

विकास नियंत्रण नियमावली-अंबरनाथ, कुळगांव-बदलापूर  
व परिसर अधिसूचित क्षेत्र

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

चे कलम ३७(१अेअे) अन्वये सूचना

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक-टिपीएस-१२१३/१५३३/प्र.क्र.२३६/१३/नवि-१२,

मंत्रालय, मुंबई- ४०० ०३२.

दिनांक :- १२ जून, २०१५

**शासन निर्णय :-** सोबतची सूचना (इंग्रजी) महाराष्ट्र शासनाच्या साधारण राजपत्रात  
प्रसिध्द करावी.

**महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावांने,**

(संजय वि. पवार)

कार्यासन अधिकारी.

प्रति,

- १) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा, मुंबई.
- २) विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी-मुंबई.
- ३) संचालक, नगर रचना, महाराष्ट्र राज्य-पुणे.
- ४) सहसंचालक तथा सह सचिव (नगर रचना,) मंत्रालय, मुंबई.
- ५) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

(त्यांना त्रिनंती करण्यात येते की, सोबतची सूचना शासनाच्या दि. १३ सप्टेंबर, २०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी.)

१	जाहिरात देणा-या कार्यालयाचे नांव	नगर विकास विभाग, मंत्रालय, मुंबई ३२.
२	जाहिरात कोणत्या दिनांकापर्यंत द्यावयाची आहे.	तात्काळ
३	प्रसिध्दीचे स्वरूप	स्थानिक
४	कोणत्या जिल्ह्यात	ठाणे जिल्ह्यात
५	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात (अ वर्गीय)
६	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या वृत्तपत्रात(अ वर्गीय)
७	किती वेळा	एकदा
८	जाहिरात खर्चाचे देयक कोणत्या अधिका- याकडे पाठवावयाचे त्या कार्यालयाचे नाव व संपूर्ण पत्ता	महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा.

६) जिल्हाधिकारी, ठाणे.

७) सहाय्यक संचालक नगर रचना, ठाणे शाखा, ठाणे.

८) व्यवस्थापक शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई.

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

✓ ९) कक्ष अधिकारी, कार्यासन नवि-२९, नगर विकास विभाग, मंत्रालय, मुंबई.

यांना विनंती करण्यात येते की, सोबतची सुचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

१०) निवडनस्ती (कार्यासन-नवि-१२)

**Maharashtra Regional and  
Town Planning Act, 1966.**

**Notice under section 37(1AA) of ..  
Regarding Proposed Modification  
to the Regulation for Development  
of Special Township Projects in  
areas under the Development Plan  
of Ambernath, Kulgaon-Badlapur  
and Surrounding Notified Area.**

**GOVERNMENT OF MAHARASHTRA**

Urban Development Department

Mantralaya Mumbai 400032

Dated:- 12 June, 2015.

**NOTICE**

**Maharashtra Regional and Town Panning Act, 1966**

No. TPS 1213/2642/A.K.B.N.A/CR-278/(Part-I)/13/UD-12

Whereas, the Government has appointed the Mumbai Metropolitan Region Development Authority (MMRDA) as a Special Planning Authority under the provisions of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966 ) (hereinafter referred to as 'the said Act') vide Notification No. TPB 1275/1199/UD-5 dated 15<sup>th</sup> March, 1976 (hereinafter referred to as "the said Special Planning Authority") for the Ambernath, Kulgaon-Badlapur and Surrounding Notified Area;

And whereas, the Development Control Regulations for the Ambemath, Kulgaon-Badlapur and Surroundings Notified Area (hereinafter referred to as "the said Development Control Regulations") have been sanctioned by the Government in the Urban Development Department under Section 31(1) of the said Act vide Notification No. TPS-1204/941/CR-163/04/UD-12 dated 25<sup>th</sup> July, 2005;

And whereas, the Government vide notification no. TPS 1213/2642/ A.K.B.N.A/ CR-278/13/UD-12, dated the 1<sup>st</sup> January, 2014 has finally sanctioned the Regulation pertaining to Development of the Special Township Projects for the Ambernath, Kulgaon-Badlapur and Surrounding

Notified Area and further sanctioned a modification to the same under section 37(1AA)(c) of the said Act, vide Notification No. No. TPS 1213/2642/CR-278/13/UD-12 dated 21<sup>st</sup> June, 2014 as per Annexure-A appended to the Notification (hereinafter collectively referred to as "the said STP Regulation");

And Whereas, for the uniformity in the policy of the Special Township Projects, the Government feels it necessary to further suitably modify the said STP Regulation to make the same more effective (hereinafter referred to as "the Proposed Modification" );

Now therefore, in accordance with the provisions contained in sub-section (1AA) of section 37 of the said Act, the Government hereby, publishes this notice for inviting suggestions and / or objections in respect of the Proposed Modification appended hereto as Annexure-X, from the general public within 30 (thirty) days from the date of publication of the notice in Official Gazette. The suggestions and / or objections shall be addressed to the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai, who is hereby appointed as the Officer and authorized to hear the suggestions and / or objections which may be received within the aforesaid prescribed period and obtain the say of the said Special Planning Authority and submit his report to the Government. Only the suggestions and/ or objections received within the aforesaid stipulated period shall be considered by the Government.

A copy of the modifications proposed under Annexure-X to this Notice regarding development of the Special Township Projects in the Ambernath, Kulgaon-Badlapur and Surrounding Notified Area shall be kept open for inspection by the general public in the offices of the following officers for the period of one month:

- (1) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E), Mumbai.
- (2) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.
- (3) The Asst. Director of Town Planning, Thane branch, Thane.
- (4) The Chief Officer, Ambernath Municipal Council, Ambernath Dist. Thane.

(5)The Chief Officer, Kulgaon-Badlapur Municipal Council,  
Badlapur, Dist. Thane.

This notice shall also be available on the Government website  
[www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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

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

**ANNEXURE- 'X'**

**( Accompaniment to the Government Notice No. TPS 1213/ 2642/  
A.K.B.N.A/CR-278/(Part-I)/13/UD-12, dated 12/6/2015)**

**Proposed Modification in the Regulation Sanctioned for  
Development of Special Township Projects in Areas under the  
Development Plan of the Ambernath, Kulgaon-Badlapur and  
Surrounding Notified Area.**

Existing Provisions	Proposed provisions
<p><b>AREA REQUIREMENT:</b> Any suitable area having access <i>by means of an existing or a proposed Regional Plan road, having a minimum width of 18 mt</i> can be identified for the purpose of development as "Special Township Project"</p> <p>The area notified under the Special Township Project, shall be one , contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place.</p> <p><i>(Explanation - If such minimum 40 Ha. (100 Acre) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nalas, canals, etc.), existing or proposed roads of any width or railways, etc., then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from the concerned authorities.)</i></p> <p>The area under Special Township Project shall not include the area under notified forest, hill-tops, hill</p>	<p><b>AREA REQUIREMENT:</b> Any suitable area having access <i>by means of an existing or a proposed Development Plan road, having a minimum width of 18 mt</i> can be identified for the purpose of development as "Special Township Project".</p> <p>The area notified under the Special Township Project shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place.</p> <p><i>(Explanation - If such minimum 40 Ha. (100 Acre) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nalas, canals, etc.), existing or proposed roads of any width or railways, etc., then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from the concerned authorities.)</i></p> <p>The area under Special Township Project shall not include the area under notified forest, water bodies</p>

-slopes, water bodies like rivers / creeks / canals / reservoirs, Tribal lands, lands falling within the belt of 100 mt. from the High Flood Line (HFL) of major lakes, dams and their surrounding restricted areas, lands in the command area of irrigation projects, lands falling within a belt of 200 mt. from historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, gaathan areas or congested areas, Defence areas, Cantonment areas, truck terminus specially earmarked on Regional Plan, area under No Development Zone around BARC, Eco-sensitive Zone/area, other environmentally sensitive areas, Quarry Zone, notified areas of SEZ, wildlife corridors and biosphere reserves, catchment areas of water bodies, designated Port/ Harbour areas and designated Airport areas.

*However, such Special Township Project may also include private lands under commercial zone, industrial zone, public/ semi-public zone and Recreation and Tourism Zone (RTZ), subject to the condition that 60 percent built-up area from the land under such Zone shall be for the purpose of respective main user of such zone, with remaining 40 percent, for the Residential and Allied users.*

like rivers / creeks / canals / reservoirs, Tribal lands, lands falling within the belt of 100 mt. from the High Flood Line (HFL) of major lakes, dams and their surrounding restricted areas, lands in the command area of irrigation projects, lands falling within a belt of 200 mt. from historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National parks, gaathan areas or congested areas, Defence areas, Cantonment areas, truck terminus specially earmarked on Development Plan, area under No Development Zone around BARC, area under Eco-sensitive Zone, other environmentally sensitive areas, Quarry Zone, notified areas of Special Economic Zone (SEZ), wildlife corridors and biosphere reserves, catchment areas of water bodies, designated Port/ Harbour areas and designated Airport areas.

*However, such Special Township Project may also include private lands of Hill Tops/Hill Slopes or lands having gradient more than 22<sup>0</sup>.50', whether earmarked on Development Plan or not.*

*Provided that, the total area of lands of Hill Tops/Hill Slopes or lands having gradient more than 22<sup>0</sup>.50' (i.e. having slope 1:5) shall not exceed 40 % of the gross area of the project, subject to conditions that, the lands of Hill Tops/Hill Slopes or lands having gradient more than 22<sup>0</sup>.50' (i.e. having slope 1:5) shall be shown*

towards 50 percent area to be kept permanently open where no development activity shall be permissible under such project. Such areas shall be developed for tree plantation as per the norms specified.

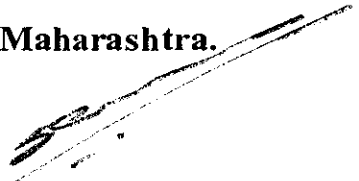
Provided further that for the purpose of calculation of Floor Space Index (FSI) areas under the lands in Hill Tops/Hill Slopes or lands having gradient more than  $22^{\circ}.50'$  (i.e. having slope 1:5), shall be excluded but shall be considered towards the total area of the project while determining its eligibility.

Provided that, such Special Township Project may also include lands under commercial zone, industrial zone, public/ semi-public zone and Recreation and Tourism Zone (RTZ), subject to the condition that –

- i) In case of lands falling under industrial zone, public/ semi-public zone and Recreation and Tourism Zone (RTZ), minimum 60 percent built-up area from the land under such Zone shall be for the purpose of respective main user of such zone, with remaining maximum 40 percent, for the Residential and Allied users; and
- ii) In case of lands falling under commercial zone, minimum 50 percent built-up area from the land under commercial Zone shall be for the purpose of commercial user and the remaining maximum 50 percent, for the Residential and Allied users.

	<p><i>Explanation:-</i></p> <p><i>The minimum built-up area prescribed under the aforesaid proviso towards the main user of such zones shall be in addition to the built-up area required [under Sub-Regulation 4(j)] towards Economic Activity over the remaining area of the Special Township Project.</i></p>
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**By order and in the name of Governor of Maharashtra.**

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