

**GOVERNMENT OF MAHARASHTRA -
Urban Development Department
Mantralaya, Mumbai-400 032
Date: -- 1 April, 2013**

NOTIFICATION

Maharashtra Regional & Town Planning Act, 1966

No. TPS- 1712/156/C.R.41/12/UD-12.

Whereas, Ministry of Environment and Forest, Government of India vide Notification No.S.O.113(E), dated 4th Feb, 2003, under the provisions of Environment (protection) Act 1986, and Environment (protection) Rules 1986, notified Matheran & surrounding region in the State of Maharashtra as the "Matheran Eco-sensitive zone" (hereinafter referred to as "the said Eco-sensitive Zone"). It is stipulated that the area within and outside Matheran Municipal Council area shall have separate Sub-Zonal Master plan which may be prepared by the State Government as a component of the Zonal Master Plan and concurrence of the Ministry of Environment and Forest shall be obtained on such Sub-Zonal Master Plan ;

And whereas, the Government of Maharashtra had decided to consider the Sub-Zonal Master Plan within Matheran Municipal Council area as the Development Plan of Matheran and directed Matheran Municipal Council (hereinafter referred to as "the said Municipal Council") to revise their Sanctioned Development Plan under the provisions of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, the said Municipal Council, being the Planning Authority for the area under its jurisdiction under clause (19) of Section 2 of the said Act, by its Resolution No.486, dated 02.03.2005, made a declaration under Section 38 read with sub-section (1) of Section 23 of the said Act, of its intention to prepare Revise Development Plan (second revision) for the entire area within its jurisdiction and notice of such declaration was published at Page Nos.316 and 317 of the Maharashtra Government Official Gazette, Konkan Division Supplement , Part II, dated 30th June, 2005 ;

And whereas, the said Municipal Council, after carrying out a survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a notice at page Nos. 30 and 31 in the Maharashtra Government official Gazette, Part II, dated 18-24 November, 2010 for inviting objections and suggestions in respect of the draft Development Plan (second revision) Matheran prepared by it, under sub-section (1) of Section 26 of the said Act ;

And whereas, the said Act has been amended vide Maharashtra Act No.X of 2011 with effect from 5th April, 2011 ;

And whereas, the Planning Committee, appointed under section 28(2) of the said Act, heard the suggestions and objections to the published draft Development Plan received

within the stipulated period and submitted its report to the said Municipal Council on 16th March, 2012 :

And whereas, the said Municipal Council, after considering the Report of the Planning Committee, vide Resolution No.54(A) and 54(B) dated 27.03.2012, made certain modifications under Section 28 (4) of the said Act, to the draft Development Plan (second revision) and published the same in the Maharashtra Govt. official Gazette, Part II, at page Nos. 19 to 24 on April 5 -11, 2012 and Local News papers viz "Sakal and Lokmat", dated 4/4/2012 for information of the general public:

And whereas, the said Municipal Council, has submitted the said draft Development Plan (second revision) (hereinafter referred to as "the said Development Plan") under sub-section (1) of Section 30 of the said Act, to the Government of Maharashtra for sanction :

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction a part of the said Development Plan and Development Control rules with modifications shown in Schedule-A excluding :-

- (i) Substantial Modifications (Excluded Portion i.e. EP-1 to EP-18) as specified in Schedule-B, appended to Notice No. TPS- 1712/156/C.R.41/12/UD-12, dated 1.04.2013.

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

- a) Extends the period under section 31(1) of the said Act, for sanctioning the said draft Development Plan from 4th Oct, 2012 up to and inclusive of 3rd April, 2013.
- b) Sanctions the said Development Plan along with the Development Control Regulations submitted by the said Municipal Council with Schedule of modifications appended hereto as schedule 'A' excluding the substantial modifications specified in Schedule 'B' appended to Notice No. TPS-1712/156/C.R.41/12/UD-12, dated 1st April, 2013 and subject to the changes, if any, made by Ministry of Environment & Forest, while approving it.
- c) Sanctions the said Development Plan as per the provisions of the Maharashtra Regional and Town planning Act, 1966 subject to condition of the approval of the Government of India in Ministry of Environment and Forest, as the Government of India has declared the Matheran and surrounding region as an "Eco-sensitive zone" vide its Notification dated 4th February, 2003 ;
- d) After the approval of the Government of India in Ministry of Environment and Forest Department, the notification regarding the implementation of Development Plan along with its Development Control Regulations (excluding the said Excluded Part of the draft Development Plan as mentioned in the Schedule-B) will be issued separately under the provisions of Section 31(4) of Maharashtra Regional and Town Planning Act, 1966.

- 2) The reservations/allocations/designations which do not appear in the Schedule 'A' and Schedule 'B' are hereby sanctioned for respective purpose as designated in the said Development Plan.
- 3) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per the boundaries shown on the Final Development Plan.
- 4) All the existing roads whether shown on plan or not, shall have the status of existing Public road.
- 5) The private or rental premises designated in public/ semi public zone shall continue to be in such zone as long as public/semipublic user exists. Otherwise, the Chief Officer, Matheran Municipal Council shall allow development permission on such lands, considering adjoining major land use zone after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.
- 6) Draftsman's errors which are required to be corrected as per actual situation on sites/ or as per survey records, sanctioned layout etc., shall be corrected by the Chief Officer, Municipal Council, Matheran after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.
- 7) The aforesaid Development Plan, except for the said Excluded Part, shall be kept open for inspection by the general public during working hours on all working days for a period of two years in the office of the Matheran Municipal Council.

This notification is also available on the Government Website at www.urban.maharashtra.gov.in

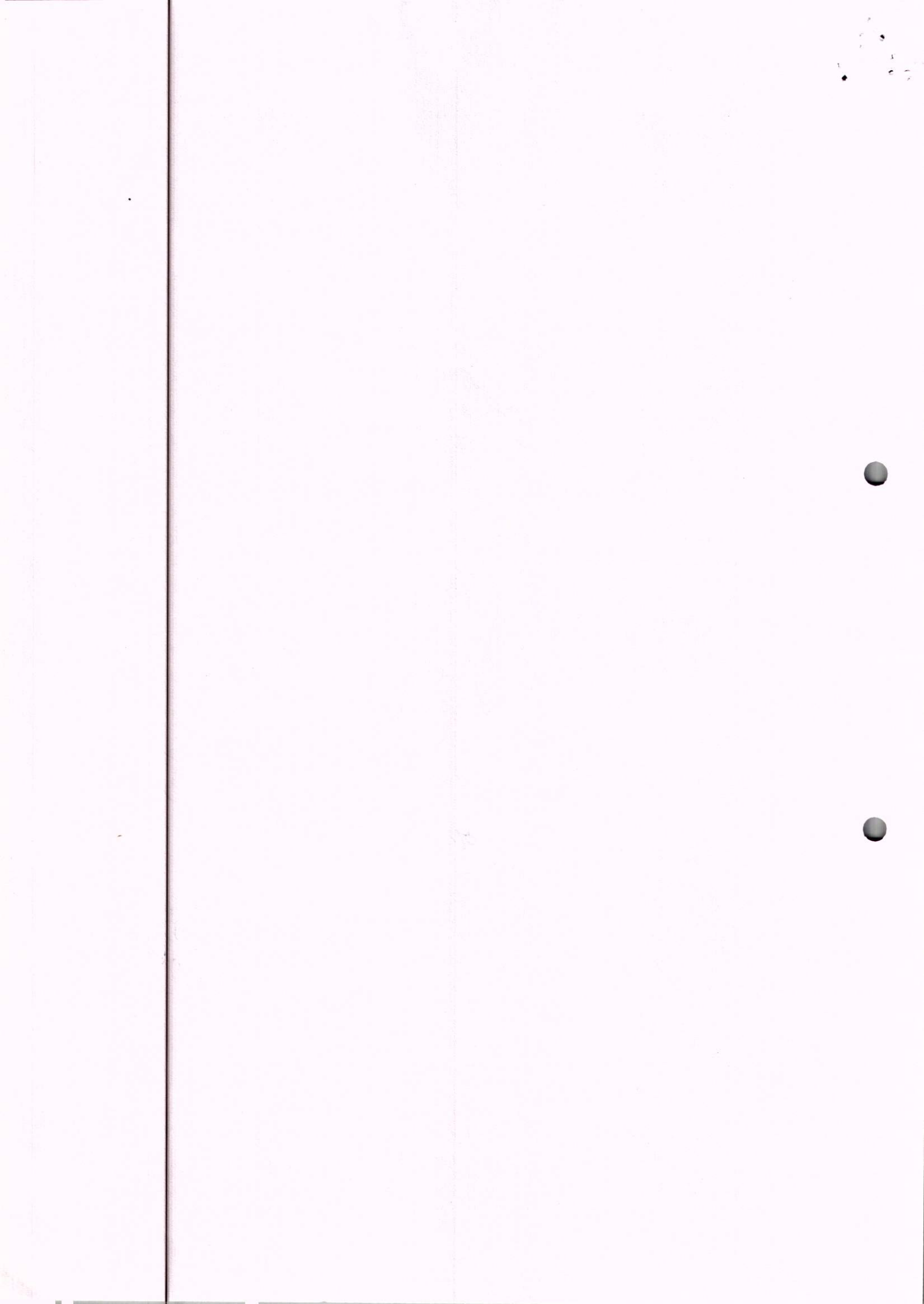
By order and in the name of the Governor of Maharashtra.

o/c

Sanjay V. Pawar
1-4-2013

**(SANJAY V. PAWAR)
Section Officer to Government**

Sanjay V. Pawar
1.4.13



SCHEDULE- A
DEVELOPMENT PLAN, MATHERAN, DIST.RAIGAD (SECOND REVISED)

ACCOMPANIMENT OF GOVT. NOTIFICATION
 NO.TPS-1712/156/C.R.41/12/UD-12 Date :- 1st April, 2013

SCHEDULE OF SANCTIONED MODIFICATIONS

Sr No	Modification No.	Site No./Location	Proposal as per plan published Under Section 26 of M.R.&T.P.ACT, 1966	Proposal as per plan submitted to Govt. for sanction Under Section 30 of M.R.&T.P.ACT, 1966	Modification approved by Govt. Under Section 31 of M.R.&T.P.ACT, 1966
1	2	3	4	5	6
1.	SM-1	Mahatma Gandhi Road	3 mt. Widening is proposed to Mahatma Gandhi Road	Road widening be deleted. (M-1)	Minimum width of M.G. Road, including the existing width, is kept as 6m, out of which 3 m. width is to be kept for 'pedestrians'.
2.	SM-2	Bazar Area	In Bazar Area, existing residential houses situated outside Bazar plots and Matheran plots are shown in Residential Zone and Commercial Zone. Structures are shown in Commercial Zone. Surrounding land is shown in Forest Zone.	In Bazaar area, existing residential houses situated outside Bazar plots and Matheran plots and also the area surrounding such residential houses be included in Residential Zone, as shown in the plan. Commercial structures, situated outside Matheran and Bazar plots be shown in blue colour with black hatches. (M-2)	In Bazar Area, the area under Residential structures is shown in Residential Zone under the sub-classification R _B Zone.
3.	SM-3	All Matheran Plots, except those under reservation	Residential Zone	All the areas under dense trees in Matheran Plots be designated as "Tree Conservation Zone". However the permissible FSI in respect of Matheran plots be computed considering the total	The Matheran Plots, except Plots under reservation, are retained in Residential Zone under the sub-classification R _M Zone. Residential Zone on Bazaar plots is shown

				area of Matheran plots, subject to actual construction in the residential part of such plots. (M-3)	under the sub-classification R _B Zone . The prior permission of a Committee to be constituted under the Chairmanship of the Collector of Raigad shall be required if any tree is required to be cut in R _M Zone .
4.	SM-4	Site No.6 (Matheran Plot.No. 262)	Cultural Centre	Designation of Site No. 6 be changed from "Cultural Centre" to "Solid Waste Management" (M-7)	"Site No.6, - "Cultural Centre" is retained as per the Plan, published under Section 26.
5.	SM-5	Site No.16 (Matheran Plot. No . 178)	Library	Plot No. of Site No.16 "Library" be corrected as "Bazar Plot No 176". (M-12)	Plot No of "Site No.16 - "Library" is corrected as "Bazar Plot No 176".
6.	SM-6	Site No.19 (Matheran Plot.No.82)	Garden	Owner's name in respect of the "Site No.19 - "Garden" be corrected as per Revenue record. (M-14)	Owner's name in respect of the "Site No.19 - "Garden" is corrected in the Development Plan Report as per Revenue record.
7.	SM-7	Site No.24 (Matheran Plot.No. 102)	Solid Waste Management	Designation of Site No.24 be changed from "Solid Waste Management" to "Horse Riding Training and Care Centre" (M-17)	"Site No.24, - "Solid Waste Management" is retained as per Plan, published Under Section 26.
8.	SM-8	Site No.30 (Bazar Plot No.224)	Garden/ Ropeway Station	Site No.30 be divided as -- i)Site No.30A "Garden". ii) Site No.30B "Ropeway Station" (M-20)	Site No.30 is divided as -- i)"Site No.30A - Garden". ii)"Site No.30B - Ropeway Station" more specifically shown on plan.
9.	SM-9	Site No.32 (Bazar Plot No.170)	Mutton Market	Designation of Site No.32 be changed from "Mutton	Designation of Site No.32 is changed to "Fish & Mutton

				Market” to “Fish and Mutton Market”. (M-21)	Market”.
10	SM-10	Site No.34 (Bazar Plot No. 76)	Municipal Clinic	Designation of Site No.34 be changed from “Municipal Clinic” to “Indoor Game Centre”. (M-22)	Site No.34, “Municipal Clinic” is retained as per Plan, published Under Section 26.
11	SM-11	Developme nt Control Regulation No. 3(91)	Definition of Zone.	NDZ zone be deleted and new Regulation 91(f) be added as below :- f)Tree Conservation Zone; Part of Matheran plots specifically shown by hatched green on the Development plan, to be used for maintaining and growing the tree cover existing in the plot, permanently (M- 28)	Regulation No.3(91) is retained as per Regulation published Under Section 26.
12	SM-12	Developme nt Control Regulation No.20	Sub division or layout of land	Regulation No. 20 shall be retained. (M- 28)	Heading of Regulation No. 20 is changed as “Manner of Sub division/layout of land in certain circumstances.”
13	SM-13	Developme nt Control Regulation No. 76	No Development Zone	No Development Zone be replaced as “Tree Conservation Zone,” where following activities shall be permissible :- 1.Playground, garden, park and nurseries. 2.Agriculture and horticulture 3.Bird sanctuary, forest park / nature park. (M-28)	“Regulation No. 76- No Development Zone” is retained as per the Regulations, published under Section 26.

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

o/c

(SANJAY V.PAWAR)
Section Officer to Government

1-4-2013
1-4-13

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai-400 032
Date: --1st April ,2013

NOTICE

Maharashtra Regional & Town Planning Act, 1966.

No. TPS-1712/156/C.R.41/12/UD-12.

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And whereas, the Government of Maharashtra had decided to consider the Sub-Zonal Master Plan within Matheran Municipal Council area as the Development Plan of Matheran and directed Matheran Municipal Council (hereinafter referred to as "the Said Municipal Council") to revise their Sanctioned Development Plan under the provisions of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") ;

And whereas, the said Municipal Council, being the Planning Authority for the area under its jurisdiction under clause (19) of Section 2 of the said Act, by its Resolution No.486, dated 02.03.2005, made a declaration under Section 38 read with sub-section(1) of Section 23 of the said Act, of its intention to prepare Revise Development Plan (second revision) for the entire area within its jurisdiction and notice of such declaration was published at page Nos.316 and 317 of the Maharashtra Government official Gazette, Konkan Division Supplement, Part II, dated 30th June, 2005 ;

And whereas, the said Municipal Council, after carrying out a survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a notice at page Nos. 30 and 31 in the Maharashtra Government Official Gazette, Part II, dated 18-24 November, 2010 for inviting objections and suggestions in respect of the draft Development Plan (second revision) Matheran prepared by it, under sub-section (1) of Section 26 of the said Act ;

And whereas, the said Act has been amended vide Maharashtra Act X of 2011 with effect from 5th April, 2011 ;

And whereas, the Planning Committee, appointed under section 28(2) of the said Act, heard the suggestions and objections to the published draft Development Plan received within the stipulated period and submitted its report to the said Municipal Council, on 16th March, 2012 ;

And whereas, the said Municipal council, after considering the Report of the Planning Committee, vide Resolution No.54(A) and 54(B) dated 27.03.2012, made certain modifications under section 28(4) of the said Act, to the draft Development Plan (second revision) and published the same in the Maharashtra Government official Gazette, Part II, at page Nos 19 to 24 on April 5 -11, 2012 and local news papers viz "Sakal" and "Lokmat" dated 4/4/2012 for information of the general public ;

And whereas, the said Municipal Council, has submitted the said draft Development Plan (second revision) (hereinafter referred to as "the said Development Plan") under sub-section (1) of Section 30 of the said Act, to the Government of Maharashtra for sanction ;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, has sanctioned a part of the said Development Plan of the said Municipal Council, vide Urban Development Department Notification No.TPS-1712/156/C.R.41/12/UD-12, dated 1st April, 2013 excluding the Substantial Modifications (hereinafter referred to as "the said Excluded Part") proposed by the Government as described in Schedule 'B' appended to this Notice and shown on the Plan and marked as Excluded Part i.e. EP-1 to EP-18 ;

And whereas, these modifications, being of a substantial nature are required to be republished under Section 31 of the said Act ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby gives notice for inviting suggestions and objections from persons in respect of the proposed modifications described in Schedule 'B' appended to this notice, within a period of one month from the date of publication of this notice in the Official Gazette. Further, in exercise of the powers conferred by sub-section (2) of section 31 of the said Act, the Government hereby appoints the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai to be the officer to hear any person or persons in respect of such suggestions and objections and to submit his report to the Government ;

Any objections or suggestions may be sent in writing to the Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

A Copy of plan showing proposed modifications as mentioned in Schedule -'B' is kept open for inspection by the general public in the offices of the

following officers on all working days during working hours:-

- i) Deputy Director of Town Planning, Konkan Division, Konkan Bhavan, 3rd floor, Navi Mumbai.
- ii) Assistant Director of Town Planning Raigad-Alibag Branch, Alibag.
- iii) The Chief Officer, Matheran Municipal Council, Matheran, Dist. Raigad.

This notice is available on the Government website at www.urban.maharashtra.gov.in

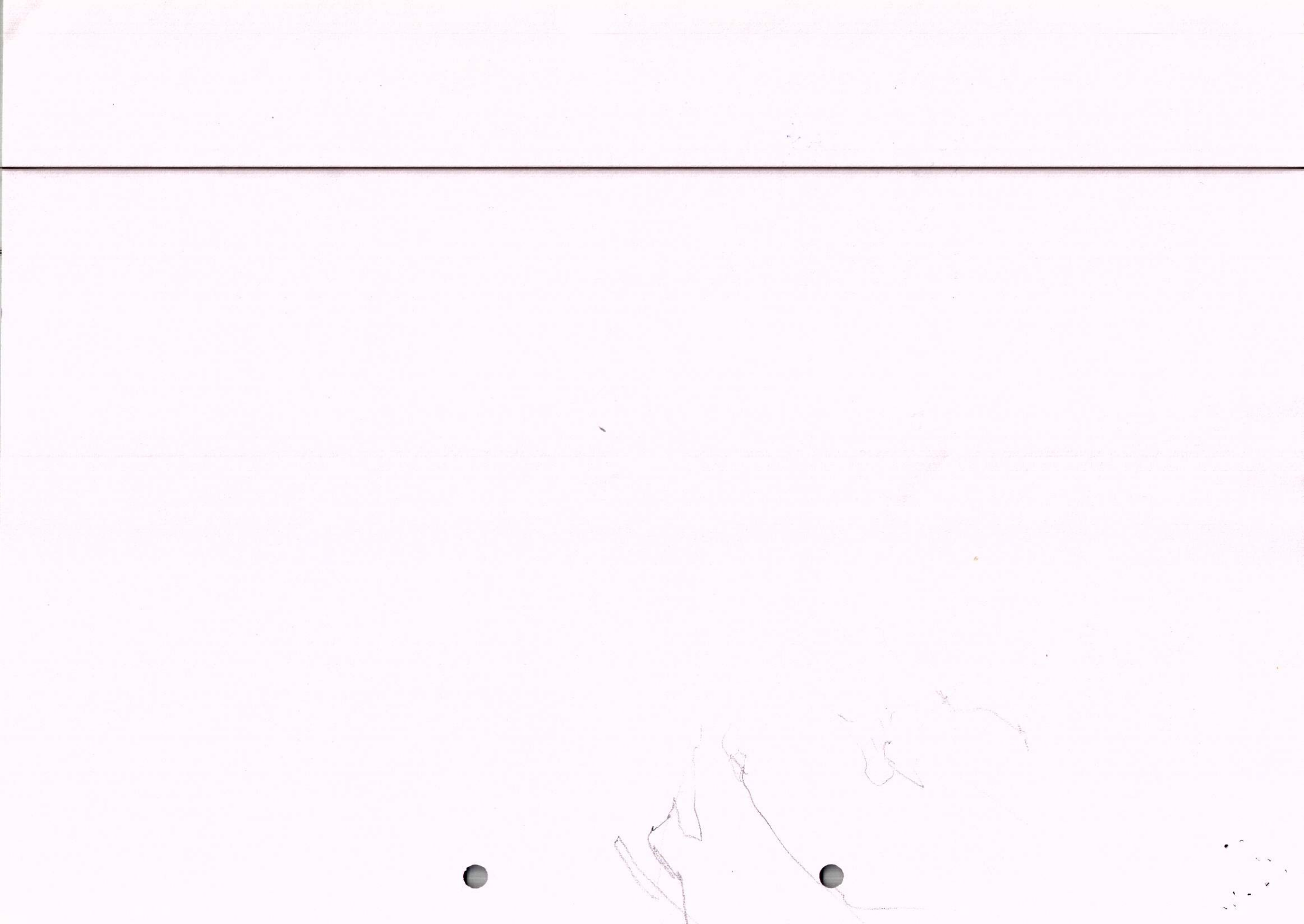
By order and in the name of the Governor of Maharashtra.

o/c

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1-4-2013

(SANJAY V. PAWAR)
Section Officer to Government

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1-4-13



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SCHEDULE -B
DEVELOPMENT PLAN, MATHERAN, DIST.RAIGAD (SECOND REVISED)

ACCOMPANIMENT OF GOVT. NOTICE NO. TPS-1712/156/C.R.41/12/UD-12

Date :- 1st April, 2013

SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

Sr . No	Excluded part.	Site No./ Location	Proposal as per plan published Under Section 26 of M.R.&T.P.ACT, 1966	Proposal as per plan submitted to Govt. for sanction Under Section 30 of M.R. & T.P. ACT, 1966	Modification of substantial nature as proposed by Govt. Under Section 31(1) of the M.R. & T.P.Act, 1966
1	2	3	4	5	6
1.	EP-1	Site No.1 (Matheran Plot No. 93 and Forest land.)	Bus Stand, Logistic Hub and Parking	<p>1. Site No.1 be divided into the following reservations-</p> <p>i)- Site No.1A- "Bus stand, Logistic Hub and Parking" - Appropriate Authority- Municipal Council</p> <p>ii)- Site No.1B- "Parking"- Appropriate Authority- Forest Dept.</p> <p>2. New site No.1C - "Horse and Hand Rikshaw Stand" be proposed on Forest land, with Appropriate Authority-Forest Department, as shown on the plan. (M-4)</p>	<p>1. Site No.1 is proposed to be divided into the following reservations :-</p> <p>i)- "Site No.1A- Bus stand, Logistic Hub and Parking" - Appropriate Authority- Municipal Council</p> <p>ii) "Site No.1B- Parking" - Appropriate Authority- Forest Dept.</p> <p>2. "New site No.1C - Horse and Hand Rikshaw Stand" is proposed on Forest land, with Appropriate Authority Forest Department, as shown on the plan.</p>
2.	EP-2	Site No.2 {Matheran Plot No.41 (pt.)}	Museum & Nature park	Designation of Site No. 2 be changed from "Museum and Nature Park" to "Nature Park" and the site be shifted on to Matheran Plot Nos. 275 to 281. Area of 2000 sq.mt. in	1.Area of 2000 sqm. in Matheran Plot No..41 is proposed for new Site No.2A- " Railway Station."

				Matheran Plot No. 41 be proposed for the new Site No.45 "Funicular Railway Station" and the remaining area be included in "Tree Conservation Zone". (M-5)	2. Remaining area of Matheran Plot No.41 is proposed as Site No.2B – "Nature Park"
3.	EP-3	Site No.10 (Matheran Plot No.197)	Horse Stable	Designation of Site No. 10 be changed from "Horse Stable" to "Tourist Centre" (M-6)	"Site No.10 – Horse Stable" is proposed to be redesignated as "Tourist Center".
4.	EP-4	Site No.7 (Matheran Plot.No 200)	Municipal Purpose	Site No.7- "Municipal Purpose" be deleted and included in Residential Zone. (M-8)	"Site No.7- Municipal Purpose" is proposed to be deleted and the area thereunder is proposed to be included in Residential Zone R_M
5.	EP-5	Site No.9 (Matheran Plot.No. 66-A)	Ashramshala for Tribals	Site No 9 "Ashramshala for Tribals" be deleted and included in Residential/ Tree Conservation Zone as per Forest Department report. (M-9)	"Site No.9 – Ashramshala for Tribals" is proposed to be deleted and the area thereunder is proposed to be included in Residential Zone R_M .
6.	EP-6	Site No.13 {Matheran Plot.No 234(pt) and 20 (pt) } 2)Site No.11 {Matheran Plot.No.20 (pt.)}	Site No.13 "Telephone Exchange" Site No.11 "Extention to Water Filtration Plant"	Site No.13 "Telephone Exchange" be redesignated as "Extension to Water Filtration Plant" and included in Site No. 11. 1000 sq.m. area be carved out from Eastern side of Site No.11 "Extension to	1. "Site No.13- Telephone Exchange" is proposed to be deleted and the area thereunder is included in " Site No.11 - Extension to Water Filtration Plant ". 2. Area of 1000 sqm. is proposed to be carved out from

				Water Filtration Plant" and reserved for Site No.13 "Communication Tower/Centre". (M- 10)	the Eastern side of Site No.11 and reserved as new Site No.13- "Communication Tower /Centre"
7.	EP-7	Site No.12 {Matheran Plot.No.19 (pt.) and (20) (pt.)}	Government Offices	Designation of Site No.12 be changed from "Govt. offices" to "Municipal Purpose" (M- 11)	Site No.12 is proposed to be redesignated as "Tourist Amenities" – the Appropriate Authority being Municipal Council/ Maharashtra Tourism Development Corporation with permissible FSI of 0.2.
8.	EP-8	1..Site No.17 (Matheran Plot. No.283-A) 2.Site No.18 {Matheran Plot.No. 283-B and 98-A (pt.)}	1) Civic Centre 2) Play Ground	" Site No.17- Civic Centre" and " Site No.18- Play Ground" be deleted and out of that, plot Matheran Plot No.283 A and 283B be reserved for "Education Purpose" and the remaining area, bearing Matheran Plot No.98A (part), be included in "Residential/Tree Conservation Zone" as per Forest Department's Report. (M- 13)	1. "Site No.17- Civic Centre" is proposed to be redesignated as "Primary School". 2. " Site No.18- Play Ground" is proposed to be retained as per Plan published under Section 26.
9.	EP-9	Site No.20 (Matheran Plot. No.80B)	Meditation Centre	Designation of Site No. 20 be changed from "Meditation Centre" to "Public Housing". (M- 15)	" Site No.20 Meditation Centre" is proposed to be redesignated as "Affordable Housing", Appropriate Authority being Municipal Council. / Maharashtra Housing And Area Development Authority

10	EP-10	Site No.22 (Matheran Plot. No.90A)	Play Ground	"Site No.22 Play Ground" be deleted and land thereunder be included in "Tree Conservation Zone" as per Forest Department's report. (M-16)	" Site No.22 Play Ground" is proposed to be redesignated as "Garden."
11	EP-11	Site No.26 (Matheran Plot. No. 226)	Horse Care Centre	Designation of Site No.26 be changed from "Horse Care Centre" to "Municipal Guest House" (M- 18)	Site No.26 is proposed to be redesignated as "Tourist Amenities", Appropriate Authority- being Municipal Council/ Maharashtra Tourism Development Corporation with permissible FSI of 0.2.
12	EP-12	Site No.27 (Matheran Plot. No. 241 and Forest land)	Sewage Treatment Plant	All sites suggested by NEERI along with Site No.27 be proposed for the reservation of "Sewage Treatment Plant". (M-19)	All sites suggested by NEERI along with Site No.27 are proposed to be reserved for "Sewage Treatment Plant", as shown on the plan.
13	EP-13	Site No.40 (Bazar Plot. No.141 and 142)	Nursery /K.G	Site No.40 be deleted and included in "Residential Zone". (M-23)	" Site No.40 Nursery /K.G". is proposed to be deleted and the area thereunder be included in "Public/Semi-Public Zone".
14	EP-14	Site No.41 (Bazar Plot. No.218)	1.Government Godown 2.Residential Zone.	Out of Bazar Plot.No. 218, Site admeasuring 1000 sq.m. on Northern side be reserved for "Government Godown" and remaining area of Bazar Plot. No. 218 be earmarked for "Educational Purpose"	1. "Site No.41- Govt. Godown" is proposed to be retained as per Plan, published under Section 26. 2.The allocation of the remaining area under Bazar Plot

				and shown in "Public/ Semi-Public Zone". (M- 24)	No.218 is proposed to be changed from "Residential Zone" to "Public/Semi- Public Zone."
15	EP- 15	Site No.43 (Bazar Plot. No. 165)	Shopping Centre	Designation of Site No.43 be changed from "Shopping Centre" to "Tourist Facility Centre". (M-25)	" Site No.43- Shopping Centre" is proposed to be redesignated as "Municipal. Market".
16	EP- 16	Site No.44 (Bazar Plot. No 178A)	Tourist Information Centre	"Site No.44 - Tourist Information Centre" be deleted and included in "Residential Zone". Bazar Plo No. 194 be reserved for Site No. 44- "Tourist Information Centre" (M-26)	" Site No. 44- Tourist Information Centre" is proposed to be shifted on Bazar Plot No. 194 and the area so released from reservation is proposed to be included in Residential zone R_B .
17	EP- 17	(Matheran Plot No.237)	Public/Semi - Public Zone	Matheran Plot No 237, (C.S. No.149), area 857.00 sq.mt. be reserved for new " Site No.46 - Sport Centre",- Appropriate Authority being Municipal Council. (M- 27)	Matheran Plot No.237 (C.S.No.149) is proposed to be reserved for new " Site No.46- Sport Centre", appropriate Authority being Municipal Council.
18	EP- 18	Development Control Regulations 3(11)	Definition of Basement or cellar	Regulation No.3(11) be deleted (M- 28)	Regulation No.3(11)is proposed to be deleted
		3(40 and 41)	Definition of Garage	Regulation 3(40 and 41) be deleted.	Regulation No.3(40 and 41) is proposed to be deleted.

		9(F)	Site Plan	New Regulation 9(F) (p) be added as below 9(F)(p) :-All the existing trees in the plot with details of trees	New Regulation 9(F) (p) is proposed to be added as below 9(F)(p) :-All the existing trees in the plot with details of trees
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•	3(59)	Definition Parking space	Regulation No 3(59) be deleted	Regulation No 3(59) is proposed to be deleted
	3(66)	Definition of Plinth area	The word "Or the basement or of any storey" be deleted and word "ground" be added before "floor level."	The word "Or the basement or of any storey" is proposed to be deleted and word "ground" is proposed to be added before "floor level."
	3(69)	Definition of Residential zone R-1	Regulation No.3(69) be deleted	Regulation No. 3 (69) is proposed to be retained as published under section 26 & heading of Regulation no.3(69) is proposed to be changed as "Residential Zone R_B ".
	3(70)	Definition of Residential zone R-2	Regulation No.3(70) be deleted	Regulation No.3(70) is proposed to be retained as published under section 26 and heading of Regulation No.3(70) is proposed to be changed as "Residential Zone R_M "
	3(83)	Definition of stilt	Regulation 3(83) be deleted	Regulation 3(83) is proposed to be deleted

				their existing/ proposed prescribed width, within the land.
				(c) Dimensions of

					(g) In case of sub-division of plot, in addition to the above, the means of access to the sub-division from existing streets."
		9(L)	Payment of Fees, Deposit, charges etc.	Regulation No. 9 (L) (c) and 9 (L) (d) be deleted	Regulation 9/(L)(d) is proposed to be deleted. Regulation 9(L) (C) is proposed to be retained as published Under Section 26.
		11	Commencement of Work	Regulation No. 11(d) be deleted	Regulation number 11(d) is proposed to be retained as published Under Section 26.
		15	Inspection	In Regulation No. 15(3)(b), the word "/lessee" be added after the word "owner"	In Regulation No. 15(3)(b), the word "/lessee" is proposed to be added after the word "owner"
		16	Land use and the Manner of development	i) In Regulation No. 16(iv) following words be deleted :- "Clubs, stadium, swimming pool, etc."	i) Regulation No. 16(iv) is proposed to be retained as published under section 26 with modification as "Spectator's gallery" instead of "Stadium."

			ii) Table No.5 shall be modified as per Annexure-I	ii) Table No.5 is proposed to be modified as under : (a) In Sr.No.1, entry no.(a) in column no.2 is proposed to be changed as follows (i) Bazar Plots R_B (ii) Matheran Plots- R_M (b) "Lessee" word in column No. 3 of Sr. No. 1(b),2,3, 5(a) to (c), 7,9, is proposed to be deleted. Provision after "OR" in Column No. 4 of Sr.No. 1(b), 2,3,5(a) to (c),7 and 9 is also proposed to be deleted.
	17	Prohibition of Factories in residential building	Regulation No. 17 shall be modified as below :- "Prohibition of factories : - Notwithstanding anything contained in these regulations, no permission shall be granted for erecting any factory, work shop or work place within Municipal limit even if such use is in conformity with these regulations."	Regulation No. 17 is proposed to be retained as per published DCR Under Section 26.

21	Table No.7			Table No.7 be modified as below.			Table No.7 is proposed to be modified as below :-		
	Nature of Occupancy	Max. FSI	Built in Area (Max) Cover landas land	Nature of Occupancy	Max. FSI	Max. plinth area	Nature of Occupancy	Max. FSI	Max. plinth area
	i) Purely Residential								
	a) Bazar plot (R-1)	1.8	2/3 of plot area	a) Bazar plot	1.5 subject to max. b/u of 2000.00sqm.	3/4 of plot area	a) Bazar plot- R _B	1.33	2/3 of plot area
	b) Matheran plot (R-2)	0.10	10% of plot area	b) Matheran plot	Upto 4000 - 0.10 4001-8000 - 0.08 8001-20000 - 0.06 Above 20,000 - 0.04	10% of Matheran plot area.	b) Matheran plot R _M	0.10	10% of plot Area

			ii) Commer cial/ Commer tial with Resident ial							ii) Tourist Amenities	0.2	10% of Matheran plot Area
			a) Bazar plot (R-1)	1.33	2/3 of plot area							
			b)Mathe ran plot (R-2)	0.10	10% of plot area							
			iii) Hotels, lodging, Holiday homes, Rest houses, lodging houses			iii)Hotels, lodging, Holiday homes, Rest houses, lodging houses						

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			A) Upto 2 Star Category	1.33	2/3 of plot Area	A) Upto 2 Star Category	1.5	3/4 th of plot Area	
			a)Bazar plot (R-1)	0.15	10% of plot area	a)Bazar plot (R-1)	0.10	10% of Matheran plot area	
			b)Mathe ran plot (R-2)			b)Matheran plot (R-2)			
			B) 3 Star & above Category	-	-	B) 3Star & above Category	-	-	
			a)Bazar plot (R-1) b)Mathe ran plot (R-2)	0.15	10% of plot area	a)Bazar plot (R-1) b)Matheran plot (R-2)	0.15	10% of Matheran plot area	

			iv) Education & Medical facilities (including Staff Quarters)	0.15	10% of plot Area	iv) Education & Medical facilities (including Staff Quarters)	0.15	10% of Matheran plot Area	
			v) Government/ Semi Government building	0.15	10% of plot Area	v) Government/ Semi Government building	0.15	10% of Matheran plot Area	
			vi) Other Public building including Religion users and all types of Assembly building.	0.10	10% of plot Area	vi) Other Public building including Religion users and all types of Assembly building.	0.10	10% of Matheran plot Area	

	21(c)	Exclusion from FSI computation.	Regulation No. 21(C) be modified as below :- i) Architectural features, elevated tanks of permissible dimensions, lift wells, lift room above top-most storey. ii) Cantilever, balcony as per clause 52. iii) Electrical meter room, pump room. iv) Swimming pool tank (excluding change rooms) and its filter house. v) Pagodas and like land-scaping structures in gardens including fountains.	Regulation No.21(C) is proposed to be modified as below i) Architectural features, elevated tanks of permissible dimensions, lift wells, lift room above top-most storey. ii) Cantilever balcony as per clause 52. iii) Electrical meter room, pump room. iv) Swimming pool tank (excluding changing rooms) and its filter house. v) Pagodas and like land- Scaping structures in gardens including fountains
	22	Additional Floor Space Index which may be allowed in certain categories	Regulation No.22 be deleted	Regulation No.22 is proposed to be deleted
	24	Open Spaces	1) Heading of this regulation is renamed as "Marginal Open Spaces and Set- Backs" 2) In table No.8, Front open Spaces at Sr. No.(iv) shall be modified as below a) Bazar plots - 6.00 mt. b) Matheran Plots- 12.00 mt.	1) Heading of this regulation is proposed to be renamed as "Marginal Open Spaces and Set- Backs" b) In table No.8, front open spaces at Sr.No. (iv) is proposed to be retained as per DCR published Under Section 26.

	25	Exemption to open spaces	Regulation No.25 (c) shall be deleted	Regulation No.25 (c) is proposed to be deleted
	26	Minimum size of buildable plot	<p>Regulation No.26(a) be rearranged as below :- The area of plot to be considered as buildable plot shall not be less than 0.40 hectare in respect of Matheran Plots and 100 Sq.m. in respect of Bazar Plots respectively. However, the Bazar or Matheran Plots which are formed by Govt. having lesser area than the prescribed area shall be considered as buildable plots if building activity is possible observing the marginal and set-back distances."</p>	<p>Regulation No.26(a) is proposed to be rearranged as below The area of plot to be considered as buildable plot shall not be less than 0.40 hectare in respect of Matheran Plots and 100 Sq.m. in respect of Bazar Plots respectively. However, the Bazar or Matheran Plots which are formed by Govt. having lesser area than the prescribed area shall be considered as buildable plots if building activity is possible observing the marginal and set-back distances."</p>
	42	Mezzanine floor	Regulation No.42 be deleted	Regulation No.42 is proposed to be deleted
	45	Basement	Regulations No.45 be deleted	Regulation No.45 is proposed to be deleted
	46	Stilt	Regulation No.46 be deleted.	Regulation No.46 is proposed to be deleted.
	47	Chimneys	Heading of the Regulation be renamed as "Chimneys for fire place in bungalows/Hotels"	Heading of the regulation is proposed to be renamed as below :- "Chimneys for fire place in bungalows/Hotels"

	48	Ramps	Regulation No.48 be modified as under :- Ramp wherever necessary for public buildings and for hotels, lodging houses only for handicapped persons shall be permitted with its maximum width as 1.5 mt.	Regulation No.48 is proposed to be modified as under :- 'Ramp wherever necessary for any building, only for handicapped persons shall be permitted with its maximum width as 1.5 mt.'
	50	Porch	Regulation No.50 be deleted	Regulation No.50 is proposed to be reinstated as per published DCR Under Section 26.
	52	Balcony	Regulation No.52(ii) be deleted	Regulation No.52(ii) is proposed to be modified as below :- "Balconies may be allowed to be enclosed without removing internal wall and without amalgamating the balcony area into the room, with written permission of Planning Authority. When balconies are enclosed, one third of area of their faces shall have louvers glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters. Fees for enclosures shall have to be paid at the rate of Rs.250/- per sqm."
	53	Revas Projection	Regulation No.53 be deleted	Regulation No.53 is proposed to be retained as per published DCR Under Section 26.

	55	Parapet	The word "roof" be replaced by word "any"	The word "roof" is proposed to be replaced by word "any"
	58	Septic tank	Following Note be added :- "Note- sewage treatment plant is mandatory for all large hotels."	Following Note is proposed to be added :- "Note- sewage treatment plant is mandatory for all large hotels in Residential Zone R _M & for all hotels on bazaar plots more than 2000 sqm."
	67	Signs & outdoor display structures	In Regulation No.67(2) (i & ii) the word "R-2" be deleted	In Regulation No.67(2)(i & ii) the word "R-2" is proposed to be deleted and sub - regulation No.(4) is proposed to be added as under:- "(4) Advertising Signs and outdoor display structures may be permitted with the permission of Municipal Council. While granting permission, Municipal Council shall ensure that the outdoor display Structures & Signages are erected in an aesthetic way and in harmony with the surroundings."
	70	Residential Zone R-1 (Bazar plots area)	Heading of this regulation be renamed as below :- "Residential Zone in Bazar plots area"	Heading of this regulation is proposed to be renamed as :- "Residential Bazar Zone R _B "

	71	Residential Zone R-2 (Matheran plots area)	Regulation modified as per Annexure -III	Regulation is proposed to be renamed as "Residential Zone R _M and proposed to be modified as below:- i) Any Residence. ii) Residential Hotels, Sanatorium, Lodging Houses, Room Houses. iii) Holiday Resorts, Amusement Parks, Tourists facilities for recreation. iv) Museums, art galleries, exhibition hall and conference halls. v) Community Centers and auditoriums. vi) Medical and Educational institutions, Sanatoriums, Health centers, health forming institutions. vii) Vrudhashram, orphanage and tribal welfare centers. viii) Club house, assembly or concert halls dance and music studios with the special written permission of the planning authority. ix) Trade or other similar schools. x) Bulk storage of kerosene and bottle
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				gas for domestic consumptions with the special written permission of planning authority. xi) Vegetable, Fruit, Flower, Fish or Meat Market place with the approval of the Planning Authority. xii) Government and Semi-Government offices with staff quarters.
	78, App XVII	Heritage Regulations	Heritage Regulations at Appendix XVII be replaced as per already submitted to Govt. separately.	Heritage Regulations at Appendix XVII are proposed to be replaced as per final decision on proposal of Heritage Regulations already submitted to Govt.
	83(iii)	Modification of limit of zone	Regulation No.83(iii) shall be deleted.	Regulation No. 83(iii) is proposed to be modified as below :- "Modify the limit of zone, where the boundary line of the zone divides a plot, with the previous approval of the Director of Town Planning."
		----	New Regulations as per annexure IV, for preservation of existing townscape character in Matheran be included in the Regulations.	New Regulation No.81A- "Design Control & Regulations for the preservation of Existing Townscape Character in

					Matheran" is proposed to be included in the Regulations.
					<p>Following modification are proposed in Regulations.-</p> <p>1) New sub rule No.(iv) shall be added in Regulation No.77.</p> <p>"(iv) Adventure sports such as River crossing, Valley crossing, Rappelling etc without cutting of trees."</p> <p>2)New rule No.81B shall be added as follow :-</p> <p>"All the routes shall be paved with laterite stones and available for non motorised vehicles in Matheran."</p>

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

O/c

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- 1.4.2013

(SANJAY V.PAWAR)
Section Officer to Government

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1.4.13

