळोजे	पनवेल	रायगड
१७१	महालुंगी	पनवेल	रायगड
१७२	चिघ्रण	पनवेल	रायगड
१७३	कानपोली	पनवेल	रायगड
१७४	वलप	पनवेल	रायगड
१७५	प्रालेबुदुक	पनवेल	रायगड

१७६	हेदुटणे	पनवेल	रायगड
१७७	केचाळे	पनवेल	रायगड
१७८	खानाव	पनवेल	रायगड
१७९	मोबे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८०	क्रोडले (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८१	खैरवाडी (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८२	तामसई (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८३	मालडुंगे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८४	धोदाणी (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८५	देहरंग (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८६	धामणे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८७	गाडे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१८८	आंबेतफे वाजे	पनवेल	रायगड
१८९	शिवणसई	पनवेल	रायगड
१९०	दुंदरे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१९१	रिटघर (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१९२	उसरली बुद्रुक (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१९३	उमरोली	पनवेल	रायगड
१९४	चिंचवली, त. वाजे	पनवेल	रायगड
१९५	वाकडी	पनवेल	रायगड
१९६	नेरे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
१९७	कोप्रोली	पनवेल	रायगड
१९८	हरिग्राम	पनवेल	रायगड
१९९	आदई	पनवेल	रायगड
२००	आकुर्ली	पनवेल	रायगड
२०१	पालीदेवत	पनवेल	रायगड
२०२	देवद	पनवेल	रायगड
२०३	शिल्लोसर, रायचुर	पनवेल	रायगड
२०४	चिपळे	पनवेल	रायगड
२०५	बोनशेत	पनवेल	रायगड
२०६	विहीघर (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२०७	आंबिवली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२०८	सांगटोली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२०९	वाजे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२१०	चेरवली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२११	वाजापूर	पनवेल	रायगड
२१२	लोणीवली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड

२१३	वांगणी (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२१४	पालीखुर्द	पनवेल	रायगड
२१५	चिखले	पनवेल	रायगड
२१६	मोहो	पनवेल	रायगड
२१७	शिवकर	पनवेल	रायगड
२१८	विचुंबे	पनवेल	रायगड
२१९	उसली खुर्द	पनवेल	रायगड
२२०	कोळखे	पनवेल	रायगड
२२१	कोन	पनवेल	रायगड
२२२	बोर्ले	पनवेल	रायगड
२२३	सांगडे	पनवेल	रायगड
२२४	बेलवली	पनवेल	रायगड
२२५	वारदोली (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२२६	भेरले (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२२७	भिगार (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	सधमड
२२८	आजिवली	पनवेल	रायगड
२२९	आरिवली	पनवेल	रायगड
२३०	डेरवली	पनवेल	रायगड
२३१	पळस्ये	पनवेल	रायगड
२३२	कुंडावे	पनवेल	रायगड
२३३	नांदगांव	पनवेल	रायगड
२३४	मोसारे	पनवेल	रायगड
२३५	पाटणोली	पनवेल	रायगड
२३६	वडवली	पनवेल	रायगड
२३७	तुरमाळे	पनवेल	रायगड
२३८	चिरवत	पनवेल	रायगड
२३९	शिराढोण	पनवेल	रायगड
२४०	गिरवले	पनवेल	रायगड
२४१	सौमटणे	पनवेल	सधमड
२४२	कसळखंड	पनवेल	रायगड
२४३	आष्टे	पनवेल	रायगड
२४४	शेडुंग	पनवेल	रायगड
२४५	भिगारवाडी	पनवेल	रायगड
२४६	माहोपे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२४७	पोयंजे (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२४८	पालेबुद्रुक (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड
२४९	भोकरपाडा (माथेरान पर्यावरण संवेदनशील क्षेत्र वगळून)	पनवेल	रायगड

२५०	बारवाई (माथेरान पर्यावरण संवेदनशील क्षेत्र बगळी)	पनवेल	रायगड
२५१	खानावळे	पनवेल	रायगड
२५२	भाताण	पनवेल	रायगड
२५३	नारपोली	पनवेल	रायगड
२५४	दहिवली	पनवेल	रायगड
२५५	नानोशी	पनवेल	रायगड
२५६	सांगुर्ली	पनवेल	रायगड
२५७	चिचवण	पनवेल	रायगड
२५८	देवळाली बु.	पनवेल	रायगड
२५९	सावळे	पनवेल	रायगड
२६०	जाताडे	पनवेल	रायगड
२६१	दापीवली	पनवेल	रायगड
२६२	वावेघर	पनवेल	रायगड
२६३	गुळसुदे	पनवेल	रायगड
२६४	पोचरी	पनवेल	रायगड
२६५	तुराडे	पनवेल	रायगड
२६६	कल्हे	पनवेल	रायगड
२६७	कोरळ	पनवेल	रायगड
२६८	आपटे	पनवेल	रायगड
२६९	आकुळवाडी	पनवेल	रायगड
२७०	लाडीवली	पनवेल	रायगड

टिप:

- १) एम. ई. एस. झेड (माथेरान पर्यावरण संवेदनशील क्षेत्र)
- २) माथेरान पर्यावरण संवेदनशील क्षेत्राची सीमा ही केंद्र सरकारच्या पर्यावरण व वन मंत्रालयाच्या अधिसूचना क्रमांक एस. ओ. १३३ (ई) दिनांक ०४ फेब्रुवारी, २००३ प्रमाणे असेल.

(संजय वि. पवार)
कक्ष अधिकारी

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GOVERNMENT OF MAHARASHTRA

URBAN DEVELOPMENT DEPARTMENT
MANTRALAYA, MUMBAI - 400 021.

Dated :- 10th January, 2013.

NOTIFICATION

No.TPS-1712/475/CR-98/12/UD-12:-

Maharashtra
Regional &
Town
Planning Act,
1966.

Whereas, the Revised Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as the "said Regional Plan") has been sanctioned by the Government in the Urban Development Department under sub-section (1) of section 15 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as the "said Act") vide Notification No.TPS-1297/1094/CR-116/97/UD-12, dated 23.9.1999 (hereinafter referred to as the "said Notification") and has come into force with effect from the 1st December, 1999;

And whereas, the Government has decided to develop a site for International Air Port in Navi Mumbai area within the said Regional Plan;

And whereas, as per one of the conditions laid down by the Ministry of Environment & Forest (MoEF), Government of India, while granting Environmental & CRZ Clearance to the Navi Mumbai International Airport (NMIA) that the Development Plan of Navi Mumbai shall be revised and recast in view of the proposed Air Port Development so as to avoid unplanned haphazard growth around the proposed air port;

And whereas, as per the provisions prescribed in the Notification issued by the Airport Authority of India (AAI) on 14.1.2010, no structure shall be constructed or erected on any land within the periphery of 20 km. from ARP of NMIA (Navi Mumbai International Air Port) without obtaining the No objection certificate (NOC) from AAI (Air port Authority of India);

And whereas, City & Industrial Development Corporation of Maharashtra Ltd. (CIDCO) submitted a proposal to the Government vide letter No. CIDCO/PLNG/CP/2012/18 dated 17.1.2012 requesting for its appointment as Special Planning Authority under section 40(1)(b) of the said Act for an area around the proposed International Airport, comprising the boundaries and villages covered within it, as specified respectively in the schedule-I and schedule-II appended hereto;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the

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Government is of the opinion that it is necessary to have planned and controlled Development within the area proposed by CIDCO to be declared as notified area (hereinafter referred to as the "said notified area");

Now therefore, in exercise of the powers conferred under clause (b) of sub-section (1) of section 40 of the said Act and of all other powers enabling it in this behalf, the Government of Maharashtra hereby-

- i) Notifies the area specified in the schedules-I & II appended hereto as "the Navi Mumbai Airport Influence Notified Area" (NAINA), as shown on plan.
- ii) Appoints the CIDCO to be the Special Planning Authority for the said notified area i.e. NAINA.
- iii) Declares that any other Special Planning Authority functioning in the said NAINA prior to this notification shall cease to function from the date of this notification.
- iv) Directs the CIDCO to prepare and publish the development proposals and development control regulations for the said notified area and submit the same to the Government for sanction after following due procedure prescribed in the said Act.

Copy of the 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) Commissioner, Konkan Division, Konkan Bhavan, Navi Mumbai
- 2) Chief Planner, CIDCO, CIDCO Bhavan, CBD Belapur, Navi Mumbai - 400 614.
- 3) Collector Raigad/Thane
- 4) Dy. Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- 5) Assistant Director of Town Planning, Raigad Branch, Raigad-Alibagh.
- 6) Assistant Director of Town Planning, Thane Branch, Thane.

This notification shall also be published on the Government web site www.urban.maharashtra.gov.in

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

(SANJAY V. PAWAR)
Section Officer

SCHEDULE - I

Boundaries of the Navi Mumbai Airport Influence Notified Area
(NAINA)

Directions	Bounded by
North	The Northern boundary of village Nitalas touching the boundary of AKBSNA; then boundary of Matheran Eco.sensitive Zone (MESZ) passing through village Wangani Tarf Taloje;
East	Boundary of MESZ passing through village Wangani Tarf Taloje upto village Wavarle; then Western boundary of Karjat Municipal Council; then railway line passing from Karjat Municipal Council to Khalapur Municipal Council; then Northern boundary of Khalapur Municipal Council up to MMR boundary;
South	MMR boundary from North-West corner of Khalapur Municipal Council to Pen Municipal Council; then North to West boundary of Pen Municipal Council; MMR boundary from West corner of Pen Municipal Council to Tahsil Boundary of Pen; then along the boundary of Pen Tahsil up to village Vittalwadi;
West	Along periphery of Khopta New Town from village Vittalwadi to Kanthavali and further along periphery of Navi Mumbai upto village Nitalas.

It also includes the villages deleted from Navi Mumbai Municipal Corporation, apart from area designated by boundaries described above.

Note :- This shall be read with the plan accompanying this notification.

(SANJAY V. PAWAR)
Section Officer

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Schedule - II

List of the Villages within the boundaries of the Notified Area

Sr. No.	Name of Village	Tahsil	District
1	Gotghar		
2	Bhandarli	Thane	Thane
3	Uttarshiv	Thane	Thane
4	Nagaon	Thane	Thane
5	Narivali	Thane	Thane
6	Bale	Thane	Thane
7	Vaklan	Thane	Thane
8	Bamali	Thane	Thane
9	Nighu	Thane	Thane
10	Navali	Thane	Thane
11	Dahisar	Thane	Thane
12	Mokashi	Thane	Thane
13	Valivali	Thane	Thane
14	Pimpri Koyana	Thane	Thane
15	Veshvi	Thane	Thane
16	Dighode	Uran	Raigad
17	Kanthaveli	Uran	Raigad
18	Pohi	Uran	Raigad
19	Ransai	Uran	Raigad
20	Tighar	Uran	Raigad
21	Nangurle	Karjat	Raigad
22	Varne	Karjat	Raigad
23	Avalas (Excluding area East of Karjat-Khopoli Railline)	Karjat	Raigad
24	Palasdari (Excluding area East of Karjat-Khopoli Railline)	Karjat	Raigad
25	Talawali (Excluding area East of Karjat-Khopoli Railline)	Karjat	Raigad
26	Kharpada	Pen	Raigad
27	Dushmi	Pen	Raigad
28	Kauli Simadevi	Pen	Raigad
29	Khar Simadevi	Pen	Raigad
30	Kharkoshim	Pen	Raigad
31	Jui Kh	Pen	Raigad
32	Jui Bk.	Pen	Raigad
33	Jite	Pen	Raigad
34	Navkhar	Pen	Raigad
35	Khar Nandai	Pen	Raigad
36	Turkhul	Pen	Raigad

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37	Khar Dubej	Pen	Raigad
38	Rave	Pen	Raigad
39	Dadar	Pen	Raigad
40	Urnoli	Pen	Raigad
41	Sonkhar	Pen	Raigad
42	Khar Dutarfa Borli	Pen	Raigad
43	Kalave	Pen	Raigad
44	Hanumanpada	Pen	Raigad
45	Davre	Pen	Raigad
46	Kopar	Pen	Raigad
47	Khar Borli	Pen	Raigad
48	Govirle	Pen	Raigad
49	Balawali	Pen	Raigad
50	Ambivali	Pen	Raigad
51	Hamrapur	Pen	Raigad
52	Tambadshet	Pen	Raigad
53	Johe	Pen	Raigad
54	Dolvi Dababa	Pen	Raigad
55	Mothe Vadhav	Pen	Raigad
56	Kaleshri	Pen	Raigad
57	Kanhoba	Pen	Raigad
58	Vitthalwadi	Pen	Raigad
59	Mothe Bhal	Pen	Raigad
60	Lakhola	Pen	Raigad
61	Narwel	Pen	Raigad
62	Bahiram Kotak	Pen	Raigad
63	Benavale	Pen	Raigad
64	Wadhav	Pen	Raigad
65	Div	Pen	Raigad
66	Borze	Pen	Raigad
67	Kane	Pen	Raigad
68	Waredi	Pen	Raigad
69	Nagadi Sapoli	Pen	Raigad
70	Dutarfa Sapoli	Pen	Raigad
71	Kharsapoli	Pen	Raigad
72	Chinchghar	Pen	Raigad
73	Shitole	Pen	Raigad
74	Davansar	Pen	Raigad
75	Ramraj	Pen	Raigad
76	Dhavate	Pen	Raigad
77	Tarankhop	Pen	Raigad
78	Antore	Pen	Raigad
79	Patnoli	Pen	Raigad
80	Koproli	Pen	Raigad

81	Odhangi		
82	Washi	Pen	Raigad
83	Sare Bhag	Pen	Raigad
84	Shirki Chawli	Pen	Raigad
85	Masad Bedi	Pen	Raigad
86	Masad Kh	Pen	Raigad
87	Masad Bk	Pen	Raigad
88	Borwe	Pen	Raigad
89	Bori	Pen	Raigad
90	Shirki	Pen	Raigad
91	Kolave	Pen	Raigad
92	Shinganvat	Pen	Raigad
93	Dhondpada	Pen	Raigad
94	Umbarde	Pen	Raigad
95	Meleghar	Pen	Raigad
96	Kandale	Pen	Raigad
97	Uchede	Pen	Raigad
98	Kandlepada	Pen	Raigad
99	Wadkhal	Pen	Raigad
100	Beneghat	Pen	Raigad
101	Wave	Pen	Raigad
102	Kashmire wadi	Pen	Raigad
103	Rode	Pen	Raigad
104	Talegaon	Pen	Raigad
105	Panshil	Khalapur	Raigad
106	Rees	Khalapur	Raigad
107	Lodhivali (Excluding area under MESZ)	Khalapur	Raigad
108	Nadhali (Excluding area under MESZ)	Khalapur	Raigad
109	Chouk Manivali (Excluding area under MESZ)	Khalapur	Raigad
110	Nanivali (Excluding area under MESZ)	Khalapur	Raigad
111	Warose Tarf Wankhal (Excluding area under MESZ)	Khalapur	Raigad
112	Borgaon Kh. (Excluding area under MESZ)	Khalapur	Raigad
113	Sondewadi (Excluding area under MESZ)	Khalapur	Raigad
114	Wavarle (Excluding area under MESZ)	Khalapur	Raigad
115	Pali Bk.	Khalapur	Raigad
116	Vadvahir (Excluding area under MESZ)	Khalapur	Raigad
117	Borgaon Bk. (Excluding area under MESZ)	Khalapur	Raigad
118	Padaghe	Khalapur	Raigad
119	Morbe	Khalapur	Raigad
120	Bhivale	Khalapur	Raigad
121	Hatnoli	Khalapur	Raigad
122	Jambhivali Tarf Wankhal	Khalapur	Raigad
123	Tupgaon	Khalapur	Raigad
124	Pali Kh.	Khalapur	Raigad

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125	Sarang		
126	Parade	Khalapur	Raigad
127	Ambivali T. Tungartan	Khalapur	Raigad
128	Wasambe	Khalapur	Raigad
129	Chambharli	Khalapur	Raigad
130	Vat	Khalapur	Raigad
131	Kambe	Khalapur	Raigad
132	Vayal	Khalapur	Raigad
133	Tembhari	Khalapur	Raigad
134	Kopari	Khalapur	Raigad
135	Asroti	Khalapur	Raigad
136	Dharni	Khalapur	Raigad
137	Asare	Khalapur	Raigad
138	Kandroli Tarf Wankhal	Khalapur	Raigad
139	Vavandal	Khalapur	Raigad
140	Vinegaon	Khalapur	Raigad
141	Kalote Mokashi	Khalapur	Raigad
142	Kalote Rayati	Khalapur	Raigad
143	Nigdoli	Khalapur	Raigad
144	Nadode	Khalapur	Raigad
145	Nimbode	Khalapur	Raigad
146	Vanave	Khalapur	Raigad
147	Shiravali Tarf Boriti	Khalapur	Raigad
148	Khalapur	Khalapur	Raigad
149	Ghodivali	Khalapur	Raigad
150	Kandroli Tarf Boreti	Khalapur	Raigad
151	Navandhe	Khalapur	Raigad
152	Wangani (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
153	Kelavali (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
154	Dolavali (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
155	Shengaon (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
156	Mankivali (Excluding area East of Karjat-Khopoli Railline)	Khalapur	Raigad
157	Anjrun	Khalapur	Raigad
158	Hai Kh.	Khalapur	Raigad
159	Mahad	Khalapur	Raigad
160	Nitalas (Excluding area under MESZ)	Khalapur	Raigad
161	Nitale (Excluding area under MESZ)	Panvel	Raigad
162	Kherane Kh.	Panvel	Raigad
163	Vavanje (Excluding area under MESZ)	Panvel	Raigad
164	Mahodar (Excluding area under MESZ)	Panvel	Raigad

165	Kondap (Excluding area under MESZ)	Panvel	Raigad
166	Wangani Tarf Taloje (Excluding area under MESZ)	Panvel	Raigad
167	Karambeli Tarf Taloje (Excluding area under MESZ)	Panvel	Raigad
168	Shiravali (Excluding area under MESZ)	Panvel	Raigad
169	Ambe tarf taloje (Excluding area under MESZ)	Panvel	Raigad
170	Chinchavali Tarf Taloje	Panvel	Raigad
171	Mahalungi	Panvel	Raigad
172	Chindharan	Panvel	Raigad
173	Kanpoli	Panvel	Raigad
174	Valap	Panvel	Raigad
175	Paie Bk.	Panvel	Raigad
176	Hedutane	Panvel	Raigad
177	Keyale	Panvel	Raigad
178	Khanav	Panvel	Raigad
179	Morbe (Excluding area under MESZ)	Panvel	Raigad
180	Kondale (Excluding area under MESZ)	Panvel	Raigad
181	Khairwadi (Excluding area under MESZ)	Panvel	Raigad
182	Tamsai (Excluding area under MESZ)	Panvel	Raigad
183	Maldunge (Excluding area under MESZ)	Panvel	Raigad
184	Dhodani (Excluding area under MESZ)	Panvel	Raigad
185	Deharang (Excluding area under MESZ)	Panvel	Raigad
186	Dhamani (Excluding area under MESZ)	Panvel	Raigad
187	Gadhe (Excluding area under MESZ)	Panvel	Raigad
188	Ambe tarf waje	Panvel	Raigad
189	Shivansai	Panvel	Raigad
190	Dundre (Excluding area under MESZ)	Panvel	Raigad
191	Ritghar (Excluding area under MESZ)	Panvel	Raigad
192	Usarli Bk. (Excluding area under MESZ)	Panvel	Raigad
193	Umroli	Panvel	Raigad
194	Chinchavali Tarf Waje	Panvel	Raigad
195	Vakadi	Panvel	Raigad
196	Nere (Excluding area under MESZ)	Panvel	Raigad
197	Koprol	Panvel	Raigad
198	Harigram	Panvel	Raigad
199	Adai	Panvel	Raigad
200	Akurli	Panvel	Raigad
201	Palidevad	Panvel	Raigad
202	Devad	Panvel	Raigad
203	Shilottar Raichur	Panvel	Raigad
204	Chipale	Panvel	Raigad
205	Bonshet	Panvel	Raigad
206	Vihighar (Excluding area under MESZ)	Panvel	Raigad
207	Amnivali (Excluding area under MESZ)	Panvel	Raigad

208	Sangatoli (Excluding area under MESZ)	Panvel	Raigad
209	Waje (Excluding area under MESZ)	Panvel	Raigad
210	Cheravali (Excluding area under MESZ)	Panvel	Raigad
211	Wajapur	Panvel	Raigad
212	Loniwadi (Excluding area under MESZ)	Panvel	Raigad
213	Wanganitajf Waje (Excluding area under MESZ)	Panvel	Raigad
214	Pali Kh	Panvel	Raigad
215	Chikhale	Panvel	Raigad
216	Moho	Panvel	Raigad
217	Shivkar	Panvel	Raigad
218	Vichumbe	Panvel	Raigad
219	Usarli Kh	Panvel	Raigad
220	Kolkhe	Panvel	Raigad
221	Kon	Panvel	Raigad
222	Borle	Panvel	Raigad
223	Sangade	Panvel	Raigad
224	Belavali	Panvel	Raigad
225	Wardoli (Excluding area under MESZ)	Panvel	Raigad
226	Bherle (Excluding area under MESZ)	Panvel	Raigad
227	Bhingar (Excluding area under MESZ)	Panvel	Raigad
228	Ajivali	Panvel	Raigad
229	Ariwali	Panvel	Raigad
230	Derawali	Panvel	Raigad
231	Palaspe	Panvel	Raigad
232	Kudave	Panvel	Raigad
233	Nandgaon	Panvel	Raigad
234	Mosare	Panvel	Raigad
235	Patnoli	Panvel	Raigad
236	Vadavali	Panvel	Raigad
237	Turmale	Panvel	Raigad
238	Chirvat	Panvel	Raigad
239	Shirdhon	Panvel	Raigad
240	Giravale	Panvel	Raigad
241	Somtane	Panvel	Raigad
242	Kasal Khand	Panvel	Raigad
243	Ashte	Panvel	Raigad
244	Shedung	Panvel	Raigad
245	Bhingarwadi	Panvel	Raigad
246	Mohope (Excluding area under MESZ)	Panvel	Raigad
247	Poyanje (Excluding area under MESZ)	Panvel	Raigad
248	Pali Bk (Excluding area under MESZ)	Panvel	Raigad
249	Bhokarpada (Excluding area under MESZ)	Panvel	Raigad
250	Barwai (Excluding area under MESZ)	Panvel	Raigad
251	Khanavale	Panvel	Raigad

252	Bhatan		
253	Narpoli	Panvel	Raigad
254	Dahivali	Panvel	Raigad
255	Nanoshi	Panvel	Raigad
256	Sangurli	Panvel	Raigad
257	Chinchavan	Panvel	Raigad
258	Devloli Bk.	Panvel	Raigad
259	Savale	Panvel	Raigad
260	Jatade	Panvel	Raigad
261	Dapiwali	Panvel	Raigad
262	Vaveghar	Panvel	Raigad
263	Gulşunde	Panvel	Raigad
264	Posari	Panvel	Raigad
265	Turade	Panvel	Raigad
266	Kalhe	Panvel	Raigad
267	Koral	Panvel	Raigad
268	Apte	Panvel	Raigad
269	Akulwadi	Panvel	Raigad
270	Ladiwali	Panvel	Raigad

Note:

- 1) MESZ = Matheran Eco-Sensitive Zone
- 2) Boundary of Matheran Eco-Sensitive Zone shall be as per the Ministry of Environment and Forests, Govt. Of India, Notification No. S.O. 133 (E) dated 4th February, 2003.

(SANJAY V. PAWAR)
Desk Officer

नगरविकास विभाग

४था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक ७ सप्टेंबर २०१५

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस. १७१४/१९७/प्र.क्र.२४/१५/नवि-१२.—ज्याअर्थी, नवी मुंबई विमानतळ प्रभाव अधिसूचित क्षेत्राकरिता (नेना) शहर आणि औद्योगिक विकास महामंडळाची (सिडको) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे जिचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे.) चे कलम ४०(१) अनुसार अधिसूचना क्रमांक टीपीएस. १७१२/४७५/९८/१२७/नवि-१२, दिनांक १० जानेवारी २०१३ अन्वये विशेष नियोजन प्राधिकरण म्हणून नेमणूक झालेली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या परिशिष्ट दोन मधील भाग एक मध्ये विकास शुल्क आकारणीबाबत तरतूद नमूद केलेली आहे (यापुढे ज्याचा उल्लेख "उक्त तरतूद" असा करण्यात आला आहे) ;

आणि ज्याअर्थी, सिडको प्राधिकरणाने उक्त अधिनियमाचे कलम १२४बी(३)(अ) अनुसार कार्यवाही करून विकास शुल्क आकारणीमधील दरांच्या वाढीबाबत फेरबदल प्रस्ताव दिनांक ९ ऑक्टोबर २०१३ च्या पत्रान्वये मंजुरीसाठी शासनास सादर केला (यापुढे ज्याचा उल्लेख "उक्त वाढ प्रस्ताव" असा करण्यात आला आहे) ;

आणि ज्याअर्थी, वर नमूद बाबी विचारात घेता, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर सिडको प्राधिकरणाने सादर केलेला उक्त वाढ प्रस्ताव काही बदलासह मंजूर करण्यात यावा, असे शासनाचे मत झाले आहे.

आणि त्याअर्थी, उक्त अधिनियमातील कलम १२४बी(३)(बी) अन्वये शासनास प्राप्त असलेल्या शक्तीचा वापर करून खालील सूचीमध्ये नमूद केल्यानुसार विकास शुल्क आकारणीला सुधारीत मंजुरी देण्यात येत आहे.

अनुसूची

विकास शुल्क आकारणीबाबत सुधारीत दर

For	(a) for land - 0.5 percent of the rates
Development proposals in the notified area for NAINA	Development of Annual Statement of Rates per Sq. mtr. or Rs. 100/-per Sq.mtr. Whichever is more.
	(b) for construction. - 2.00 percent of the rates of Annual Statement of Rates per Sq. mtr. Or Rs. 400/-per Sq. mtr. Whichever is more.

२. सदरचा मंजूर फेरबदल ही अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल.

३. उक्त मंजूर फेरबदल नागरिकांच्या अवलोकनार्थ कार्यालयीन वेळेमध्ये कापकाजाच्या दिवशी खाली नमूद कार्यालयामध्ये एक महिन्याच्या कालावधीकरिता उपलब्ध राहील.

(१) व्यवस्थापकीय संचालक, सिडको, सिडको भवन, नवी मुंबई.

(२) सहसंचालक नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

(३) सहायक संचालक, नगररचना, रायगड शाखा, अलिबाग, जिल्हा रायगड.

४. सदर फेरबदलाची अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार द नावाने.

सुनिल फाटक,
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

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

dated the 7th September 2015.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1714/197/CR-24/15/UD-12.—Whereas, City and Industrial Development Corporation (CIDCO) has been appointed as Special Planning Authority for the Navi Mumbai Airport Influence Notified Area (NAINA) by the Government in the Urban Development Department, under section 40(1) of the Maharashtra Regional and Town Planning Act, 1966, (hereinafter referred to as "the said Act") vide Notification No. TPS. 1712/475/CR-98/12/UD-12, dated the 10th January 2013 ;

And whereas, the manner of levying the development charges and collecting by the Authority is mentioned in Part I of Second Schedule of the said Act (hereinafter referred to as "the said provision") ;

And whereas, CIDCO completed the procedure as per section 124(B)(3)(a) of the said Act and submitted the modification proposal to the Government for enhancing the rates of the said provision for NAINA (hereinafter referred to as "the proposed Modification") ;

And whereas, after considering the above facts and making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposed modification should be sanctioned with certain changes ;

Now therefore, in exercise of the powers conferred under section 124(B)(3)(b) of the said Act, the State Government approves the enhancement of rate and sanctions the proposed modification as mentioned in schedule attached herein below :—

Schedule

Revised Rate at which development charge to be levied

For Development proposals in the notified area for NAINA	(a) for land - 0.5 percent of the rates Development. of Annual Statement of Rates per Sq. mtr. or Rs. 100/-per Sq.mtr. Whichever is more. (b) for - 2.00 percent of the construction. rates of Annual Statement of Rates per Sq. mtr. Or Rs. 400/-per Sq. mtr. Whichever is more.
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2. Fixes the date of publication of this notification in the *Government Gazette* as the date of coming into force of this notification.

3. This notification shall be made available for inspection by the general public during office hours on all working days at the following offices for a period of one month :—

(i) The Managing Director, CIDCO, CIDCO Bhavan, Navi Mumbai. 400 614.

(ii) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

(iii) The Assistant Director of Town Planning, Raigad-Alibag Branch, Alibag.

4. This notification shall also be published on the Government Website at www.maharashtra.gov.in.

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

SUNIL PHATAK,
Section Officer.

Makorand Kale



City and Industrial Development Corporation of Maharashtra Ltd.

**Sanctioned Development Control and
Promotion Regulations for Interim
Development Plan
Of Navi Mumbai Airport Influence Notified Area
(NAINA)
(23 Villages in Panvel Taluka)**

**SPECIAL PLANNING AUTHORITY – NAVI MUMBAI AIRPORT
INFLUENCE NOTIFIED AREA (SPA-NAINA)**

Sanctioned under section 31(1) of the Maharashtra Regional and Town Planning Act 1966 vide
Government Notification no. TPS-1215/245/CR. 332/2015/SM/UD-12 dated 27th April 2017

local authority, in writing, one month before carrying out such development.

- iv) The excavation (including excavation of wells) made in the ordinary course of agricultural operation.
- v) The construction of a road intended to give access to land solely for agricultural purpose.
- vi) Normal use of land which has been used temporarily for other purposes like marriage pandals or for festive occasions; and
- vii) In case of land normally used for one purpose and occasionally used for any other purpose, such occasional use of land for that other purpose.

6 Procedure for Obtaining Development Permission / Building Permit / Commencement Certificate

6.1 Application: Every person who intends to carry out development shall apply in writing to the CEO of his said intention in the prescribed form (See Appendix A1 or A2) and such application shall be accompanied by the payment receipt of required scrutiny fee and any other fee/ charges prescribed by the CEO from time to time and the plans and statements in sufficient copies (See Regulation No. 6.1.1), as required under Regulation No.6.2 and 6.3. The plans may be ordinary prints on Ferro paper or any other type (prints only). One set of plans shall be retained in the office of the CEO for record after the issue of permit or refusal. For the sake of scrutiny, the plans will also be submitted in the form of soft copy as specified by the CEO from time to time.

6.1.1 Copies of Plans and Statements: Minimum four copies of plans and statements shall be made available along with the application. In case of building schemes, where clearance is required from other agencies like Fire Services, Civil Aviation, International Airports Authority of India, number of copies of plans required shall be as decided by the CEO.

6.2 Information Accompanying Application: The application shall be accompanied by documents as prescribed in Regulation No.6.2.1 to 6.2.17

6.2.1 Ownership title and area: Every application for development permission and commencement certificate shall be accompanied by the following documents for verifying the ownership and area etc. of the land.

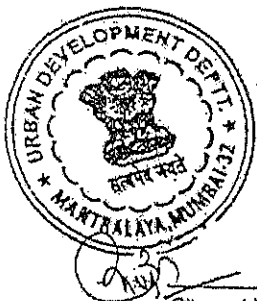
- i) Attested copy of original registered sale / lease -deed / power of attorney /development agreement/ enabling ownership document wherever applicable.
- ii) V.F.No.7/12 extracts or property register card of a date not more than three months prior to the date of submission and a certified copy of the Measurement Plan certified by the TILR of a date not more than 5 years old



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- from the date of submission of the application of the property under development proposal.
- iii) Statement of area of the holding by triangulation method from the qualified licensed technical personnel or architect with an affidavit from the owner with regard to the area in the form prescribed by the CEO.
 - iv) Any other document prescribed by the CEO.
 - v) Wherever third party interest is created by way of agreement to sale or mortgage etc. the registered consent of such interested persons shall be submitted with the application.
 - vi) A certified copy of approved sub-division / amalgamation / layout of land from the concerned authority.
 - vii) In the case of land leased by the Government or local authorities, no objection certificate of Government or such authorities shall be obtained if there is deviation from lease conditions and shall be attached to the application for development permission in respect of such land.
 - viii) Details specified in 13.2 for development under NAINA - Scheme
 - ix) Title and search report for last 30 years and title clearance certificate from advocate on record.
- 6.2.2 List of professionals on record: Application shall be accompanied by list of professionals on record as described in Annexure 2 and the respective document certified by the respective professional. The professionals on record shall be registered / licensed by any Municipal Corporation or Urban Local Body as competent to plan and carry out various works as given in Appendix "C".
- 6.2.3 Key Plan or Location Plan: A key plan drawn to a scale of not less than 1:10,000 shall be submitted as a part of building plan / development proposal along with the application for a building permit and commencement certificate; showing the boundary and location of the site with respect to neighbourhood landmarks or with respect to the area within the radius of 200 m. from the site, whichever is more.
- 6.2.4 Site Plan: The site plan shall be submitted with an application for building permission drawn to a scale of 1:500 or more as may be decided by CEO. This plan shall be based on the measurement plan duly authenticated by the appropriate officer of the Department of Land Records. This plan shall have the following details:
- i) The boundaries of the site and of any contiguous land belonging to the neighbouring owners;
 - ii) The position of the site in relation to neighbouring streets;



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- iii) The name of the street, if any, from which the building is proposed to derive access;
- iv) All existing buildings contained in the site with their names (where the buildings are given names) and their property numbers;
- v) The position of the building and of other buildings, if any, which the applicant intends to erect, upon his contiguous land referred to in (i) above in relation to:
 - a. The boundaries of the site and, in a case where the site has been partitioned, the boundaries of the portions owned by others;
 - b. All adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m. of the work site and of the contiguous land (if any) referred to in (i).
- vi) The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon.
- vii) The space to be left around the building to secure free circulation of air, admission of light and access including movement of fire tenders during an emergency;
- viii) The width of the street (if any) in front and the street (if any) at the side of or near the building, including the proposed roads;
- ix) The direction of the north line relative to the plan of the building;
- x) Any existing physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.;
- xi) The ground area of the whole property and the break-up of the covered area on each floor;
- xii) A plan indicating parking spaces as required and provided under these regulations;
- xiii) Overhead electric supply lines, if any, including space for electrical transformer / sub-station according to the requirements of the electric distribution company.
- xiv) Any water course existing on site;
- xv) Existing alignments of water supply and drainage line;
- xvi) Such other particulars as may be prescribed by the CEO.



6.2.5

Sub-Division/ Layout Plan: In the case of development of land, the application shall be accompanied by the sub-division/ layout plan which shall be drawn to a scale of not less than 1:500, however, for layout having areas of 4.0 ha. and above, the plan shall be drawn to a scale of not less than 1:1000, containing the following:

- i) Scale used and north point.
- ii) The location of all proposed and existing roads with their existing /proposed widths within the land;
- iii) Dimension of plots;
- iv) The location of drains, sewers, public facilities and services, electrical lines, natural water courses, water bodies and streams etc;
- v) Table indicating size, area and use of all plots in the sub-division/ layout plan;
- vi) The statement indicating the total area of the site, area utilized under roads, recreational open spaces, playground, recreation spaces and development plan reservations / roads, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided / laid out;
- vii) In case of plots which are sub-divided in built-up areas, in addition to the above, the means of access to the sub-division from existing streets.
- viii) Contour plan of site, wherever necessary.

6.2.6

Building Plan: The plans of the buildings with elevations and sections accompanying the application shall be drawn to a scale of 1:100 and shall:

- i) include floor plans of all floors together with the covered area, clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift-wells, lift machine rooms and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking spaces, loading and unloading spaces provided around and within building as also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building;
- ii) show the use or occupancy of all parts of the building;
- iii) show exact location of essential services e.g. WC, sink, bath and the like;
- iv) include sectional drawings of the building showing all sectional details;
- v) show all street elevations;
- vi) give dimensions of the projected portions beyond the permissible building line;
- vii) include terrace plan indicating the drainage and the slopes of the roof;



- viii) give indications of the north point relative to the plans; and
- ix) give dimensions and details of doors, windows and ventilators;

6.2.6.1 Building Plans for Special Buildings : For:

- i) Multi-storied buildings which are more than 15m height;
- ii) special buildings like educational, assembly, mercantile, institutional, industrial, storage and hazardous buildings;
- iii) mixed occupancies with any of the aforesaid occupancies having area more than 500 sq. m. The following additional information shall be furnished/indicated in the Building Plans, in addition to the items (i) to (ix) of Regulation No. 6.2.6.
 - a. access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
 - b. size (width) of main and alternate staircases along with balcony approach, corridor, ventilated lobby approach;
 - c. location and details of lift enclosures;
 - d. location and size of fire lift;
 - e. smoke stop lobby/door, where provided;
 - f. refuse chutes, refuse chamber, service duct, etc.;
 - g. vehicular parking spaces;
 - h. refuge area, if any;
 - i. details of Building Services : Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.,
 - j. details of exits including provision of ramps, etc. for hospitals and buildings requiring;
 - k. special fire protection measures, location of generator, transformer and switch gear room;
 - l. smoke exhaustor system, if any;
 - m. details of fire alarm system network;
 - n. location of centralized control, connecting all fire alarm systems, built in fire protection arrangements and public address system etc.



- o. location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank;
- p. location and details of fixed fire protection installations such as sprinklers, wet risers, hose reels, drenchers, CO₂ installation etc.;
- q. location and details of first aid, fire fighting equipment's./installations.

6.2.7 NAINA Scheme: A two-stage process will be followed for granting development permission, the list of documents to be submitted at each stage is as follows:

6.2.7.1 Outline Development Permission, - to ascertain the location and extent of land to be surrendered to SPA-NAINA.

- i) Ownership document: 7/ 1-2 extract, ownership Right Document in original with list of such documents or details of development rights if applicable. The ownership documents will be certified by the Advocate on record.
- ii) Extent: Village map showing the extent of area and authenticated measurement plan certified by TILR and Gut book of the land in original and list of documents, architect to calculate area of land by triangulation method as per TILR map
- iii) Site Plan: Site plan on a scale of 1:4000 showing the land earmarked for surrender to SPA-NAINA with access to the plot as well as to the land earmarked for surrender.
- iv) List of professionals: Details of professionals proposed to be retained for planning and design of the project as described in Annexure 2

6.2.7.2 Final Permission - to enable commencement of work

- i) Clearance Certificate/ NOC : Clearance if required from authorities such as Civil aviation, Coastal Regulation Zone, Environment Clearance etc
- ii) Layout details as specified and as applicable in 6.2.5
- iii) Detailed building plans of all development with built up area/ FSI proposed on each plot. The details of building plans shall be as specified in 6.2.6
- iv) Detail Report comprising proposed dwelling units, requirement of amenities and proposed amenities with reference to Table 13.2 and sources of all basic amenities and its details about implementation, maintenance and taxes.
- v) Details of FSI, total built up area proposed to be utilized in scheme



- vi) Plan showing details of distribution of total built-up-area/space.
- vii) Details of Eco-friendly amenities as per Regulation 40, provided in the scheme.
- viii) Plan showing Road hierarchy and road widths, pedestrian facility, street furniture, plantation, side walk, subways, road-sections with area details
- ix) Details of solid waste management plan/ system
- x) Details of storm water management scheme
- xi) Plan showing HFL of major lakes, river if any certified by irrigation Department.
- xii) Plan showing water supply distribution system, including reservoirs, recycling system, details of rainwater harvesting system and other eco-friendly initiatives such as solar assisted system etc.
- xiii) Details of firefighting mechanism.

Once the final permission is granted no changes in the layout will be permitted without prior approval of CEO.

- 6.2.8 **Service Plan:** Plans, elevations and sections of water supply, sewage disposal system and details of building services, where required by SPA-NAINA, shall be made available on a scale not less than 1:100 in general and 1:1000 for layouts.
- 6.2.9 **Specifications:** General specifications of the proposed constructions, giving type and grade of materials to be used, in the form given in Appendix A-1, Particulars of development, duly signed by a licensed Architect/ Engineer / Structural Engineer, as the case may be, shall accompany the application.
- 6.2.10 **Supervision:** The application shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix B, by a licensed Architect/ Engineer/ Structural Engineer, as the case may be. In the event of the said licensed technical personnel ceasing to be employed for the development work, further development work shall stand suspended till a new licensed technical person is appointed.
- 6.2.11 **Scrutiny Fee:** The application shall be accompanied by an attested copy of Receipt of payment of Scrutiny Fee as mentioned in Annexure 3, amended from time to time.
- 6.2.12 **Security Deposit:** For ensuring faithful compliance of regulations and the directions given in the sanctioned plan and other terms and conditions, a security fee shall be charged at rates as mentioned in Annexure 3, amended from time to time. The same



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shall be returned to the owner after the issue of the full occupancy certificate for the building by the CEO.

6.2.13 **No. Objection Certificate:** In case of development / construction of buildings requiring clearance from the authorities like Civil Aviation Authority, Railways, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Police Authority, Inspectorate of Boilers and Smoke Nuisance, Maharashtra Coastal Zone Management Authority, Archaeological Department, Directorate of explosives etc., the relevant no. objection certificates from these authorities, applicable to the occupancy, shall also accompany the application. In case of a building identified in Regulation No.6.2.6.1, the building scheme shall also be cleared by the Chief Fire Officer, CIDCO.

6.2.14 **Development Charges:** Development charges as required under Section 124B of the Maharashtra Regional and Town Planning Act, 1966 and as enhanced by SPA-NAINA from time to time with approval of the Government, shall be deposited with SPA-NAINA before issue of development permission/ commencement certificate. In case of revised permission where no development is carried out in pursuance of the earlier permission, amount of difference of development charges, if any, shall be levied and recovered. Refer Annexure 3 for details of Development Charges.

6.2.15 **Premium Charges:** Premium charges as may be required to be recovered under these regulations shall be paid to the SPA-NAINA before issue of development permission / commencement certificate. The amount of premium collected shall be kept in a separate account and it shall be utilised for development of civic amenities and infrastructure.

6.2.16 **FSI Linked Premium (FLP) :** FSI Linked Premium (FLP) shall be payable to SPA-NAINA for developments in the Interim Development Plan area unless otherwise exempted under these regulations. The FLP shall be paid at the time of grant of Commencement Certificate.

The details of various fees and charges are given in Annexure 3

6.2.17 **Size of drawing sheets and colouring of plans**

6.2.17.1 The size of drawing sheets shall be any of those specified in Table 6.1

Table 6.1: Drawing Sheet Sizes

Sr.No.	Designation	Trimmed Size (In mm)
1	A0	841 x 1189
2	A1	594 x 841



Annexure 3: Scale of Fees / Charge for IDP Area.

I. SCRUTINY FEES FOR VARIOUS TYPES OF APPLICATIONS		
Sr. No.	Purpose of Application	Proposed rates per sq. m.
1.	Zone Confirmation Statement	Rs 100/- per Survey Number
2.	Layouts and subdivision of land.	Residential - Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
		Commercial -Rs 5 of total area subject to minimum of Rs 1000 and Maximum of Rs 100000
		Industrial -Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000
		Other uses -Rs 2 of total area, subject to minimum of Rs 500 and Maximum of Rs 50000.
3.	Amalgamation plots	Rs 5 of total area under amalgamation, subject to minimum of Rs 1000
4.	Construction or reconstruction of building in any zone (including additional to existing building).	Residential -Rs 15, of total BUA subject minimum of Rs 1000
		Commercial -Rs 15, of total BUA subject minimum of Rs 1000
		Industrial -Rs 20 of total BUA, subject to minimum of Rs 1000
		Other uses -Rs 15 of total BUA, subject to minimum of Rs 1000
5.	Amendments of previously sanctioned layouts/ building proposals /alterations to existing buildings.	Amusement parks, resorts and like commercial use Rs 10 of total BUA, subject to minimum of Rs 1000
		Residential - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
		Commercial -Rs 5 of total BUA considered for amendment, subject to minimum of Rs 1000 and Maximum of Rs 100000
		Industrial - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
6.	Mining and quarrying	Other uses - Rs 2 of total BUA considered for amendment, subject to minimum of Rs 500 and Maximum of Rs 50000
		Rs 10 of Gross area proposed for quarry operations subject to minimum of Rs 500
7.	NOC for NA	Rs 2 of total land area, subject to minimum of Rs 1000, irrespective of any zone.
8.	NOC for Crusher	Lump sum of Rs.3000
9.	NOC for Power Supply	
10.	NOC for any other user	
11.	Temporary Construction	
	Development Right Certificates	Rs.10.00



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Note: Fees for compound walls, storage tanks, garages, open structures, other temporary structures, repairs of existing structures, demolition works shall be Rs. 1000 per proposal.

Built up area in the proposal shall be considered as that area under construction permitted by the Competent Authority. 50% concession shall be given in the scrutiny fees in respect of proposal for medical, education, social and religious activities run or to be run by charitable registered institution.

The activities like resorts, amusement parks, clubs, marriage halls, video clubs, I.T. establishments, professional offices, lodging and boarding houses, cinemas, drama theatres and like shall be considered as commercial activities for charging scrutiny fees.

2. SECURITY DEPOSITS FOR DUE PERFORMANCE OF CONDITIONS

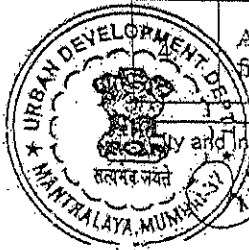
Sr. No.	Use	Proposed Rate per sq.m. of gross BUA
1.	For all the land uses except in case of development of hospital, dispensary school or college, nurseries and the buildings of charitable registered institutions.	Rs. 20
2.	For the buildings of hospital, dispensary school or college, nurseries and the buildings of charitable registered institutions	Rs. 10
The security deposit shall not bear to any interest at any time. The Security Deposit may be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the provisions of the DCRs and conditions of Commencement Certificate.		

3. FIRE SERVICE FEES

All the matters related to fire; including grant of NOC, collection of fire service fees, firefighting equipment etc. shall be in accordance with the provisions laid down in the Maharashtra Fire prevention and Life Safety Measures Act, 2006 and the rates proposed for calculation of fire service fees in the proposal shall be as specified in the said Act

4. REVALIDATION FEES

Sr. No.	Period from the date of expiry of CC	Proposed rates
1.	Before the date of expiry of CC	Residential - Rs 1000
		Commercial - Rs 1500
		Industrial - RS 1000
		Other - RS 750
2.	Within one month from the expiry date of CC	Residential - Rs 1500
		Commercial - Rs 2500
		Industrial - RS 1500
		Other - RS 1000.
3.	After one month but within three months from expiry date of CC	Residential - Rs 2000
		Commercial - Rs 3000
		Industrial - RS 2000
		Other - RS 1500
	After three month but up to 4 years from the date of CC	Residential - Rs 4000 + late fee of Rs 500 per month
		Commercial Rs 5000 late fee of Rs 500 per month
		Industrial - Rs 4000 + late fee of Rs. 500 per month



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		Other - Rs 3000 + late fee of Rs 500 per month. Note: Revalidation of the Commencement Certificate shall not be made for any reason after total period of four years from the date of grant of CC. Applications for revalidation is considered valid only after above fees are received by the Competent Authority.
5. FEES FOR CERTIFIED COPIES OF APPROVED PLANS AND DOCUMENTS:		
Sr. No.	Certified copy of	Proposed charges
1.	Approved building and layout plans	Rs 100 per plan.
2.	CC, PCC, OC OR NOC	Rs 2 per page.
3.	Part of DP (colored)	Rs 30 for size of 210 X 300 mm
6. PREMIUM FOR FREE OF FSI COMPONENT		
<p>The premium for free of FSI components Double height terrace will be charged at the rate of 2000 per sq.m. or 40% of land rates mentioned in ASR, whichever is more Balcony enclosure premium shall be 10% of the land rates mentioned in the ASR SPA-NAINA may review and revise these rates when required</p>		
7. DEVELOPMENT CHARGES		
<p>Provisions mentioned in Part-II of second schedule of section 124 B of MR&TP Act, 1966 shall remain unchanged.</p> <p>(a) For land development - 0.5 percent of the rates of Annual statement of rates per Sq.m. or Rs.100/- per sq.m. Whichever is more (b) For construction - 2.00 percent of the rates of Annual Statement of rates per Sq.m. Or Rs.400/- per Sq.m. Whichever is more.</p>		
8. FSI LINKED PREMIUM (FLP)		
1	Premium to be paid in full at the time of seeking permission	Premium shall be calculated considering 30% rate of the Non agriculture land as prescribed in the Annual Statement of Rates of the year of granting permission.

