

DEVELOPMENT CONTROL REGULATIONS FOR THE
DAHANU REGIONPART IGENERAL13.1 Short title, Extent and Commencement.

These Regulations shall be called the Development Control Regulations for the Dahanu Region (hereinafter called "these Regulations").

13.2 Applicability.

Development : These Regulations shall apply to all developments to be carried out in the Dahanu Region.

PART II13.3 General Conditions.

Development in the Dahanu Region shall be controlled by these Regulations, in addition to the existing building regulations, i.e. Development Control Regulations for Dahanu Municipal Council in Municipal area and elsewhere as per standardised Development Control Regulations for "B" and "C" class Municipal Councils as sanctioned by the State Govt. No person shall, on or after these Regulations come into force, institute or change the use of any land for any purpose other than agriculture or carry out any development in respect of any land without the previous permission of the Dahanu Mun. Council, within whose area the land is situated, and elsewhere, of the Collector. All authorities concerned with sanctioning development including the Collector, Municipal Councils, Zilla Parishad, Gram Panchayat, Industries Development etc. shall not grant any development permission otherwise than in conformity

with the provisions of the Regional Plan.

13.4 In addition to the permissions needed as per these Regulations, the developer shall obtain all other necessary permissions as are required by any other law including permission for conversion of agricultural lands to non-agricultural purposes under the Maharashtra Land Revenue Code, 1966 from the concerned authorities.

13.5 Reclamation of marshy and Khajan lands in the Dahane Region shall not be permissible except for agriculture, horticulture, forestry and salt manufacturing and, in exceptional circumstances, with the sanction of the State Government, for reasons to be recorded in writing for purposes other than the above.

13.6 Every construction shall be in conformity with the local architecture and shall blend with the local environment.

13.7 Agricultural, horticultural lands, low lying lands and lands affected by flooding, shall not, as far as possible be developed for non-agricultural uses.

13.8 Every developer shall make reasonable arrangements for water supply and sewerage disposal within his land. It shall also be the duty of the developer to provide for sewerage disposal in the land to be developed, as required by the local and any other authority.

13.9 In the event of natural calamity and to facilitate rehabilitation, gaathan/settlements may be permitted in agricultural/No Development Zone and in any other zone with



the express permission of the State Government.

13.10 [Notwithstanding anything contained in these Regulations development of land and construction of any building in the said Region shall be in conformity with the land use zones and these Regulations.] Development within municipal limits and growth centres shall in addition to these Regulations, be governed by the Standardised Building Eylaws and Development Control Rules of the "B" and "C" Class municipal councils as amended by the State Government from time to time.

13.11 Installations and constructions in relation to operational defence activities and laying of railway lines/high tension lines may be permitted in the Agricultural or No Development Zone and in other zones with the sanction of the State Government.

13.12 "C" Zone or No Development Zone : Lands in the Dahanu Region except those in specific residential and industrial areas earmarked in the Regional Plan, including growth centres, shall be used for agriculture which includes betal leaves plantation, fruit gardens, poultry and dairy farms, animal husbandry, piggery, sheep rearing, nurseries, forestry, buildings for agricultural research and institutions related to agricultural development, fisheries, fish processing units and all other activities related to fisheries, salt manufacturing, installation and allied construction for new harbours, boat building and repairing, subject to the Regulation given below. In addition, the following uses may be

permitted without impairing the environmentally sensitiveness of the Region in "G" Zone or No Development Zone except recorded as forests, irrigated lands, orchards, tribal lands, in growth centre plans) *(including 'G' Zone as contemplated

(i) Public parks, private parks, playgrounds, summer camps and camping grounds, organised by recognised agencies;

(ii) Construction of any new communication routes or facilities such as roads, railways, airports, radio stations, television stations, with prior approval of the State Government;

(iii) Cemeteries or crematoria, burial grounds;

(iv) Storage and drying of local manuring material (outside municipal limits);

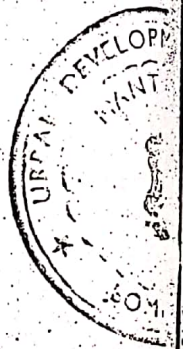
(v) Poultry, Farmary, dairy, piggeries, Fisheries and animal stables may be permissible in agriculture zone subject to the following conditions :-

(a) Floor Space Index for the proposed constructions for these projects shall be 0.25;

(b) Caretaker quarter, offices, building and godown shall be included in this floor space index

(vi) Farm houses as prescribed under Section 41 of the Maharashtra Land Revenue Code, 1966;

(vii) Educational, medical institutions, hostel for working women, hospice, institution for care of persons suffering from physical or mental illness, handicaps, disease or infirmity, care of orphans, abandoned women, children and infants, convalescents, destitutes or aged persons, dharmashalas and penal



institutions such as jails, prisons, mental hospitals, house of correction, detention and reformatories that are run by Government, Semi-Government Organisations or Registered Trusts. These activities will be permitted with maximum F.S.I. of 0.50.

(viii) Residential and other non-agricultural development except industries may be permitted in and around gaothan boundaries as shown in the Revenue Survey Sheets or as shown in the Regional Plan subject to the following conditions :-

- (a) Within gaothan, any new construction/reconstruction of buildings should be restricted to maximum of 1/3rd coverage of the plot area with maximum of ground plus two storeys;
- (b) Natural expansion of gaothan may be permitted within 200 metres from the gaothan boundary for settlements.

Provided that such distance shall be reduced to 100 metres for settlements with population less than 500.

Provided that where more than 50 per cent of area of Survey Number is within the above distances the whole of such Survey Number shall be considered for development.

These provisions are intended to accommodate natural growth of local population requiring extension of the existing settlements as provided in Section 122 of the Maharashtra Land Revenue Code, 1966;

(ix) In areas beyond 200 m. from the village gaothans, residential development may be permitted subject to the following conditions :-

(a) Minimum size of such holding shall be 0.2 Hectare.

(b) The Floor Space Index shall be 0.02.

(c) The maximum built-up area shall be 150 sq.m.

(d) No further division of such holding shall be permitted and the remaining open area shall be used only for agricultural/horticultural purpose.

(e) The proposed construction shall blend with the surroundings.

Note :- The distances of 200 m. shall be calculated as laid down in Regulation No. (viii).

(x) Petrol Pumps, service stations, motels and other road-side amenities subject to other regulations and rules made by Government or other competent authorities in that behalf. These must provide adequate parking facilities (as may be specified by the Collector/Assistant Director of Town Planning) so that there will be no parking on road-side. These petrol pumps, service stations and road-side amenities shall observe the specifications laid down by Indian Road Congress/Indian Standards Institution :

Provided that such activities shall not be permitted towards seaward side of the road situated within one kilometre from the high tide line :

Provided further that the maximum permissible FSI shall be 0.25 and subject to relevant provisions of Regulation No. (XV) :

(xi) Activities for improvement and uplift of rural and/or Tribal communities;

(xii) Mining and Quarrying : Mining and quarrying may be permitted (except in areas of Growth Centres), provided the natural landscape and environment are not adversely affected. Mining and quarrying would be permissible as per the conditions mentioned below :-

- (a) Quarrying shall be regulated in accordance with the method to be prescribed by the Collector, Thane, provided the area under actual quarrying/stone crushing does not exceeds 25 ha in Taluka.
- (b) Regulations prescribed by the revenue authorities regarding the resettlement and restoration of environment shall followed; and Collector shall ensure compliance of (a) above.
- (c) Quarrying shall not be permitted with 500 metres from the gaathan/village settlements and from the coast/creeks, rivers, forts, historical places and place of tourist interest and within 1,000 metres from the High Tide Mark along the coast;
- (d) The condition prescribed under Maharashtra Minor Mineral Extraction Rules and Regulations shall be observed.

(XIII) Cold storage required in connection with the agricultural and horticultural production, fisheries, poultry, dairy, etc. may be permissible but away by at least 200 metres from gaathan/existing settlement;

(XIV) Only following type of Service Industries shall be permissible in gaathan and upto a distance of 200 metres from the gaathan and also in Residential Zone.

S c h e d u l e

Category of Industry :	Criteria for Classification and Special Conditions			
2.	Maximum : permissi- -ble power require- -ment (in H.P.)	Maximum : permissi- -ble employ- -ment(in persons)	Maximum : permissi- -ble floor area(in sq.m.)	Special conditions, if any.
	3.	4.	5.	6.
FOOD PRODUCTS				
Grain mill for production of flour	10	9	50	Nil
Sugarcane and fruit juice crushers.	2	9	25	Nil

WOOD PRODUCTS & FURNITURENOT
INCLUDED

3. Manufacture of structural wooden goods such as beams, posts, doors and windows.

4. Manufacture of wooden furniture and fixtures.

No
power
to be
used.

9

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(1) shall not be permitted under or adjoining a dwelling unit.

(11) operation shall be permitted only between 800 h. and 2000 h.

5. Book Binding

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Nil

LEATHER PRODUCTS

6. Repair of footwear and other leather goods

Not
power
to be
used.

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Nil

METAL PRODUCTS

7. Tools sharpening and razor sharpening works.

No
power
to be
used.

6

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Nil

ELECTRICAL GOODS

8. Repair of other household electrical appliances such as radio set, television set, tape recorders, heaters.

NOT
INCLUDED

Nil

TRANSPORT EQUIPMENT

9. Manufacturing of push cart, hand cart etc.

NOT
INCLUDED

Nil

10. Servicing of motor vehicles & motor cycles with no floor above.

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Nil

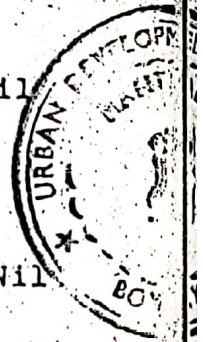
1. Repair of motor vehicles and motor cycles with no floor above.

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Nil



2.	3.	4.	5.	6.
Battery charging and repair	5	6	25	Nil
Repair of bicycles and cycle rickshaws	5	6	50	Nil
OTHER MANUFACTURING AND REPAIR INDUSTRIES AND SERVICES				
Repair of watch, clock & jewellery	No power to be used.	6	50	Operation shall be permitted only between 800 h. and 2000 h.
Repairs of locks, stoves, umbrellas, sewing machines, gas burners, buckets and other sundry household equipment.	No power to be used.	6	50	Operation shall be permitted only between 800 h. and 2000 h.
Laundries, laundry services and cleaning, dyeing, bleaching and dry cleaning.	5	9	50	(i) Cleaning & d fluid used shall not have flash point lower than 138° F (ii) Operation shall be permitted between 800 h. to 2000 h. (iii) Machinery having dry load capacity of 20 kg. and above.
Electronic industry of assembly type (and not of manufacturing type)	10 (including heating load)	20	250	In independent structure on independent plot with special permission of Chief Officer. Collector

(XV) The construction of rest houses, tourist hotels, motels and holiday resorts for temporary occupation of tourists/visitors without impairing the agricultural character of the Nahanu Region may be permitted subject to following conditions :-

- (a) Prior approval of the Maharashtra Tourism Development Corporation Ltd. is obtained.
- (b) Construction of the building shall be not more than of ground and one upper floor subject to maximum height of 9.0 metres;
- (c) Permissible floor space index shall be 0.25;
- (d) Plot area shall not be less than 0-4 Ha.;
- (e) Necessary arrangements for water supply, sewerage and waste material disposal shall be done within the plot area only;
- (f) Construction shall blend with the local environment;
- (g) Prior approval for the development from the Collector, Thane shall be obtained;
- (h) Basement for car-parking, storage or material location of plant and machinery connected with such development may be permitted and would not be counted for the purpose of F.S.I.

*(xvi) Storage of grass & other agriculture products, brick kilns

13.13 Growth Centres : Development of the land included

in the various Growth Centres as shown in the Dahanu

Regional Plan (MoEF) shall be regulated as under :-

- (a) Development/redevelopment shall be regulated in accordance with the Standardised Building Bye-laws and Development Control Rules prescribed for "B" and "C" Class Municipal Councils;
- (b) Natural expansion of gaothans/existing settlements of the villages which are included in 'G' or 'No Development Zone' may be permitted in accordance with the provisions in Regulation No. 13.12 (viii)

13.14 Industrial Zone (in the Growth Centres) :

Development permissions for lands which are designated for industrial activities shall be regulated as per regulations for Industrial Zone given below .

Industrial Zone : Development permission in industrial zone may be granted subject to the following conditions :-



- (i) Maximum permissible F.S.I. shall be 0.50 on net plot area;
 - (ii) Atleast 33 per cent of the plot area shall be utilised for plantation and growth of trees at the rate of 15 trees per 1000 sq.metres (applicable to plot measuring more than 0.4 Hects.);
 - (iii) The developer or the occupant carrying on industrial or manufacturing operations shall make arrangements for disposal of industrial waste to the satisfaction of the Environment Department;
 - (iv) Actual factory or workshop buildings, storage or godowns shall not be constructed within a distance of 75 metres from the boundary of industrial zone where it separates from any other use, except agricultural/no development zone or Forest Zone;
 - (v) No industry should be permitted within 500 m. of any archaeological monuments.
- Note: In case of plots admeasuring 0.8 hectare or above the net plot area shall be two-third of the gross plot area for calculating F.S.I.
- (vi) Industrial activities in Dahanu Region shall be governed and regulated as per Notification No.S.O. 416(E) dated 20th June 1991 issued by Ministry of Environment & Forests, Govt. of India enclosed as Appendix I.

13.15 Development of land within the coastal stretches in the Dahanu Region shall be subject to the guidelines issued under the Environment (Protection) Act, 1986.

13.16 The previous commitments in terms of grant of non-agriculture (N.A.) permissions prior to 20th June, 1991 shall be honoured, irrespective of zoning of lands involved in these commitments as contemplated in the Regional Plan (MoEF).

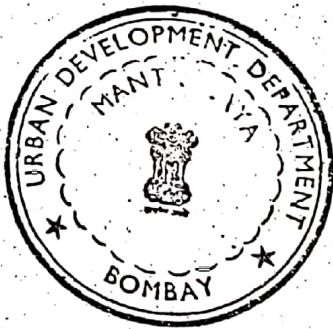
13.17 DEVELOPMENT OF TRIBAL LANDS :

For upliftment of tribals, it is proposed to grant some incentives; so that tribals would be encouraged in carrying out non-agricultural activities

too. It will, therefore, be necessary to permit development of land for commercial use, service industries anywhere in "G" Zone with F.S.I. equivalent to twice the F.S.I. otherwise permissible.

13.18 DEVELOPMENT IN "U-2" ZONE :

The area under "U-2" Zone may not be required for development immediately, however, this area may have to be brought under development, say after a decade. Since this area has been demarcated on plan, it is likely that it may be subjected to unauthorised development and in order to curb this tendency, development in "U-2" Zone, with an F.S.I. of 0.1 would be permissible.



(C.S. DOKE)

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Sanctioned under Government Notification
Urban Development
ment, No. _____ Depart

TPS. 1295/333/CR-7495/JUD-12
Dt. 22 July 1995

[Signature]

Dy. Dir. of Town Planning & ex-officio Dy. Secretary
Urban Development Department
Mantralaya, Bombay 400 032