

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 3rd June 2016

Notice

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 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 & Tourism Development Zone as per proposal of Sanctioned Revised Regional Plan for Mumbai Metropolitan Regional Plan, on the lands of villages Manori and Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri & 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 **Excluded Part-1 to Excluded Part-56** ;

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 of even No. dated 3rd June 2016 also sanctioned the substantial modifications as **Excluded Part No. 1, 2(part), 3 to 7, 8(part), 9 to 56**.

And whereas, the State Government is of the opinion that the substantial modification as **Excluded Part 2(Part) & 8(Part)** as mentioned in schedule appended hereto is republished for suggestion/objection from general public.

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) Gives notice for inviting suggestions and objections from any person in respect of the proposed modifications of substantial nature as specified in the SCHEDULE appended hereto, within a period of 30 days from the date of publication of this notice in the *Official Gazette*.

(b) Appoints the Deputy Director of Town Planning, Greater Mumbai as the “ Officer” under Section 31(2) of the said Act, to hear all the persons filing suggestions and objections as stated in (a) above within the stipulated period and to submit his report thereupon to the Government for further necessary action.

Only the suggestions or objections regarding the proposed modifications of substantial nature mentioned in SCHEDULE that may be received by the Deputy Director of Town Planning, Greater Mumbai, having his office at ENSA Hutments, E-Block, Azad Maidan, Mahapalika Marg, Mumbai 400 001, within the stipulated period of 30 days from the date of publication of this notice in the *Official Gazette*, shall be considered.

Copy of the said notice along with SCHEDULE and the plan showing the proposed modifications of substantial nature shall be made available for inspection to the general public at the following offices during office hours 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 Notice shall also be made available on the Government website-www.urban.maharashtra.gov.in

Schedule

Excluded part No.	Modification on 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
EP 2 (Part)	M111	—	Tarodi, Dongri	—	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.	The alignment of New 20.0m road is proposed to be changed as shown on the plan.
EP 8 (Part)	M43	90	Manori	Two Green Zone pockets to the north of Manoribell resort.	Two Green Zone pockets to the north of Manoribell resort 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.

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

KISHOR D. GIROLA,

Under Secretary to Government.