

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 3rd June 2016

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPB. 4312/323/CR-23/2013/UD-11.—Whereas, the Government in Urban Development Department *vide* Notification No. TPB 4307/108/CR-29/07/UD-11, dated 1st December 2007 under section 40(1)(c) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “ the said Act ”) has appointed Mumbai Metropolitan Region Development Authority (hereinafter referred to by its acronym “ MMRDA ”), established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975), to be the Special Planning Authority for the Development of Recreation and Tourism Development Zone as per proposal of Sanctioned Revised Regional Plan for Mumbai Metropolitan Region, on the lands of villages Manori and Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri and Morva (Mira-Bhayander Municipal Corporation) (hereinafter referred to as “ the said Notified Area ”) ;

And whereas, the MMRDA declared its intention under section 23 of the said Act to prepare a fresh Development Plan for the said Notified Area and a notice of such declaration was published in the *Maharashtra Government Official Gazette*, Miscellaneous, Part-II, dated 25th October 2010 ;

And whereas, the MMRDA after carrying out survey of the entire land of the said Notified Area, as required under section 25 of the said Act, prepared the Draft Development Plan of the said Notified Area along with Development Control Regulations, and published a notice under sub-section (1) of Section 26 of the said Act in the *Maharashtra Government Gazette*, Extra-Ordinary Part-II, dated 15th November 2011 for inviting objections or suggestions from the general public ;

And whereas, after considering the suggestions and objections received in respect of the aforesaid published Draft Development Plan, the Planning Committee set up under section 28(2) submitted its report to the MMRDA and whereas the MMRDA made certain modifications in the Draft Development Plan (hereinafter referred to as “ the said Development Plan ”) under sub-section (4) of Section 28 of the said Act and decided to submit the said Development Plan to the Government for sanction under section 30 of the said Act ;

And whereas, MMRDA before submitting the said Development Plan to the Government under Section 30 of the said Act, published the said Development Plan so modified for information of the general public under sub-section (4) of Section 28 by a notice published in *Maharashtra Government Official Gazette*, Miscellaneous, Part-II, dated 2nd May 2012 ;

And whereas, in accordance with provisions of section 30 of the said Act, the MMRDA has submitted the said Development Plan alongwith the Development Control Regulations to the State Government for sanction on 14th May 2012 ;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has *vide* Notification No. TPB. 4312/323/CR-23/2013/UD-11, dated 13th May 2013 sanctioned a part of the said Development Plan with modifications excluding, the substantial modifications as EP-1 to EP-56 ;

And whereas, the substantial modification EP-1 to EP-56 were published under the provisions of Section 31(1) of the said Act, *vide* Notice of even No. dated the 13th May 2013 and such notice was published to that effect for inviting suggestions/objections from the general public in the *Maharashtra Government Gazette*, Konkan Division Supplement, dated the 29th August-4th September 2013 on Page Nos. 3 to 31 and the Deputy Director of Town Planning, Greater Mumbai, was appointed as the Officer to give hearing and to submit his report to the Government ;

And whereas, the said officer, after giving hearing to the suggestions/objections received from the general public in respect of the EP-1 to EP-56 has submitted his report to the Government *vide* letter dated the 15th July 2015 through the Director of Town Planning, Maharashtra State.

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

(a) sanctions the said Excluded Part No. 1, 2(part), 3 to 7, 8(part), 9 to 56 of the said Development Plan and Development Control Rules, as specified in the Schedule appended hereto ;

(b) fixes the date after one month of the publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the said Excluded Part No. 1, 2 (part), 3 to 7, 8(part), 9 to 56 shall come into force.

A copy of modifications showing the Excluded Parts, as sanctioned by the State Government with the plan showing the sanctioned modifications of substantial nature shall be kept open for inspection by the general public, during working hours for a period of one year in the following offices on all working days :—

(1) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E.), Mumbai 400 051.

(2) Commissioner, Municipal Corporation of Gr. Mumbai.

(3) Commissioner, Mira-Bhayandar Municipal Corporation.

(4) Deputy Director of Town Planning, Greater Mumbai, ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001.

This Notificaaation shall also be made available on the Government website-*www.urban.maharashtra.gov.in*

Schedule

II Substantial Modifications in respect of Development Plan.

Excluded part No.	Modification No.	Reservation No.	Planning Unit	Proposals of Draft Development Plan published under section 26 of the MR&TP Act 1966	Proposals of Draft Development Plan submitted under section 30 of the MR&TP Act, 1966	Modification of substantial nature as proposed by the Govt. under section 31 of the MR&TP Act 1966	Modification sanctioned by the Govt.
EP 01	—	—	Gorai	—	—	The bridge across Manori creek at Gorai as per the Revised Sanctioned Development Plan of Greater Mumbai is proposed to be incorporated as indicated on the plan.	Sanctioned as proposed.
EP 02	—	—	Dongri, Tarodi, Uttan, Gorai & Manori	—	—	The width of main spine road is proposed to be increased from 20.0 m to 30.0 m. Further it is also proposed to retain the readjustment of the spine road proposed in certain parts as proposed under section 30 with increase in width and the area so released due to realignment, readjustment and deletion is proposed to be included in the adjoining zones as proposed under section 31.	E.P. rejected and the width and alignment of spine road is kept 20m as per proposal of Draft Development Plan submitted under section 30 of the MR&TP Act, 1966.
	M117	—	Dongri, Morva	20.0 m wide link road between Morva & RMC Plant, at	The 20.0 m wide link road between Morva road & RMC Plant at	20.0 m wide link road between Morva & RMC Plant at Dongri is	Sanctioned as proposed.

M111	—	Tarodi, Dongri	Dongri (J68 to J67). —	Dongri (J68 to J67) be widened to 30.0m. New 20.0 m wide by-pass road connecting Dongri junction to Anand Nagar near Chhota talav along the eastern foothills of Dhavgi (N-46) be proposed as shown on the plan.	proposed to be widened to 30.0 m. New 30.0 m wide by-pass road connecting Dongri junction to Anand Nagar near Chhota talav along the eastern foothills of Dhavgi hillock (N-46) is proposed as shown on the plan.	The width of road is proposed 20m instead of 30m and the alignment proposed to be changed as shown on the plan. This is substantial modification is Republished vide Notice No.TPB-4312 / 323 /CR-23/2013/UD-11 dated 3 rd June 2016.
M112	—	Tarodi, Dongri	Proposed 20.0 m wide By-pass road connecting Dongri junction to Dongri-Uttan Road at Reservation No. 23 (N-42).	20.0 m wide By-pass road connecting Dongri junction to Dongri-Uttan Road at Reservation No. 23 (N-42) be deleted on account of proposed alternative alignment.	20.0 m wide By-pass road connecting Dongri junction to Dongri-Uttan Road along Reservation No. 23 (N-42) is proposed to be deleted on account of the proposed 30m wide bypass road. The land so released is proposed to be included in Development Zone 2.	20.0 m wide By-pass road connecting Dongri junction to Dongri-Uttan Road along Reservation No. 23 (N-42) is deleted on account of the proposed 20m wide By-pass road. The land so released is included in Development Zone 2.
M08	—	Tarodi	Green zone pocket at S.No. 50(184) pt of Tarodi.	Green zone pocket at S.No. 50(184) pt of Tarodi be changed to Development Zone 2.	Allocation of land pocket bearing S.No. 50(184) pt of Tarodi to the southern side of proposed 30m wide road is proposed to be changed from Green zone to Development Zone 2.	Allocation of land pocket bearing S.No. 50(184) pt of Tarodi to the southern side of proposed 20m wide road is changed from Green zone to Development Zone 2.
M113	—	Dongri	20.0 m wide road between Reservation No. 23 and Chota Talav, Anand-nagar.	Width of 20.0 m wide road between Reservation No. 23 (Link N42) and Anand-nagar be reduced to 12.0 m.	Width of 20.0 m wide road between Link N-42 and Chota Talav, Anand-nagar is proposed to be reduced to 12.0 m.	Sanctioned as proposed.

M105	Manori	Proposed North-south 7.0 m wide road from Sumlai talav to Manori gaothan (from J71 to J8).	Width of proposed North-south 7.0 m wide road from Sumlai talav to Manori gaothan is proposed to be widened to 20.0 m. The same is to be extended (from J71 to J8) upto North of Sumlai talav and realigned around the Talav at its south end on account of this stretch being proposed as part of main spine road.	Width of proposed North-south 7.0 m wide road from Sumlai talav to Manori gaothan is kept as 20.0 m instead of proposed width of 30m, by reducing width equally on both sides. The same is extended (from J71 to J8) upto North of Sumlai talav and realigned around the existing Talav to the south end as shown on the plan.	Allocation of land pocket comprising CTS Nos. 1770pt, 1772pt, 1768pt & 1766pt is changed from Green Zone to Tourism Development Zone on account of re-alignment and widening of proposed 7.0 m Sumlai-Manori by-pass road to 20.0 m.
M42	Manori	—	Green Zone pocket comprising CTS Nos. 1770pt, 1772pt, 1768pt & 1766pt be changed to Tourism Development Zone on account of re-alignment and widening of proposed 7.0 m Sumlai-Manori by-pass road.	Allocation of land pocket comprising CTS Nos. 1770pt, 1772pt, 1768pt & 1766pt is changed from Green Zone to Tourism Development Zone on account of re-alignment and widening of proposed 7.0 m Sumlai-Manori by-pass road to 30.0 m.	Proposed widening of existing road between Sumlai talav and Manori gaothan (from J71 to J8) is reduced from 20.0 m to 9.0 m on account of the proposed 30.0 m wide new Sumlai-Manori by-pass road to its east.
M104	Manori	Proposed widening of existing road between Sumlai talav and Manori gaothan (from J71 to J8).	Proposed widening of existing road between Sumlai talav and Manori gaothan (from J71 to J8) be reduced from 12.00 m. to 9.0 m on account of the proposed 20.0 m wide new by-pass road.	Proposed widening of existing road between Sumlai talav and Manori gaothan (from J71 to J8) is reduced from 20.0 m to 9.0 m on account of the proposed 20.0 m wide new Sumlai-Manori by-pass road to its east.	Proposed widening of existing road between Sumlai talav and Manori gaothan (from J71 to J8) is reduced from 20.0 m to 9.0 m on account of the proposed 20.0 m wide new Sumlai-Manori by-pass road to its east.

M103	Manori	20.0 m wide proposed by-pass Road surrounding and along the eastern side of Manori Talav.	20.0 m wide proposed new by-pass Road surrounding and along the eastern side of Manori talav to be deleted on account of the proposed 20.0 m wide new Sumlai-Manori by-pass road.	20.0 m wide proposed new by-pass Road surrounding and along the eastern side of Manori talav is proposed to be deleted on account of the proposed 30.0 m wide new Sumlai-Manori by-pass road.	20.0 m wide proposed new by-pass Road surrounding and along the eastern side of Manori talav is deleted on account of the proposed 20.0 m wide new Sumlai-Manori by-pass road..
EP 03	Chowk, Dongri, Pali, Uttan, Gorai & Manori	—	—	The width of all 7.0 m wide proposed roads in the Notified Area is proposed to be increased to 9.0 m as shown on the plan.	Sanction as proposed. However, the alignment of 9.0m road passing through C.T.S.No.1082 C and 1082D is changed so as to connect it with layout road as shown on plan.
M118 & M119	Uttan	—	Two 7.0 m wide new links - one between road connecting Bhootbangla junction to Keshav Talav (N-52) and the other connecting Palkhedi to Keshav Srishti Talav (N-53) be added.	Two 7.0 m wide new links, one between road connecting Bhootbangla junction to Keshav Srishti Talav (N-52) and other connecting Palkhedi to Keshav Srishti Talav (N-53) are proposed and the width of these roads is proposed to be increased to 9.0m.	Sanctioned as proposed.
M123	Gorai	Proposed 7.0 m wide road near Gorai knoll to the west of Government land (N-25).	Proposed 7.0 m wide road near Gorai knoll to the west of Government land (N-25) be re-aligned as shown on the plan.	Proposed 7.0 m wide road near Gorai knoll to the west of Government land (N-25) is proposed to be re-aligned near newly proposed Reservation No. 84 as shown on the plan and its width is proposed to be increased to 9.0 m. The land so released is	Sanctioned as proposed.

								proposed to be included in Tourism Development Zone.	as
M121			Gorai					7.0 m wide new link (N-55) from Gorai jetty road (near BMC Health Center) to the south along HTL is proposed and its width is proposed to be increased to 9.0 m. as shown on the plan.	Sanctioned proposed.
M106			Manori					The alignment of proposed 7.0 m wide new ring-road along High Tide Line (from J15 to J72) is proposed to be realigned at J72 near Manori talav as shown on the plan.	Sanctioned proposed.
EP 04			Chowk, Dongri, Pali, Uttan, Gorai & Manori					Existing pathways/pedestrian trails are proposed to be indicated as 3.0 m wide pedestrian trails as shown on the plan.	Proposed modification is rejected. However, Note- Existing pathways/pedestrian trails shall be kept open is included in the legend of the Development Plan.
EP 05			Pali					Allocation of pockets to the east of proposed 12.0 m wide Pali-Uttan by-pass road upto 500.0 m CRZ line as per approved MBMC in Pali village and Green Zone pocket to the east of	Sanctioned proposed.

M14	—	Pali	Area to the east of proposed 12.0 m wide Pali-Uttan by-pass road upto 500.0 m in CRZ line as per approved CZMP of MBMC.	approved CZMP of MBMC in Pali village and Green Zone pocket to the east of proposed 12.0 m Pali-Uttan by-pass road upto 500 m CRZ line as per approved CZMP of MBMC till Reservation No. 20 in Uttan village be changed to Development Zone 2.	proposed 12.0 m Pali-Uttan by-pass road upto 500 m CRZ line as per approved CZMP of MBMC till Reservation No. 20 in Uttan village is proposed to be changed from Preservation Zone & Green Zone to Development Zone 2. It is further proposed to modify the boundary of such Development Zone 2 upto S. No. 279, 280, 282pt (upto Reservation No. 20), 3, 8, 9, 319 pt, S. No 54 Hissa Nos. 4 to 15 & S.No.53pt as shown on plan in Uttan Village. An additional 9.0 m wide new road around proposed Development Zone 2 pocket along with additional two 9.0 m wide new links (one providing access to Reservation No. 63 and the other near S. No. 31 & 32) connecting the proposed road with the 12.0 m wide Pali-Uttan by-pass road are proposed in Pali and Uttan village.	Sanctioned as proposed.	as
M17	—	Uttan	Area to the east of proposed 12.0 m Pali-Uttan by-pass road upto 500.0 m CRZ line as per approved CZMP of MBMC upto Reservation No., 20 in the south.	Uttan village be changed to Development Zone 2.	It is further proposed to modify the boundary of such Development Zone 2 upto S. No. 279, 280, 282pt (upto Reservation No. 20), 3, 8, 9, 319 pt, S. No 54 Hissa Nos. 4 to 15 & S.No.53pt as shown on plan in Uttan Village. An additional 9.0 m wide new road around proposed Development Zone 2 pocket along with additional two 9.0 m wide new links (one providing access to Reservation No. 63 and the other near S. No. 31 & 32) connecting the proposed road with the 12.0 m wide Pali-Uttan by-pass road are proposed in Pali and Uttan village.	Sanctioned as proposed.	as
M87	63	Uttan	"Reservation No. 63- Sewage Treatment Plant".	"Reservation No. 63- Sewage Treatment Plant" be shifted with increase in area in green zone as shown on the plan and the area so released be included in	"Reservation No. 63- Sewage Treatment Plant" is proposed to be deleted and shifted in green zone with increase in area as shown on the plan and the area so released from the earlier location of	Sanctioned as proposed.	as

M122	Uttan	Proposed 9.0 m wide road connecting Uttan gaathan to Dhavgi hillock.	Development Zone 1 & 2.	9.0 m wide road connecting Uttan gaathan to Dhavgi hillock be re-aligned.	reservation is proposed to be included partly in Development Zone 1 & partly in Development Zone 2 as shown on the plan.	Sanctioned as proposed.
M18	Uttan	Green Zone pocket bounded by Uttan-Dhavgi road in the north, Bhoot-bangla-Uttan road in the south and Dhavgi Hillock to the east.	Green Zone pocket bounded by Uttan-Dhavgi road in the north, Bhoot-bungalow-Uttan road in the south and Dhavgi hillock to the east be changed to Development Zone 1.	9.0 m wide new link connecting Dhavgi road to Uttan-Bhootbungalow road is proposed as shown on the plan.	Allocation of Green Zone pocket bounded by realigned 9.0m wide Uttan-Dhavgi road in the north & 12.0m wide Bhootbungalow-Uttan road to the south upto Dhavgi hillock to the east is proposed to be changed from Green Zone to Development Zone 1. It is further proposed to extend (by merging the small pockets under Preservation Zone) the boundary of Development zone upto the newly proposed 9.0m wide road.	Sanctioned as proposed.
M93	Uttan	_____	A New "Reservation No. 73-Bus Depot" be added as shown on the plan.	New "Reservation No. 73-Bus Depot" is proposed to be newly added as shown on the plan.	Sanctioned as proposed.	

M95	75	Uttan		A New "Reservation No. 75-Police Station" be added as shown on the plan.	New "Reservation No. 75-Police Station" is proposed to be newly added as shown on the plan.	Sanctioned as proposed.	as
M20		Uttan	200 m wide Green Zone pocket to the south of Bhootbangla-Uttan road upto the boundary of S. Nos. 3, 315, 100, 101, 263, 257, 258 & 256.	The 200 m wide Green Zone pocket to the south of Bhootbangla-Uttan road upto the boundary of S. Nos. 3, 315, 100, 101, 263, 257, 258 & 256 be changed to Development Zone 1.	Allocation of land pocket to the south of Bhootbangla-Uttan road upto the boundary of S. Nos. 3, 315, 100, 101, 263, 257, 258 & 256 and land pocket to the south of Bhootbangla-Uttan road upto the boundary of Hissa Nos 12 & 9 of S. No. 340 and upto S.Nos. 3,8,9 to the west is proposed to be changed respectively from Green Zone & Preservation Zone to Development Zone 1.	Sanctioned as proposed. However, the alignment of 9.00m road passing through S.No.278, 263 to 266,260,259,255 is changed so as to connect it with layout road, as shown on the plan.	as
M21		Uttan	200 m wide Preservation zone pocket to the south of Bhootbangla-Uttan road upto the boundary of Hissa Nos 12 & 9 of S. No. 340.	Preservation Zone pocket to the south of Bhootbangla-Uttan road upto the boundary of Hissa Nos 12 & 9 of S. No. 340 be changed to Development Zone 1.	A 9.0 m wide new road along the southern boundary of the said Development Zone 1 connecting 12.0 m wide road to the west with the 30 m wide main spine road near Bhootbungalow junction is proposed to be added and the boundary of the said Development Zone 1 pocket is proposed to be extended upto the said newly proposed 9.0m wide road as shown on the plan.	Sanctioned as proposed.	as
EP 06		Chowk, Dongri, Pahi, Tarodi, Morva, Uttan, Gorai & Manori			Widening of the existing roads is proposed to be widened equally on both sides from the centre of	Sanctioned as proposed.	as

	M116	—	Dongri, Uttan	Proposed 7.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67).	Proposed 7.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67) be realigned and its width be increased to 12.0 m.	the road wherever feasible, except otherwise specifically indicated on the plan. Width of 7.0 m wide road connecting Dongri loop road to RMC plant (from J66 to J67) is proposed to be increased to 12.0m. The said road is proposed to be re-aligned as per the alignment of the existing road as shown on the plan and the deleted portion of proposed road on account of realignment is proposed to be included in the adjacent zone.	Sanctioned as proposed.
M6	—	Dongri Uttan	Preservation Zone area lying outside high tide line along proposed 7.0 m. wide road connecting Dongri loop-road to RMC plant (from J66 to J67).	Preservation Zone pockets outside high tide line along proposed 7.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67) be changed to No Development Zone.	Allocation of land pockets, seaward side of high tide line along proposed 12.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67) is proposed to be changed from Preservation Zone to No Development Zone.	Sanctioned as proposed.	
EP 7	M25	—	Uttan	Preservation Zone pocket around Vellankini Church along with the area to the south of the Church till MBMC boundary upto the 12.0 m wide proposed road on the east.	Preservation Zone pocket around Vellankini Church along with the area to the south of the Church till MBMC boundary upto the 12.0 m wide proposed road be changed to Tourism Development Zone.	Sanctioned as proposed.	

EP 8	—	85	Gorai				road (link no.N32) is proposed to be realigned on eastern side as shown on plan and thereby boundary of the Tourism Development Zone pocket is proposed to be extended up to said re-aligned road as shown on the plan. A New "Reservation No. 85-Tourist Amenity Centre" is proposed to be added in the Tourism Development Zone pocket to the north of Culvem Gaothan as shown on the plan.	Sanctioned as proposed.	as
M31		84	Gorai	Preservation Zone Area to south of MCGM upto Tourism Development Zone-2 in Gorai.	Preservation Zone pocket to south of MCGM upto Tourism Development Zone-2 in Gorai be changed to Tourism Development Zone.		Allocation of land pocket to south of MCGM boundary upto Tourism Development Zone-2 in Gorai is proposed to be changed from Preservation Zone to Tourism Development Zone. A New "Reservation No. 84-Tourist Amenity Centre" is proposed to be added in the said pocket as shown on the plan.	Sanctioned as proposed.	as
M37 & M83		48 & 89	Manori	Tourism Development Zone 1 at Samulai knoll covering S. Nos. 717pt and 763pt and "Reservation No. 48 for Parking lot".	Samulai knoll covering S. Nos. 717pt and 763pt be changed to Tourism Development Zone. Also, "Reservation no. 48-Parking lot" be shifted to this pocket as shown on the plan.		Allocation of land of Samulai knoll covering S. Nos. 717pt and 763pt is proposed to be changed from Tourism Development Zone 1 as Tourism Development Zone. Further, "Reservation No. 48-Parking lot" is proposed to be deleted and shifted	Sanctioned as proposed. However, the development shall be permissible subject to prior approval of MCZMA.	as

M43	90	Manori	Two Green Zone pockets to the north of Manoribell resort.	Two Green Zone pockets to the north of Manoribell resort are proposed to be changed to Tourism Development Zone.	Allocation of two land pockets to the north of Manoribell resort are changed from Green Zone to Tourism Development Zone. New Reservation No. 90 is proposed for Hindu Crematorium and it is included in the Tourism Development Zone pocket as shown on the plan. This substantial modification is Republished vide Notice No.TPB-4312 / 323 /CR-23 / 2013 /UD-11 dated 3 rd June 2016.	into the said Tourism Development Zone pocket as shown on the plan and a new "Reservation No. 89 - Tourist Amenity Centre" is proposed to be added as shown on the plan. The land so released due to shifting of "Reservation No. 48- Parking lot" is proposed to be included in Tourism Development Zone.	Allocation of two land pockets to the north of Manoribell resort are proposed to be changed from Green Zone to Tourism Development Zone. New "Reservation No. 90- Tourist Amenity Centre" is proposed to be added in the Tourism Development Zone pocket as shown on the plan.	Allocation of two land pockets to the north of Manoribell resort are proposed to be changed from Green Zone to Tourism Development Zone. New Reservation No. 90 is proposed for Hindu Crematorium and it is included in the Tourism Development Zone pocket as shown on the plan. This substantial modification is Republished vide Notice No.TPB-4312 / 323 /CR-23 / 2013 /UD-11 dated 3 rd June 2016.	Sanctioned as proposed. However, the width of road abutting reservations is kept as 20m instead of 30m and
EP 9	M94, M99, M100	Uttan	Three new Reservations Nos "74- College/Training center", "79- Municipal Office" & "80-Fire Station" be	Three new Reservations Nos "74- College/Training center", "79- Municipal Office" & "80-Fire Station" be	Three new Reservations bearing Nos "74- College/Training center", "79- Municipal Office" & "80-Fire Station" proposed in the	Three new Reservations bearing Nos "74- College/Training center", "79- Municipal Office" & "80-Fire Station" proposed in the	Three new Reservations bearing Nos "74- College/Training center", "79- Municipal Office" & "80-Fire Station" proposed in the	Three new Reservations bearing Nos "74- College/Training center", "79- Municipal Office" & "80-Fire Station" proposed in the	Three new Reservations bearing Nos "74- College/Training center", "79- Municipal Office" & "80-Fire Station" proposed in the

				added in the triangular pocket between Keshav Srishti, Uttan village boundary and the spine road as shown on the plan.	triangular pocket between Keshav Srishti, Uttan village boundary and the spine road arc proposed to be shifted to the north of Keshav Srushti block in Development Zone 1 as shown on the plan. The land so released is proposed to be reserved for "Reservation No. 83-Judicial Academy" as shown on the plan.	the boundaries of reservations are modified accordingly as shown on the plan.
M47A	Uttan	Triangular Preservation Zone pocket bounded by Development zone 1 of Keshav Shrushti block, existing Uttan-Gorai road and southern boundary of Uttan village.	The Triangular Preservation Zone pocket bounded by Development zone 1 of Keshav Shrushti block, existing Uttan-Gorai road and southern boundary of Uttan village be changed to Development: Zone 1 as shown on the plan.	Allocation of the Triangular land pocket bounded by Development zone 1 of Keshav Shrushti block, existing Uttan-Gorai road and southern boundary of Uttan village is proposed to be changed from Preservation Zone to Development Zone 1.	The proposed modification is rejected.	
EP 10	Manori	Triangular Preservation Zone pocket bounded by Development zone 1 of Keshav Shrushti block, existing Uttan-Gorai road and southern boundary of Uttan village.	"Reservation No. 47-Culvem Talav" be restricted to the talav boundary and the remaining area be deleted.;	"Reservation No. 47-Culvem Talav" is proposed to be deleted and area so deleted from Reservation excluding the existing Talav is proposed to be included in Green Zone as shown on the plan.	Sanctioned as proposed.	
M84	Manori	"Reservation No. 49-Manori Talav".	"Reservation No. 49-Manori Talav" be restricted to talav boundary.	"Reservation No. 49-Manori Talav" is proposed to be deleted and area so deleted from Reservation excluding the existing Talav is proposed to be included	Sanctioned as proposed.	

EP 11	M49 & M50	4 & 5	Chowk	Reservation No. 4, Primary & Secondary School and Reservation No. 5, Secondary School and Playground.	Reservation No. 4 and 5, Primary & Secondary School and Playground be shifted to existing school & Playground.	in Tourism Development Zone as shown on the plan.	"Reservation No. 4- Primary & Secondary School" and "Reservation No. 5-Playground" are proposed to be deleted and area so released is proposed to be included in Development Zone 2. The existing school and play ground near church are proposed to be shown as existing school and playground as shown on the plan.	Sanctioned as proposed.
	M10	—	Chowk	Six Preservation Zone pockets located to the west of 12 m wide proposed by-pass road and the Preservation Zone pocket between Pali-Uttan road & U-tan Resort.	Six Preservation Zone pockets located to the west of 12 m wide proposed by-pass road and the Preservation Zone pocket between Pali-Uttan road & U-tan Resort be changed to Development Zone 2.	Allocation of Six land pockets located to the west of 12.0m wide proposed by-pass road and land pocket between Pali-Uttan road & U-tan Resort are proposed to be changed from Preservation Zone to Development Zone 2.	Sanctioned as proposed. However, the development shall be permissible subject to prior approval of MCZMA.	
	M66	27	Morva	"Reservation No. 27- Primary School" admeasuring 1,100 sqm.	"Reservation No. 27- Primary School" be increased to 1,165 sqm. as shown on the plan.	"Reservation No. 27- Primary School" is proposed to be deleted and shown as existing Primary School as per existing boundary as shown on the plan.	Sanctioned as proposed.	
M57	15	Uttan	"Reservation No. 15- St. Joseph School Talav".	Area of "Reservation No. 15-St. Joseph School Talav" be corrected from 5,373 to 6,677 sq.m.	"Reservation No. 15-St. Joseph School Talav" is proposed to be deleted and area so deleted is shown as existing talav & garden with the existing boundary as shown on the plan.	Sanctioned as proposed.		

M76	40	Gorai	"Reservation No. 40- Burial Ground/Crematoriu m".	Area be corrected form 1517sqm. to 1637sqm.	"Reservation No. 40- Burial Ground/Crematorium" is proposed to be deleted and area so deleted is shown as existing Burial Ground/Crematorium.	Sanctioned as proposed.	as
—	37	Gorai	"Reservation No. 37- Health Centre".	No change	"Reservation No. 37- Health Centre" is proposed to be deleted and area so deleted is shown as existing Health Centre.	Sanctioned as proposed.	as
—	55, 56 & 57	Manori	"Reservation No. 55- Welfare Center", "Reservation No. 56- Burial Ground & Crematorium", "Reservation No. 57- Crematorium".	No change	"Reservation No. 55- Welfare Center" "Reservation No. 56- Burial Ground & Crematorium", "Reservation No. 57- Crematorium" are proposed to be deleted and area so deleted is shown as existing Welfare Center, Burial Ground & Crematorium and Crematorium respectively as shown on the plan.	Sanctioned as proposed.	as
—	50, 51	Manori	"Reservation No. 50 - Primary School", "Reservation No. 51 - Playground".	No change	"Reservation No. 50 - Primary School" is proposed to be changed to playground as shown on the plan; "Reservation No. 51- Playground" near Manori talav is proposed to be deleted and the area so deleted is shown as existing Primary School.	The area under the existing school is designated as existing School, and the remaining area of Reservation no.50 is reserved for Play Ground. The Reservation No.51 is reinstated as Play Ground as shown on the plan	

EP 12	M51 M52	6, 7	Pali	"Reservation No. 6 - Primary School", "Reservation No. 7 - Playground".	Area of "Reservation No. 6 - Primary School", "Reservation No. 7 - Playground" be corrected.	The proposed Reservation No. 6 & 7 are partly located over the existing dispensary. It is proposed to delete the area of the existing dispensary from Reservation No. 6 & 7 and to be shown as existing Dispensary. The remaining area of Reservation No. 6 & 7 is proposed to be combined and renumbered as "Reservation No. 7-Playground".	Sanctioned as proposed.
EP 13	M80, M81	45, 46, 87, 88	Manori	"Reservation No. 45 & 46 - Secondary School & Playground".	"Reservation Nos. 45 & 46 - Secondary School & Playground" be deleted.	"Reservation Nos. 45 & 46 - Secondary School & Playground" are proposed to be deleted and area so deleted is proposed to be included in Development Zone 2. "Reservation Nos. 87-Secondary School" and "88-Playground" with a 9.0 m wide access road are proposed to be newly added as shown on the plan.	Sanctioned as proposed.
	M1		Dongri	Green Zone area bounded by road adjoining Reservation No. 24 to the north, boundary of S. Nos. 72(191), 73(190) & 75(189) to the south, existing Dongri-Gorai road to the east and Dhavgi hillock to the	Allocation of Green Zone pocket bounded by road abutting Reservation No. 24 to the north, upto S. Nos. 72(191), 73(190) & 75(189) to the south, existing Dongri-Gorai road to the east and Dhavgi hillock to the west is proposed to be	Allocation of land pocket bounded by road abutting Reservation No. 24 to the north, upto S. Nos. 72(191), 73(190) & 75(189) to the south, existing Dongri-Gorai road to the east and Dhavgi hillock to the west is proposed to be	Sanctioned as proposed, subject to considering alignment of western side 20m wide road instead of 30m, as proposed in E.P. No.2, accordingly land use zone is changed as shown on the plan.

M2	—	Dongri	west. Green Zone area to the south of S. Nos. 72(191), 73(190) & 75(189) and west of existing Dongri-Gorai road upto Dhavgi hillock.	Allocation of Green Zone area to the south of S. Nos. 72(191), 73(190) & 75(189) and west of existing Dongri-Gorai road upto Dhavgi hillock be changed to Development Zone 1.	Allocation of land to the south of S. Nos. 72(191), 73(190) & 75(189) and west of existing Dongri-Gorai road upto Dhavgi hillock is proposed to be changed from Green Zone to Development Zone 1.	Sanctioned as proposed, subject to considering alignment of western side 20m wide road instead of 30m, as proposed in E.P. No.2, accordingly land use zone is changed as shown on the plan.
M61	22	Dongri	"Reservation No. 22-Primary & Secondary School".	Area of "Reservation No. 22-Primary & Secondary School" be corrected.	Boundary of Reservation No. 22 is proposed to be re-adjusted with reduced area as indicated on the plan.	Sanctioned as proposed.
M62	23	Dongri	"Reservation No. 23-Playground".	Area of "Reservation No. 23-Playground" be corrected.	Reservation No. 23 is proposed to be shifted within the proposed Development Zone 2 pocket as shown on the plan. The area so released due to shifting of Reservation No. 23 is proposed to be included in Development Zone 2.	Sanctioned as proposed.
M63	24	Dongri	"Reservation No. 24-Dongri Talav".	Dongri Talav area be included in Reservation No. 24.	Area of existing talav is proposed to be added in "Reservation No. 24-Dongri Talav" and its boundary is proposed to be readjusted on account of widening of 20.0 m wide road to 30.0 m wide road as shown on the plan.	Reservation No. 24 Dongri Talav is deleted and the area under existing talav only is retained as existing talav. Considering new alignment of 20m wide road instead of 30m, as proposed in E.P.No.2, remaining

							area which was proposed reservation of talav is included in adjacent zone as shown on the plan.
EP 14	M74	38 & 86	Gorai	"Reservation No. 38-Gorai Junction Talav & Garden".	Area of talav be included in "Reservation No. 38 - Gorai Junction Talav & Garden" and the reservation boundary be re-adjusted as shown on the plan.	Existing talav area is proposed to be included in "Reservation No. 38-Gorai Junction Talav & Garden" and the Reservation boundary is proposed to be re-adjusted as shown on the plan. New "Reservation No. 86-Primary, Secondary School & Playground" along with a new 9.0 m wide access road is proposed abutting Gorai junction talav as shown on the plan.	Area under existing talav area is retained as existing talav and remaining area under proposed reservation is shown as "Reservation No. 38-Garden" New "Reservation No. 86-Primary, Secondary School & Playground" along with a new 9.0 m wide access road abutting Gorai junction talav as shown on the plan is sanctioned as proposed.
EP 15	M9	1	Chowk	"Reservation No. 1-Veer Chimaji Appa Memorial Park", Tourism Development Zone 1.	Allocation of "Reservation No. 1-Veer Chimaji Appa Memorial Park" be changed from Tourism Development Zone 1 to Green Zone.	Allocation of land under "Reservation No. 1-Veer Chimaji Appa Memorial Park" is proposed to be changed from Tourism Development Zone 1 to Green Zone.	Reservation No. 1 is reserved for Veer Chimaji Appa Memorial Park as per proposal of Draft Development Plan submitted under section 30 of the Act and The TDZ is changed to Green Zone as shown on the plan.
EP 16	M11		Chowk	Tourism Development Zone 1 in Chowk accessible by pedestrian trail.	Allocation of Tourism Development Zone 1 pocket accessible by pedestrian trail be changed to Green Zone.	Allocation of Tourism Development Zone 1 pocket accessible by pedestrian trail is proposed to be changed to Green Zone.	Sanctioned as proposed.
	M12		Chowk	Remaining	Allocation of	Allocation of remaining	Sanctioned as

				Preservation Zone in Chowk village.	remaining Preservation Zone in Chowk village be changed to Green Zone.	Preservation Zone in Chowk village is proposed to be changed to Green Zone.	proposed.
M48	3	Chowk	"Reservation No. 3-Burial Ground/Crematorium m".	Area of "Reservation No. 3-Burial Ground/Crematorium" be increased as shown on the plan.	Area of "Reservation No. 3-Burial Ground/Crematorium" is proposed to be increased as shown on the plan.	Sanctioned proposed.	as
M110	—	Chowk	Proposed 12.0 m wide road from Pali resort to Burial Ground.	Proposed 12.0 m wide road from Pali resort to Burial Ground be re-aligned as shown on the plan.	Proposed 12.0 m wide road from Pali resort to Burial Ground is proposed to be re-aligned as shown on the plan. The land so released is proposed to be included in the adjacent zone.	Sanctioned proposed.	as
EP 17	M64 M65	Tarodi	"Reservation No 25 - Primary & Secondary School" and "Reservation No 26 - Playground".	"Reservation No 25 - Primary & Secondary School" and "Reservation No 26 - Playground" be shifted as shown on the plan.	"Reservation No 25 - Primary & Secondary School" and "Reservation No 26 - Playground" are proposed to be shifted as shown on the plan. The area so released from the said reservation is proposed to be included in Development Zone 2.	Sanctioned proposed.	as
EP 18	M16	Pali	Remaining Preservation Zone located to the east of proposed 12 m Pali-Uttan by-pass road beyond 500.0 m CRZ line.	Allocation of remaining Preservation Zone located to the east of proposed 12.0 m wide Pali-Uttan by-pass road beyond 500.0 m CRZ line be changed to Green Zone.	Allocation of remaining Preservation Zone located to the east of proposed 12.0 m wide Pali-Uttan by-pass road beyond 500.0 m CRZ line is proposed to be changed to Green Zone.	Sanctioned proposed.	as

EP 19	M125	Uttan	Proposed 7.0 m wide road from Bhootbungalow. Uttan road to J46 (N-34) in village Uttan to be deleted.	Proposed 7.0 m wide road from Bhootbungalow. Uttan road to J46 (N-34) in village Uttan to be deleted.	Proposed 7.0 m wide road from Bhootbungalow. Uttan road to J46 (N-34) in village Uttan to be deleted.	Sanctioned as proposed.
EP 20	M3	Dongri	Preservation Zone in entire Dongri Village.	Allocation of entire Preservation Zone area in Dongri village be changed to Green Zone.	Allocation of entire Preservation Zone in Dongri village is proposed to be changed to Green Zone.	Sanctioned as proposed.
	M4	Dongri & Uttan	Tourism Development Zone 1 pocket at Dongri-Uttan ridge bounded by proposed loop road.	Allocation of Tourism Development Zone 1 pocket at Dongri-Uttan ridge bounded by proposed loop road be changed to Green Zone.	Allocation of two Tourism Development Zone 1 pockets, one at Dongri Uttan ridge bounded by proposed loop road and the other at Dongri hillock bounded by loop pedestrian trail are proposed to be changed to Green Zone.	Sanctioned as proposed.
	M5	Dongri	Tourism Development Zone 1 at Dongri hillock accessed by pedestrian trail.	Tourism Development Zone 1 at Dongri hillock accessed by pedestrian trail be changed to Green Zone.		Sanctioned as proposed.
EP 21	M60	Dongri & Uttan	"Reservation No. 21- Golconda Talav".	The area of existing Golconda Talav be included in Reservation No. 21.	Area of existing Golconda talav is proposed to be included in "Reservation No. 21- Golconda Talav".	Reservation No. 21 Golconda talav is deleted and area under existing talav is retained as talav.
EP 22	M96 M97	Dongri Dongri		Two new "Reservation No. 76 - Tourist Amenity Centre and 77- Police Post", be added as shown on the plan.	Two new Reservations bearing No. 76 Tourist Amenity Centre and 77- Police Post, are proposed to be newly added as shown on the plan.	Sanctioned as proposed.
EP 23	M24	Uttan	Green Zone Pocket of Shire gaathan situated to the east of Shire gaathan road.	Allocation of Green Zone pocket of Shire gaathan situated to the east of Shire gaathan road be	Allocation of land pocket of Shire gaathan situated to the east of Shire gaathan road is proposed to be changed from	Sanctioned as proposed.

				changed to Development Zone 1.	Green Zone to Development Zone 1.	as
EP 24	M26	Uttan, Dongri	Green Zone pocket to the north of Keshav-Srishti block bounded by 12.0 m wide Palkhedhi road and proposed 7.0 m new link to the east.	Green Zone pocket to the north of Keshav-Srishti block bounded by 12.0 m wide Palkhedhi road and proposed 7.0 m new link to the east to Development Zone 1.	Allocation of land pocket in Green Zone to the north of Keshav-Srishti block upto 12 m wide Palkhedhi road to the north and western portion of the proposed 9.0 m new link (N53) is proposed to be changed to Development Zone 1.	Sanctioned as proposed.
EP 25	M86	Uttan	"Reservation No. 62 - Sewage Treatment Plant".	Area of "Reservation No. 62 - Sewage Treatment Plant" be increased as shown on the plan.	Area of "Reservation No. 62 - Sewage Treatment Plant" is proposed to be increased as shown on the plan.	Sanctioned as proposed.
EP 25	M27	Uttan	Preservation Zone pocket located to the east of Uttan-Gorai spine road at Bhootbungalow junction.	Allocation of Preservation Zone pocket located to the east of Uttan-Gorai spine road at Bhootbungalow junction be changed to Development Zone 1.	Allocation of land pocket located to the east of Uttan-Gorai spine road at Bhootbungalow junction is proposed to be changed from Preservation Zone to Development Zone 1.	Sanctioned as proposed.
EP 26	M115	Uttan	Proposed Link Road connecting Dongri loop road to link no. N48 (N-49).	Proposed Link Road connecting Dongri loop road to link no. N48 (N-49) be marginally re-aligned and its width be increased from 7.0 m to 12.0 m.	Proposed Link Road connecting Dongri loop road to link no. N48 (N-49) is marginally re-aligned and increase in width from 7.0 m to 12.0 m. The area so released due to realignment is proposed to be included in adjacent zone.	Sanctioned as proposed.
	M114	Uttan	7.0 m wide proposed link road around Keshav Srishti area (from J37 to N - 49).	7.0 m wide proposed link road around Keshav Srishti area (from J37 to N - 49) be re-aligned and its width be increased	7.0 m wide proposed link road around Keshav Srishti area (from J37 to N - 49) is proposed to be re-aligned with increase in width from 7.0 m to	Sanctioned as proposed.

					from 7.0 m to 12.0 m.	12.0 m; The road area so released due to realignment is proposed to be included in Development Zone 1.	as
M28	Uttan	Preservation Zone pocket to the east of proposed 7.0 m wide road around Keshav Srishti covering survey Nos. 189 & 190pt.	Allocation of Preservation Zone pocket to the east of proposed 7.0 m wide road around Keshav Srishti covering survey Nos. 189 & 190pt be changed to Development Zone 1.	Allocation of land pocket to the east of realigned proposed 12.0 m wide road around Keshav Srishti covering survey Nos. 189 & 190pt is proposed to be changed from Preservation Zone 1 to Development Zone 1 as shown on the plan.	Sanctioned as proposed.		
M29	Uttan	Green Zone pockets to the east of proposed 7.0 m wide road around Keshav Srishti area covering S. Nos. 185pt, 184pt, 192pt, 191pt, 194pt & 150pt.	Green Zone pockets to the east of proposed 7.0 m wide road around Keshav Srishti area covering S. Nos. 185pt, 184pt, 192pt, 191pt, 194pt & 150pt be changed to Development Zone 1.	Allocation of land pockets to the east of realigned proposed 12.0 m wide road around Keshav Srishti area covering S. Nos. 185pt, 184pt, 188pt, 192pt, 191pt, 194pt & 150pt are proposed to be changed from Green Zone to Development Zone 1 as shown on the plan.	Sanctioned as proposed.		
EP 27	M30	Uttan	Remaining Preservation Zone land in Uttan village.	Allocation of remaining Preservation Zone land in Uttan village is proposed to be changed to Green Zone.	Sanctioned as proposed.		
EP 28	M124, M53, M54, M55 & M56	Uttan	Proposed 12.0 m wide by-pass road along Reservation Nos. 10, 11, 12 and 13 for Secondary School, Playground, Primary School and Playground	12.0 m wide by-pass road along Reservation Nos. 10, 11, 12 & 13 is proposed to be marginally re-aligned as shown in the plan. Due to this realignment the boundaries of	Sanctioned as proposed.		

EP 29	M58	16	Uttan	respectively.	11, 12 and 13 for Secondary School, Primary School and Playground be marginally readjusted as shown on the plan. Also Reservation Nos. 12 & 13 for school and playground be interchanged.	Reservation Nos. 10, 11, 12 and 13 - Secondary School, Primary School and Playground are proposed to be marginally readjusted as shown on the plan. Further Reservation Nos. 12 & 13 for school and playground are proposed to be interchanged. Area so released due to realignment of 12.0m wide bypass road and readjustment of reservation is proposed to be included in Development Zone 2.	Sanctioned as proposed.
	M68	31	Morva	"Reservation No. 16 - Burial Ground/Crematorium".	"Reservation No. 16 - Burial Ground/Crematorium" is proposed to be deleted. The land so released is proposed to be included in Development Zone 2.	"Reservation No. 16 - Burial Ground/Crematorium" is proposed to be deleted. The land so released is proposed to be included in Development Zone 2.	Sanctioned as proposed, and the boundaries and site No. of reservation is deleted as shown on the plan.
EP 30	M69	32	Uttan	"Reservation No. 31 for Tourist Amenity Centre".	Keshav Srishti Talav area be included in "Reservation No. 32- Keshav Srishti Talav" and its zoning be changed from Preservation Zone to Green Zone.	"Reservation No. 31 for Tourist Amenity Centre" is proposed to be deleted. The land so released is proposed to be included in Development Zone 2.	Sanctioned as proposed.

EP 31	M70	33	Uttan	"Reservation No. 33-Uttan Talav".	Uttan Talav area be included in "Reservation No. 33-Uttan Talav" and its zoning be changed from Preservation Zone to Green Zone.	Green Zone.	Area of existing Uttan Talav is proposed to be included in "Reservation No. 33-Uttan Talav" and allocation of the land under this reservation is proposed to be changed from Preservation Zone to Green Zone.	Sanctioned as proposed, excluding the area of S.No. 200(part), in which, the development permission is granted by the Mirambhayandar Municipal Corporation. The same is included in Green Zone.
EP 32	M32	—	Gorai	Preservation Zone pocket to the east of Tourism Development Zone-2 upto Gorai knoll to the north and upto Y-junction near Vairala talav to the south.	Allocation of Preservation Zone pocket to the east of Tourism Development Zone-2 upto Gorai knoll to the north and upto Y-junction near Vairala talav to the south be changed to Tourism Development Zone.	Allocation of land pocket to the east of Tourism Development Zone upto Gorai knoll to the north and upto Y-junction near Vairala talav to the south is proposed to be changed from Preservation Zone to Tourism Development Zone.	Sanctioned as proposed.	
EP 33	M35	—	Gorai	Remaining Preservation Zone in Gorai village.	All remaining Preservation Zone lands in Gorai village be changed to Green Zone.	Allocation of land remaining under Preservation Zone in Gorai village is proposed to be changed to Green Zone.	Sanctioned as proposed.	
	M120	—	Gorai	—	A 9.0 m wide new link (N-54) connecting Gorai jetty road (at Juipada) with main spine road through Dongripada is proposed to be newly added as shown on the plan.	A 9.0 m wide new link (N-54) connecting Gorai jetty road (at Juipada) with main spine road through Dongripada is proposed to be newly added as shown on the plan.	Sanctioned as proposed.	

	M109	Uttan & Gorai	The 12.0 m wide road proposed running northwards from Gorai jetty road towards Keshav Sriшти. (J24 to N48).	The 12.0 m wide road running northwards from Gorai Jetty road towards Keshav Sriшти (J24 to N48) be re-aligned as shown on the plan.	The 12.0 m wide proposed road running northwards from Gorai Jetty road towards Keshav Sriшти (J24 to N48) is proposed to be re-aligned as shown on the plan. The area to the landward side of High Tide Line (HTL) so released due to realignment of proposed road is proposed to be included in Green Zone and area to the seaward side of HTL so released due to realignment of proposed road is proposed to be included in No Development Zone.	Sanctioned as proposed.
EP 34	M71 & M92	Gorai	"Reservation No. 34 - Bus Depot".	Area of "Reservation No. 34 -Bus Depot" be reduced as shown on the plan. The area so released is proposed to be included in newly proposed "Reservation No. 72- Parking lot".	Area of "Reservation No. 34 -Bus Depot" is proposed to be reduced as shown on the plan. The area so released is proposed to be included in newly proposed "Reservation No. 72- Parking lot" as shown on the plan.	Sanctioned as proposed.
EP 35	M72	Gorai	"Reservation No. 35- Vairala Talav".	Vairala talav area be included in the "Reservation No. 35- Vairala Talav" and its boundary be re-adjusted as shown on the plan.	Area of existing Vairala talav is proposed to be included in the "Reservation No. 35- Vairala Talav" and its boundary is proposed to be re-adjusted as shown on the plan.	Area under existing talav is retained as existing talav and the reservation no.35 is deleted and the land so released is included in the surrounding zone.
EP 36	M38	Gorai	Triangular Green Zone land parcel to the south of Culvem gaothan and to the west of Gorai-Manori	The triangular Green Zone pocket to the south of Culvem gaothan & to the west of Gorai-Manori	Allocation of land pocket to the south of Culvem gaothan & to the west of Gorai-Manori Spine road is proposed to be	Sanctioned as proposed. The development shall be permissible subject to prior approval of

			Spine road.	Spine road be changed to Development Zone 1.	changed from Green Zone to Development Zone 1.	MCZMA.
M77, M78	41, 42	Gorai	"Reservation Nos. 41 & 42 - Playground & Secondary School".	Reservation Nos. 41, 42 and 64 be shifted to the Development Zone 1 pocket as shown on the plan.	Reservation Nos. 41, 42 located near Gorai gaathan are deleted and shifted in the newly allocated Development Zone 1 in Manori Village as shown on the plan. The land so released from the earlier Reservations is proposed to be included in Development Zone 2. "Reservation No. 64 - Sewage Treatment Plant" located near Culverm Talav is deleted and proposed to be shifted in the newly allocated Development Zone-1 in Manori Village as shown on the plan. The land so released from the said Reservation is proposed to be included in Green Zone.	Reservation No. 41 & 42 is reinstated as per proposal published under Section 26 of the said Act. The area under relocated site no. 41 & 42 as per this EP is reserved for "Play Ground" as site No.42A.
M88	64	Gorai	"Reservation No. 64 - Sewage Treatment Plant".			Sanctioned as proposed.
EP 37 M98, M101 & M102	78, 81 & 82	Gorai		Three new Reservations bearing Nos. 78-Public Playground, 81-Municipal Office & Garden and 82 -Police Station" are to be proposed to be newly	Three new Reservations bearing Nos. "78-Public Playground, 81-Municipal Office & Garden and 82 -Police Station" are to be proposed to be newly	Sanctioned as proposed, subject to considering alignment of 20m wide road instead of 30m, as proposed in E.P. No.2. accordingly

EP 38	M39		Manori			added at the Y-junction to the south of Uttan talav as shown on the plan.	added at the Y-junction to the south of Uttan talav.	boundaries of Reservations are modified.	of Reservations are as
EP 39	M41		Manori		Preservation Zone pocket to the west of main Spine Road below the triangular Green Zone pocket at Culverm gaathan.	The Preservation Zone pocket to the west of main spine road below the triangular Green Zone pocket at Culverm gaathan be changed to Green Zone.	Allocation of land pocket to the west of main spine road below the triangular Green Zone pocket at Culverm gaathan is proposed to be changed from Preservation Zone to Green Zone.	Sanctioned proposed.	as
EP 40	M44		Manori		Green Zone Pocket to the east of MTDC land in Manori village upto Gorai-Manori main spine road.	Green Zone Pocket to the east of MTDC land in Manori village upto Gorai-Manori main spine road be changed to Tourism Development Zone.	Allocation of land pocket to the east of MTDC land in Manori village upto Gorai-Manori main spine road is proposed to be changed from Green Zone to Tourism Development Zone.	Sanctioned proposed.	as
EP 41	M79	43	Manori		No Development Zone land on the land-ward side of High Tide Line.	All No Development Zone pockets on the land-ward side of High Tide Line in Manori village be changed to Green Zone.	Allocation of land on landward side of the High Tide Line adjacent to Manori Village is changed from No Development Zone to Green Zone.	Sanctioned proposed.	as
					"Reservation No. 43 - Dispensary & Maternity Home".	"Reservation No. 43 - Dispensary & Maternity Home" be shifted to a new location in the Development Zone 1 pocket to the south of Sumlai talav as shown on the Plan.	"Reservation No. 43 - Dispensary & Maternity Home" is proposed to be deleted and shifted to a new location in the Development Zone 1 pocket to the south of Sumlai talav as shown on the Plan. The area so released from the said reservation is included in Development Zone 2.	Sanctioned proposed.	as

M90	70	Manori		New "Reservation No. 70 - College/Training Centre" be added as shown on the Plan.	New "Reservation No. 70 - College/Training Centre" is proposed to be newly added as shown on the plan.	Sanctioned proposed.	as
EP 42	M89	Manori	"Reservation No. 65 - Sewage Treatment Plant" near Manori talav.	"Reservation No. 65 - Sewage Treatment Plant" be shifted to the Green Zone pocket to the south of Manori gaathan with increase in area as shown on the plan.	"Reservation No. 65 - Sewage Treatment Plant" is proposed to be deleted and shifted to the Green Zone pocket to the south of Manori gaathan with increase in area as shown on the plan. The area so released from said reservation is proposed to be included in Tourism Development Zone.	Sanctioned proposed.	as
M91	71	Manori		New "Reservation No. 71 - Police Post" be added near Manori jetty as shown on the plan.	New "Reservation No. 71 - Police Post" is proposed to be newly added near Manori jetty as shown on the plan.	Sanctioned proposed.	as
EP 43	M7	Tarodi	Two Preservation Zone pockets to the north of Tarodi Gaathan.	Allocation of two Preservation Zone pockets to the north of Tarodi Gaathan be changed to Green Zone.	Allocation of two Preservation Zone pockets to the north of Tarodi Gaathan is proposed to be changed to Green Zone.	Sanctioned proposed.	as
EP 44	M33	Gorai	Tourism Development Zone 1 at Gorai Hillock covering S. No. 115pt.	Allocation of Tourism Development Zone 1 at Gorai Hillock covering S. No. 115pt be changed to Green Zone.	Allocation of Tourism Development Zone 1 at Gorai Hillock covering S. No. 115pt is proposed to be changed to Green Zone.	Sanctioned proposed.	as
EP 45	M22	Uttan	Preservation Zone pocket near light house comprising of Hissa No. 45 of S. No. 285A and the area upto the creeklet.	Allocation of Preservation Zone pocket near light house comprising of Hissa No. 45 of S. No. 285A and the area upto the creeklet be changed	Allocation of Preservation Zone pocket near light house comprising of Hissa No. 45 of S. No. 285A and the area upto the creeklet is proposed to be changed to Development Zone 2 as	Sanctioned proposed.	as

EP 46	M46	Manori	Development Zone 1 pocket located around Gagangiri Ashram in CTS No. 3072 pt Manori Village.	Development Zone 1 pocket located in CTS No. 3072 pt Manori Village be changed to Green Zone.	Allocation of land pocket located in CTS No. 3072 pt Manori Village is proposed to be changed from Development Zone 1 to Green Zone.	shown on the plan.	Sanctioned as proposed.
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II) Substantial Modifications in respect of Development Control Regulations :

Excluded part No.	Modification No.	Regulations published under section 26 of the MR&TP Act 1966	Modifications as submitted under section 30 of the MR&TP Act 1966	Modifications as submitted under section 30 of the MR&TP Act 1966	Modifications of substantial nature as proposed by Govt. under section 31 of the MR&TP Act 1966	Sanctioned as proposed.
EP 47	M133 1	Table No. 1 & 2: No Development Zone Maximum permissible Base FSI : 0.0 Maximum no. of storeys permissible : NIL.	Table No 3 & 5: No Development Zone Maximum permissible Base FSI : 0.0 Maximum no. of storeys permissible : NIL.	Table No 3 & 5: Activities permitted in CRZ1 as per MoEF's Notifications/Orders are proposed to be permitted in No Development Zone.	Table No 3 & 5: Activities permitted in CRZ1 as per MoEF's Notifications/Orders are proposed to be permitted in No Development Zone.	Sanctioned as proposed.
	M134	Appendix IV (Regulation Nos. 3.1.1 to 3.1.9) : Permissible activities within land-uses - 16 nos.	Appendix IV (Regulation Nos. 3.1.1 to 3.1.9) : Permissible activities within land-uses be modified and reduced to 12 activities.	Appendix IV (Regulation Nos. 3.1.1 to 3.1.9) is proposed to be corrected as: Appendix IV (Regulation Nos. 3.2.1 to 3.2.6) and its contents are proposed to be modified and reduced to 12 activities as indicated in the Development Control Regulations.	Appendix IV (Regulation Nos. 3.1.1 to 3.1.9) is proposed to be corrected as: Appendix IV (Regulation Nos. 3.2.1 to 3.2.6) and its contents are proposed to be modified and reduced to 12 activities as indicated in the Development Control Regulations.	Sanctioned as proposed.

EP 48	—	Regulation No. 2.3: for Procedure Development permission.	No change	Regulation No. 2.3.1: NOC for Non-Agricultural (NA) permission is proposed to be renumbered as 2.3.2 A New Regulation No. 2.3.1 is proposed to be inserted as follows: All non-agricultural permissions valid at the time of publication of the draft Development Plan and draft Control Regulations under section 26 of the MR&TP Act, 1966 shall be honoured as past commitments except reservations subject to the provision of the Coastal Regulation Zone Notification.	Sanctioned as proposed.
EP 49	M126	Regulation No. 3.3: Special Provision for Notified Area 3.3 (ii) No development of any sort, except tree plantation, will be permissible, beyond a height of 50 m. elevation above mean sea level within the Notified area. The Metropolitan Commissioner, MMRDA, however, may make relaxation in height as per local conditions, for allowing development undertaken by Govt.	Regulation No. 3.3: Special Provision for Notified Area 3.3 (ii) be replaced with "Additional FSI for Star category hotels, educational & health facilities, IT, biotechnology units/parks shall not be permitted in the Notified Area."	Regulation No. 3.3: Special Provision for Notified Area 3.3 (ii) is proposed to be replaced with the following: "Additional FSI for Star category hotels, educational & health facilities, IT, biotechnology units/parks shall not be permitted in the Notified Area."	Sanctioned as proposed.

	<p>agencies for promotion of Tourism.</p>	<p>No change</p>	<p>3.3 (iii) is proposed to be reworded as follows: "All the water bodies as indicated in the Proposed Land Use Plan, irrespective of the zone in which they fall, shall be retained as water bodies. A 3.0 m. wide buffer shall be maintained around the water bodies where no development of any sort shall be permitted."</p>	<p>Sanctioned as proposed.</p>
	<p>3.3 (iv) Wherever the proposed reservations are over an existing amenity either in public or private ownership, the ownership status shall continue to exist without the private land being acquired by the Planning Authority.</p>	<p>No change</p>	<p>3.3 (iv) is proposed to be reworded as follows : "The existing amenities either in public or private ownership indicated on the Development Plan shall not be reduced or discontinued under any circumstances."</p>	<p>Sanctioned as proposed.</p>
			<p>3.3 (v) is proposed to be added as follows: "All Resorts along the beach having plot area above 2000 sqm shall provide and maintain public toilets with free access from beachside. Such facilities shall be treated as free of FSI. Each such facility shall have a built-up area of at least 20 sqm with minimum 2 toilets each for</p>	<p>Sanctioned as proposed. However, The following proviso in Clause 3.3(v) is added as under:- "Provided that the previous approval from MCZMA subject to provisions of CRZ Notification dt. 19.2.1991 & 6.1.2011 and as</p>

	men and women."	amended from time to time.
<p>Regulation No. 4.5.1: Without payment of premium.</p>	<p>No change.</p>	<p>Sanctioned as proposed.</p>
<p>EP 50</p>	<p>Appendix No. XI 14.3 (d) : Land to be surrendered from any reservation (not road lands) is less than 1000 sqm. 15 (II) : DRC will be granted only if the proposal is received for at least 1000 sqm. of the land under the reservation except the DP Road and the shape and size is acceptable to the Authority. 16 : Utilization of TDR.</p>	<p>Sanctioned as proposed.</p>
		<p>New Regulation no. 4.5.1(k) is proposed to be inserted as follows: "Area under public toilets shall be provided by resorts along beaches vide regulation no. 3.3(v)". Regulation No. 4.5.2 (c) is proposed to be deleted and inserted as Regulation no. 4.5.1(f) as follows: "Office room to the extent of 15 sqm. of a co-operative housing society or apartment owners association and one toilet for servants".</p>
		<p>Appendix No. XI 14.3 (d) : is proposed to be deleted 15 (II) : is proposed to be deleted 16 : Utilization of TDR is proposed to be modified by inserting the following clause: 16.2 "DRC may be used in Green Zone & Development Zone) subject to permissibility as per CRZ regulations'.</p>

EP 51		<p>Regulation no. 5.12.2: Table 5 - Requirement of Parking Spaces. Table 5, 1(b) : Hotels and lodging houses - 1 for 100 sqm. floor area or part thereof.</p>	<p>Regulation no. 5.12.2 be renumbered as Regulation no. 5.11.2 and Table 5 be renumbered as Table 7. Table 7, 1(b) : Hotels and lodging houses 1 for 100 sqm. floor area or part thereof.</p>	<p>Regulation No. 5.12.2 is proposed to be renumbered as Regulation No. 5.11.2 and Table 5 is proposed to be renumbered as Table 7. Further in Table 7, 1(b) is proposed to be modified as follows: 1.b (i) For all starred category hotels, One parking space for every 60 sqm. of total floor area. 1.b (iii) For Grade I, II and III Hotels. For Grade I hotels and eating houses, one parking space for every 12.5 sqm. of area of restaurant including hall, dining room, pantry and bar. For Grade II and III hotels and eating houses, one parking space for every 40 sqm. of restaurant including hall, dining room, pantry & bar.</p>	Sanctioned as proposed.
EP 52	M127, M128, M129, M130 & M131	<p>Regulation No. 4.2.2 to 4.2.6: 4.2.2: Starred category Residential Hotels are permitted in Tourism Development Zone-2, with previous approval of Government and subject to the payment of such premium as may be fixed by the Government (out of 50% payable to the Authority) and subject to such other</p>	<p>Regulation No. 4.2.2 to 4.2.6 be deleted.</p>	<p>Regulation no. 4.2.2 to 4.2.6 is proposed to be deleted.</p>	Sanctioned as proposed.

	<p>conditions -s it may specify, the FSI upto maximum of 0.60 may be permitted on independent plots and under one establishment, as approved by the department of tourism.</p> <p>4.2.3 : For educational and medical activities, with the previous approval of the Authority, the FSI specified for the respective zones may be permitted to be exceeded to a maximum of 100% than the permissible.</p> <p>4.2.4 : Information Technology is permitted in Tourism Development Zone-2. However, the Authority may permit an additional FSI to the extent of 100% over and above the FSI of that zone, at an additional premium as may be decided by the Authority, with due consideration to the other provisions laid down under the regulations, including</p>		<p>Sanctioned as proposed.</p> <p>Sanctioned as proposed.</p>
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	<p>parking standards.</p> <p>4.2.5 : Biotechnology units/parks are permitted in Green Zone with minimum area of 5000 sqm. and the FSI upto maximum of 0.1 may be permitted on independent plots. However, the Authority may permit an additional FSI to the extent of 100% over and above the FSI at an additional premium as may be decided by the Government, with due consideration to the other provisions laid down under the regulations, including parking standards. This is exclusive of the additional FSI of 0.1 that can be purchased by way of TDR/premium FSI.</p> <p>4.2.6 : The regulations from 4.2.2 to 4.2.6</p>		Sanctioned as proposed.
			Sanctioned as proposed.

EP 53		shall be governed by the relevant Government Resolutions.	Regulation No. 5.14.2: Regulation No. 5.14.2 be renamed as Regulation no. 5.13.2.	Regulation No. 5.14.2 is proposed to be renumbered as 5.13.2 and a new Regulation No. 5.13.2.1 is proposed to be inserted as follows: Reservation for Tourist Amenity Centers shall permit Restaurants, ATM, Nature Interpretation Center, Tourist Information Center, Public Conveniences, Changing Rooms, Parking, Hawking Plaza, etc.	Sanctioned as proposed.
EP 54		Regulation no. 5.9.2: Distance between two adjacent buildings/wings: The minimum distance between two adjacent buildings/wings, exclusive of projections like curtain walls, ornamental projections, balconies, , revas, façade, etc. in a group housing scheme/multi building schemes shall be equal to H/2 where H is the height of the taller of the two buildings/wings. Provided further that if one of the walls	No change	Regulation no. 5.9.2: is proposed to be modified as follows: Distance between two adjacent buildings/wings: The minimum distance between two adjacent buildings/wings, exclusive of projections like curtain walls, ornamental projections, balconies, revas, façade, etc. in a group housing scheme/multi building schemes shall be equal to H/2 where H is the height of the taller of the two buildings/wings subject to the minimum of 6.0 m. Provided further that if one of the walls concerned is a dead wall, such	Sanctioned as proposed.

EP 55		<p>concerned is a dead wall, such a distance shall be 0.4 H subject to a minimum of 3.0 m. The distance between any building and an accessory building shall not be less than 1.5 m.</p>	No change	<p>a distance shall be 0.4 H subject to a minimum of 3.0 m. The distance between any building and an accessory building shall not be less than 1.5 m. If the accessory building has an upper floor then the minimum distance shall be 3.0 m and if it is of habitable nature then it should have regular open space.</p>	
EP 56		<p>Regulation no. 6.27.(i): In multi-storeyed and high-rise buildings, at least one Refuge Area shall be provided on the floor immediately above 16 m.</p>	No change	<p>Regulation no. 6.27 (i) is proposed to be replaced as follows: At least one refuge area shall be provided immediately above 24.0 m in public/semi-public buildings as required by the Chief Fire Officer.</p>	<p>The word "public/semi-public" is deleted from the Regulation no. 6.27(i)</p>
EP 56		<p>Appendix XI-5.0: The built up area for the purpose of FSI credit in the form of DRC shall be equivalent to maximum base FSI permissible of the zone in which the reservation falls.</p>	No change	<p>Appendix XI-5.0 is proposed to be modified as follows: The built up area for the purpose of FSI credit in the form of DRC shall be equivalent to maximum base FSI permissible of the zone in which the reservation/road falls. In case where different land use zones abut a DP road on either side, the center line</p>	Sanctioned as proposed.

					of the road shall be treated as zone boundary except where NDZ abuts one side of the road, the DRC generated shall be equivalent to the maximum permissible base FSI of the zone on the other side of the road.	
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By order and in the name of the Governor of Maharashtra,

KISHOR D. GIROLLA,

Under Secretary to Government.