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Revised Development Plan of Matheran
Hill station.
Sanction to the-

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Resolution No. TPS-1484/CR-357/86/2662/UD-1.
Dt. 16.1.1987.

READ: Endorsement No. DP/Matheran-9-83/TPV-III 2280., dt.
29th March, 1985 from the Director of Town Planning,
Maharashtra State, Pune;

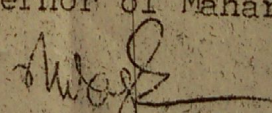
RESOLUTION: In exercise of the powers conferred by Sub-
Section (1) of Section 31 of the Maharashtra Regional and
Town Planning Act, 1966 (Mah. XXXVII of 1966) sanction is
accorded to the Development Plan of Matheran Hill Station
Municipal Council, Distt. Raigad submitted to Govt. by the
Municipal Council Matheran subject to the modifications as
mentioned in the schedule of modifications appended to the
accompanying Government Notification.

2. Government desires that:-

- i) The proposals of the Development Plan should be
implemented only after ensuing necessary rehabili-
-tation of all the affected persons.
- ii) In order to provide environmental hygiene particularly
in Low Income Areas, the Municipal Council should
provide adequate number of public Urinals, Public
Latrines and water stand posts at appropriate
places.

3. The accompanying Government Notification should be
published in the Maharashtra Government Gazette.

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


(V.P. Wagh)
Section Officer.

To
The Commissioner, Konkan Division, New Bombay;
The Collector, Raigad,
The Director of Town Planning, Maharashtra State, Pune;
The Deputy Director of Town Planning, Konkan Division,
Konkan Bhavan, New Bombay- 400614.

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~~The~~ Assistant Director of Town Planning, Alibag;

The President, Municipal Council Matheran, Distt. Raigad;

The Chief Officer, Matheran Hill Station Municipal Council;

The Revenue and Forests Department, Mantralaya, Bombay;

The Manager, Government Printing Press and Book Depot, Charni Road, Bombay;

(With a request to publish the accompanying Government Notification in Part-I of the Maharashtra Government Gazette, Konkan Division, Supplement and forward ten printed copies thereof to this Department and to the Director of Town Planning, Maharashtra State, Pune;)

NOTIFICATION

Math. 3

Urban Development Department,
Mantralaya, Bombay-400 032.

Date: 16 January, 1987,

Maharashtra
Regional &
Town Planning
Act, 1966.

No.TPS-1484/CR-367/86/2662/UD-1.- Whereas the Matheran Municipal Council (hereinafter referred to as "the said Municipal Council") by its Resolution No.12 dated 4th May 1977 made a declaration under section 38 read with section 23(1) of the Maharashtra Regional and Town Planning Act 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") of its intention to prepare a Revised Development Plan for the entire area within its jurisdiction and the said declaration was published in Maharashtra Government Gazette Part-II, dated 19th May 1977 at page No.509,

And whereas, the said Municipal Council after carrying out the necessary surveys of the said area prepared and published a draft Development Plan (hereinafter referred to as "the said Development Plan") on 14th March 1980 and published a notice to that effect in Maharashtra Government Gazette Part-II, dated 27th March 1980 at page 470 in accordance with the provisions of sub-section (1) of section 26 of the said Act;

And whereas the said Municipal Council after considering the suggestions and objections received by it from the public in accordance with the provisions of section 28 of the said Act, submitted the said Development Plan as modified by it to Government of Maharashtra for sanction under sub-section (1) of section 30 of the said Act on 4th January 1983;

And whereas by Government Notification, Urban Development Department No. TPS-1484/CR-367/86/2662/UD-1, dated the 16th January 1987, the Government of Maharashtra extended the period for sanctioning the said Development Plan or for refusing to give sanction there to by a further period upto and inclusive of 20th January 1987

And whereas, the Government of Maharashtra proposed to sanction the said Development Plan with modifications which are of minor nature as specified in the schedule of modifications appended hereto;

Now, therefore, in exercise of the powers conferred by section (1) of section 31 of the said Act and all other powers enabling it in this behalf, the Government of Maharashtra after consulting the Director of Town Planning, hereby -

a) Sanctions the said Development Plan with certain modifications which are of minor nature as specified in the schedule appended hereto and

b) Fixes 1.3.1987 to be the date on which the final Development Plan as sanctioned shall come into force

Note : The aforesaid Development Plan as sanctioned by State Government shall be forwarded to the Matheran Municipal Council and shall be kept open for a period of one year for inspection by public during working hours in the office of the Matheran Municipal Council on all working days.

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

Schedule of Modifications

- 1) Designation of Site No.19 shall be changed from "Open Space" to "Dispensary" as shown in orange verge on the Development Plan.
- 2) Motorable road from Dasturi to Matheran Club shall be deleted as shown in orange verge on the Development Plan.
- 3) Except main M.G.Road and roads leading to Sunrise Point and Sunset Point all other proposals for widening of roads shall be deleted as shown in orange verge on the development plan.
- 4) Designation of Site No.34 shall be changed from "Housing for Mali, Dishoused and Hostel for Adivasi Students" to "Housing for Dishoused, Economically Weaker section and Hostel for Adivasi Students" as shown in orange on a the Development Plan.
- 5) Road between Pay Master's Park and the deleted Site No.12 shall be corrected as it exists on site and shall be shown in Black on the Development Plan.
- 6) Area of Site No.15 which is carved out of Site No.13 shall be deleted and the area so deleted shall be reincluded in Site No.13 reserved for Veterinary Dispensary and Staff Quarter.
Similarly site No.15 of the published plan which is deleted by Planning Authority shall be reinstated for "Godown" as shown in orange verge on Development Plan.
- 7) 30' link road between Motorable road (From Dasturi to Site No.11) which is deleted vide modification No.(2) above and 9.14 m road near Plot No.195 shall be deleted as shown in orange verge on Development Plan.
- 8) Site No.29 reserved for "Housing the Dishoused" shall be deleted as shown in orange on Development Plan.

- 9) Boundary of the existing residential bungalow to the South-west of Charllootee Lake shall be corrected as it exists and shall be shown in Black on Development Plan.
- 10) Boundary of B.J. Hospital shall be corrected as it exists and shall be shown in Black on Development Plan.
- 11) Designation of Site No. 3 shall be changed from "Housing for Dishoused" to "Housing for Dishoused and Economically Weaker Section" as shown in orange on Development Plan.
- 12) Designations of Site No. 17 shall be changed from "Open Space" to "Children's Play Ground" as shown in orange on Development Plan.
- 13) Plot No. 204 shown in Green Zone (Forest) shall be deleted from the said zone & included in residential zone. While transferring this plot an area of 1524 meters affected by the Development Plan road shall be excluded.
- 14) The designation of Site No. 14 (Open Air Theatre) shall be changed to "Community Centre".
- 15) Sub Rule No. (viii) of Rule No. 1 of Development Control Rules shall be deleted.
- 16) Sub-Rule (b) of Rule 3 of Development Control Rules shall be deleted.
- 17) In Sub Rule (a) of Rule 5 of Development Control Rules the words "Only on ground floor" after word "Shops" shall be added.
- 18) In Sub Rule II(iv) and Sub Rule II(iii) of Rule 9 of Development Control Rules figure 1/5 th shall be replaced by figure "1/10th."

- 19) Sub Rules d(iii) of Rule 10 of Development Control Rules shall be deleted.
- 20) Sub Rule (j) of Rule 10 of Development Control Rules shall be deleted.
- 21) In sub Rule k(iii) of Rule 10 of Development Control Rules the words "for wet hot climate and 1/6th of floor area for dry hot climate" shall be deleted.
- 22) In Rule 11(General regulation) the regulation regarding Set Back from Burial Ground shall be replaced by the new regulations viz. "Set Back from Burial Grounds and ^{cremation} / Grounds shall be as prescribed by Government from time to time. "
- 23) Rule No. 13 of Development Control Rules shall be replaced by following new Rules:
- "In conformity with the intent and spirit of these regulations, the Chief Officer may with the prior approval of the Deputy Director of Town Planning of the concerned Division, relax any of the bylaws provided the relaxation sought for does not violate the health, safety, fire safety, structural safety and public safety of the inhabitants and the buildings of the neighbourhood. However no such relaxation shall be permissible in respect of built over area or no. of stories permissible.".
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