

GOVERNMENT OF MAHARASHTRA

URBAN DEVELOPMENT DEPARTMENT

"Camp Nirmal", 2 nd floor, CIDCO,

Mantralaya, Mumbai 400021.

Dated :- 4TH October, 2012.

NOTIFICATION

Maharashtra No.SM/TPS-1710/62/C.R.30/12/ UD-12

Regional
and Town
Planning
Act, 1966

Whereas, the Revised Development Plan of Khopoli (hereinafter referred to as "the said Development Plan") has been sanctioned partly by the Government under Maharashtra Regional and Town Planning Act, 1966 (herein after referred to as "the said Act") vide the Government in Urban Development Department's Notification No. TPS -1799/307/CR-125/99/UD-12, dated 31.3.2003 (hereinafter referred to as the "said Notification".) and the Development Plan of excluded part has been sanctioned vide the Government in Urban Development Department's Notification No. TPS 1799/307/CR-125/99/UD-12, dated 29.10.2004,

And whereas, in the said Development Plan the lands bearing Survey No. 1/1A, 1/1B, 1/2, 3/1, 3/2A, 3/2B, 3/3, 3/4, 3/5, and 3/6A of village -Varose, Taluka Khalapur, District Raigad and lands bearing Survey Nos. 7/1+2A, 7/2B, and 7/3 (C.T.S. Nos. 2478, 2479, 2481) of village - Vasarang, Tal. Khalapur, Dist; Raigad, admeasuring 63,650.00 sq.mts. (hereinafter referred to as "the said lands") are included in "Industrial Zone".

And whereas, Khopoli Municipal Council (hereinafter referred to as "the said Municipal Council"), after following all the legal procedure as per the provisions of sub-section (1) of section 37 of the said Act, has submitted the modification proposal to the Government for sanction vide letter dated 17.7.2010, so as to change the zoning of the said lands from "Industrial zone to Residential zone " (hereinafter referred to as the "the said modification")

And whereas, after making necessary enquiries and after consulting Director of Town Planning, Maharashtra . State, Pune, Government is of the opinion that the said modification proposal is necessary and should be sanctioned with certain conditions.

Now therefore, in exercise of the powers conferred under sub-section (2) of section 37 of the said Act, the Government of Maharashtra hereby finally sanctions the said modification proposal with certain conditions and for that purpose amends the aforesaid notification sanctioning the said Development Plan as follows :-

In the schedule of modifications appended to the said notification sanctioning the said Development Plan, after the last entry, the following new entry shall be added viz:-.

ENTRY

“In the Development Plan of Khopoli, the zoning of lands bearing Survey Nos. 1/1A,1/1B,1/2, 3/1,3/2A,3/2B, 3/3,3/4, 3/5, and 3/6A of village -Varose, Taluka Khalapur, District Raigad and lands bearing Survey Nos. 7/1+2A, 7/2B, and 7/3 (C.T.S. Nos. 2478, 2479, 2481) of village-Vasarang, Tal. Khalapur, Dist; Raigad,admeasuring 63650.00 sq.mt is changed from “Industrial Zone”. to “Residential Zone” subject to the following conditions”:

Conditions :-

- (1) “The stringent conditions/provisions from the directive of the Government in the Urban Development Department, dated 20.5.2010 issued under section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 regarding modification in Development Control Regulations of A,B, and C Class Municipal Councils or the conditions mentioned in Rule No. 22.4.2.1(V) from the Notice issued by the Government in the Urban Development Department, dated 30.6.2011 under section 37(1AA) of the Maharashtra Regional and Town Planning Act, 1966 shall be applicable.
- (2) The conversion of Industrial Zone to Residential/Commercial Zone in respect of closed Industries should not be permitted unless No Objection Certificate from the Labour Commissioner, Maharashtra State, Mumbai, stating that all legal dues have been paid to the workers or satisfactory arrangements between managements and workers have been made, is obtained.

Provided that where such conversion of zone has been permitted on the basis of such No Objection Certificate, occupation certificate will not be given unless a no dues certificate is granted by the Labour Commissioner .

The part plan showing the said sanctioned modification 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 Metropolitan Commissioner, Mumbai Metropolitan Regional Development Authority, Bandra.
- ii) Collector, Raigad.
- ii) Deputy Director of Town Planning, Kokan Division, Kokan Bhavan, Navi Mumbai.
- iii) Assistant Director of Town Planning, Alibaug Branch, Alibaug.
- iv) Chief Officer, Khopoli Municipal Council, Khopoli.

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

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

**(Sanjay V. Pawar)
Section Officer**

विकास

प्रदेशिक योजना - रायगड .

मौजे-वरोसे, ता. खालापूर, जि. रायगड येथील स.नं. १/१अ, १/१ब, १/२, ३/१, ३/२अ, ३/२ब, ३/३, ३/४, ३/५, ३/६ अ व मौजे वासरंग, ता. खालापूर, जि. रायगड येथील स.नं. ७/१ + २अ, ७/२ब, ७/३ (सि.स.क. २४७८, २४७९, २४८१), क्षेत्र ६३,६५०.०० चौ.मी. या जमिनी “औद्योगिक” विभागातून वगळून “रहिवास” विभागात समाविष्ट करणेबाबत.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ (२) अन्वये अधिसूचना.

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक-रामं/टीपीएस- १७१०/६२/प्र.क्र. ३०/१२/नवि-१२,

कॅम्प निर्मल, सिडको

मंत्रालय, मुंबई- ४०० ०२१.

दिनांक :- ४ ऑक्टोबर, २०१२.

शासन निर्णय :- सोबत जोडलेली अधिसूचना (मराठी व इंग्रजी) महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(संजय वि.पवार)
कार्यासन अधिकारी.

प्रति,

- १) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा (पुर्व).
- २) संचालक, नगर रचना, महाराष्ट्र राज्य-पुणे.
- ३) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी-मुंबई.
- ४) सह सचिव तथा सह संचालक (नगर रचना,) मंत्रालय, मुंबई -२१ यांचे स्विय सहाय्यक.
- ५) जिल्हाधिकारी रायगड.
- ६) उपसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी - मुंबई.

(त्यांना विनंती करण्यात येते की, सहाय्यक संचालक नगर रचना, अलिबाग शाखा, जि. रायगड यांनी अधिसूचने सोबतचे नकाशे आपले कार्यालयास सादर केल्यानंतर सदर नकाशांची कृपया छाननी करुन सदर नकाशे शासनाच्या अधिसूचनेनुसार असल्याची खात्री

आपल्या स्तरावर करून त्यानंतर सदर नकाशे अधिप्रमाणित करण्यासाठी शासनास पाठवावेत.)

७) सहाय्यक संचालक नगर रचना, अलिबाग शाखा, जि.रायगड.

(त्यांना विनंती करण्यात येते की, प्रस्तावित फेरबदलाच्या अनुषंगाने अधिप्रमाणित करावयाच्या भाग नकाशांच्या ५ प्रती उप संचालक,नगर रचना,कोकण विभाग, कोकण भवन,नवी मुंबई यांचे मार्फत त्वरीत शासनास सादर कराव्यात.)

८)व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय,चनीरोड,मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात कोकण विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी ०५ प्रती या विभागास, महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण,बांद्रा, संचालक नगर रचना,महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना,कोकण विभाग, कोकण भवन व सहाय्यक संचालक नगर रचना, अलिबाग शाखा, जि.रायगड यांना पाठवाव्यात)

९) मुख्याधिकारी,खोपोली नगरपरिषद,जि.रायगड.

✓ १०) कक्ष अधिकारी,कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

११) निवडनस्ती (कार्यासन-१२)

- ४) सहाय्यक संचालक नगर रचना, अलिबाग शाखा, जि. रायगड.
५) मुख्याधिकारी, खोपोली नगरपरिषद, खोपोली.

सदर फेरबदलाची अधिसूचना ही, महाराष्ट्र शासनाच्या www.urban.maharashtra.gov.in वेबसाईटवर देखिल उपलब्ध राहील.
महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(संजय वि. पवार)
कार्यासन अधिकारी