

Urban Development Department
Mantralaya, Bombay-400 032

Dated the 4th July, 1992.

erashtra
gional &
n Planning
1966.

No.TPS 1490/CR-365/90/UD-12,- Whereas, vide Government Notification, Urban Development Department No.TPS-1483/1541/B/CR-227-A/83/UD-5, dated 20th May 1985 published in Maharashtra Government Gazette, dated 13th June 1985 issued as per the provisions of sub-section (1) of section 4 of the Maharashtra Regional & Town Planning Act, 1966. (hereinafter referred to as " the said Act ") the Government of Maharashtra constituted a Regional Planning Board called "the Raigad Regional Planning Board" (hereinafter referred to, as " the said Board ") for preparation of a Regional Plan for the purpose of planning the development and use of land in the Raigad Region, the limits of which have been defined in the Government Notification, Urban Development Department No.TPS 1483/1541/A/CR-227-A/83/UD-5, dated 20th May 1985 and published in Maharashtra Government Gazette at pages 663 & 664 of part-I Konkan Division Supplement dated 13th June 1985 (hereinafter referred to as "the said Region")

And Whereas, the said Board, after carrying out the necessary surveys & preparing an existing land-use map of the said Region prepared & published a Draft Regional Plan (hereinafter referred to as

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" the said Regional Plan ") in accordance with the provisions of sub-section (1) of section 16 of the said Act, and a notice in this respect was published in the Maharashtra Government Gazette dated 18th May 1989.

And whereas, the said Board after considering the report of the Regional Planning Committee appointed by it under sub-section (3) of section 10 of the said Act on the suggestions, objections and representations in respect of the said Regional Plan, modified the said Regional Plan in accordance with the provisions of section 15 of the said Act and submitted such modified Regional Plan with the report of the Regional Planning Committee and connected documents, plans, maps and charts for approval of the Government of Maharashtra under sub-section (1) of section 15 read with sub-section (4) of section 16 of the said Act in three parts, that is, (i) set of development Control Regulations on 15th January 1990, (ii) growth centre plans alongwith respective reports for growth centres of a) Pen-Panvel-Khalapur, b) Nagothane & c) Pal Sudhagad on 18th January 1990 & ⁽ⁱⁱⁱ⁾ the remaining part of the Regional Plan on 8th March 1990.

And whereas the Government of Maharashtra proposes accord sanction to the said Regional Plan with certain modifications specified in Schedule given below excluding the part containing the Development Control Regulations which have been separately approved under section (2) of section 15 of the said Act.

Now, therefore, in exercise of the powers conferred by sub-section(1) of section 15 of the said Act and all other powers enabling it in this behalf, the Government

No.TPS 1794/893/CR 147/94/UD-12

Whereas, by Government Notification, Urban Development Department No.TPS 1490/CR 365/90/UD-12 dated 4th July, 1992 issued under Sub-section 1 of Section 15 of the Maharashtra Regional & Town Planning Act, 1966 (Mah.XXXVII of 1966) (hereinafter referred to as "the said Act") and of all other powers enabling it in that behalf, the Government of Maharashtra has approved Raigad Regional Plan (1985-2011) (hereinafter referred to as "the said Regional Plan") limits of which have been defined in the Government Notification, Urban Development Department No.TPS 1483/1541/A/CR 227/A/83/UD-5 dated 20 May, 1985 and the said Regional Plan has come into force from 15 September, 1992;

And whereas, the Government of Maharashtra is of the opinion that it is necessary to include the land bearing S.No.18 from Village Karade (BK), Taluka Panvel, District Raigad into Industrial Zone from Forest Zone considering the industrial development taking place in Raigad District in the vicinity of the said lands;

And whereas, the Government of Maharashtra has published a Notice under Sub-section 3 of Section 20 of the said Act in Maharashtra Government Gazette dated 4th November, 1966 and local newspapers for inviting suggestions/objections from public under which the

2) the power of Town Planning, Konkan Division was

of the earlier objections and suggestions and forward shall be to the Government. Considering the report submitted to, the is

(3) The Konkan Region Town Planning, Government of opinion in Orange on the

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i) Dasgaon-Mahad.

iv) Kolad-Vile Bhagwat & Athane-Khopoli

as proposed by the Regional Planning Board shall be

/of

that the said proposal/modification is necessary and should be sanctioned in the public interest.

Now, therefore, in exercise of the powers conferred by Sub-section (4) of Section 20 of the said Act, the Government of Maharashtra hereby sanctions the said modification subject to the following conditions.

- (1) There shall be 100.00 mtr. wide Buffer Zone between Residential Zone and the said land within the said land.
- (2) 50% of the plot shall be used for afforestation.
- (3) No Objection Certificate from Maharashtra Pollution Control Board.
- (4) Petro-Chemical Industries shall not be permitted.

And for that purpose amends the Government Notification No. TPS 1490/CR 365/90/UD-12 dated 4th July, 1992 as follows:-

"The land bearing S. No. 18 of Village Karade Taluka Panvel, District Raigad shown in Black color and merged on Plan bearing No. TPS 1794/893/CR 147/94/UD from Forest Zone to Industrial Zone".

The Plan showing the said notification is available for inspection of the public in the office of

- i) The Collector of Raigad, Alibag.
- ii) Assistant Director of Town Planning, Alibag, Chintamani Building, Balaji Naka, Alibag.

By order and in the name of the Governor of Maharashtra

(V. W. Deshpande)

Deputy Secretary to Government

re (A) approves the said Regional Plan with the modifications specified in the schedule below.

et (B) directs that the Development Control Regulations for the Raigad Region approved by the Government of Maharashtra vide Urban Development Department Notification No. TPS 1490/187/CR 21/90-UD-12 dated 10th September 1991 & published in Maharashtra Government Gazette dated 16th September 1991 and are in force with effect from 10th December 1991 shall form part of the said Regional Plan.

ct 15th
if) fixes the ~~xxx~~ September 1992 to be the date on which the Regional Plan shall come into operation and shall be called " The Final Regional Plan of Raigad ~~Regional~~ ^{Region} Region."

(1) Schedule of Modifications to the Raigad Regional Plan

ar) E The North-west boundary of Region from village Kurul (Tal. Alibag) to village Kharoshi (Tal. Pen) shall be corrected to make it coterminus with the boundary of Raigad Region as defined vide Govt. Notification No. 1483 TPS/~~1483~~/1541-A/CR-227/83-UD-5 dated 29th May, 1985 as shown in orange verge on the plan. The portion coloured in red stands excluded from region and that coloured in green shall be included in the region under agricultural zone.

es 2) The boundaries of the growth centre areas and boundaries of the existing Municipal limits situated in the region shall be corrected as shown in Orange on the plan.

en (3) The Konkan Railway alignment shall be corrected as shown in Orange on the plan. Further, new rail links viz.
i) Dasgaon-Mahad. ii) Dasgaon-Mhasala iii) Murud-Mangaon.
iv) Kolad-Vile Bhagad & v) Nagothane-Khopoli
as proposed by the Regional Planning Board shall be

(4) Following villages viz i) Nandgaon (Tal. Marud)
(ii) Borli-Panchatan iii) Dive-Agar iv) Kolmandala and
v) Bag-Mandala (all from Shriwardhan Taluka) shall be
shown as wadi lands.

(5) The area of Pen-Panvel-Khalapur Growth Centre shall
be reduced to the extent as shown in Orange on the
Growth Centre plan.

(6) In the growth centre plans residential use-zone
shown around village caothans shall be deleted and
lands shall be included in agricultural zone as shown in
Orange on the plan.

(7) The sites earmarked for Public purpose/Commercial
purpose on Growth Centre plans more specifically shown
Orange on respective plans shall be deleted and the land
so deleted shall be included in Residential zone.

(8) The area covered under Nagothane Growth Centre &
Goregaon Growth Centre shall be extended as shown in
Orange on the Regional Plan.

(9) In Roha Taluka, the zoning of the following land
shall be changed from Agricultural zone to that of residential
zone more specifically shown in Orange on the plan.

- a) Land situated between Dhatav Industrial Estate &
Municipal Town, to the South of Kundalika
- b) Land situated to the East & West of Roha Municipal
limits from village Ashtami Khari
- c) Lands from villages Roha & ~~xxxx~~ situated to the W
of Roha Municipal limits.

(10) In Roha taluka lands situated on either sides of
Bombay-Goa road (NH-17) more specifically shown
the plan from northern boundary of village Puf

upto Southern boundary of village Varasgaon to the extent of 500 m shall be included in residential zone. Further, in village Ambewadi, lands along Roha-Kolad road to the extent of 300 m on either sides as specifically shown on the plan shall be included in residential zone.

- (11) In village Poladpur (Tal. Poladpur) lands situated to the west of Bombay-Goa road (NH-17) to the extent of 500 m and lands situated to the East between the above Highway & Savitri River & more specifically shown on the plan shall be included in residential zone.
- (12) In village Mhasala (Tal. Mhasala) lands along Mangaon-Shrivardhan road to the extent as specifically shown on the plan on either sides shall be included in ~~xx~~ residential zone.
- (13) Chemical industries shall not be permitted in the industrial zones proposed in the growth centre areas of i) Vile-Bhagad ii) Mangaon iii) Goregaon iv) Mahad and v) Rajpuri. Further, no new chemical industries shall be allowed in the area of Birwadi Growth Centre.
- (14) In Murud Taluka, lands from villages Salav, Nidi, Cheher, Mithakhar, Yesade^{Amali} and Shrighaon situated to the South and West of Revadanda Creek shall be deleted from Agricultural zone and included in industrial zone as specifically shown in Orange on ~~xx~~ the plan.
- (15) The lands from villages Koste-Khurd, Koste-Budruk & Nizampur (from taluka Mangaon) more specifically shown in Orange on the plan shall be deleted. from Agricultural zone and included in Industrial zone.

(16) In User Growth Centre:

i) The lands from Industrial zone unto a depth of 200 m along the western boundary of this zone shall be exclusively used for afforestation/plantation as segregation belt. The lands adjoining to the above segregation belt towards west from agricultural zone upto a depth of 300 m shall also be used for afforestation/plantation.

ii) Zoning of lands situated to the east of Alibad-Revdanda road from village Pazar shall be changed from Residential to that of Residential-1 zone (Low-density residential zone).

iii) The lands on either sides of Revdanda-Murud road in village Revdanda to the extent of 100 m towards west and 300 m towards east more specifically shown on the plan shall be included in low density Residential zone (Residential-1 zone).

iv) The lands from villages Sahan and Vawir (Tal. Alibad) bounded to the north by Forest zone, to the east by Agricultural zone, to the south by Alibad-Roha Road and to the west by Agricultural zone shall be deleted from Industrial zone and included in Residential zone.

(17) In Nagothane Growth Centre:

i) The lands bounded to the North by the boundary of the region, to the East by Bombay-Goa National Highway No.17, to the South by river Nide and to the west by the Poynad-Nagothane road, shall be deleted from agricultural zone and included in Residential zone, excluding areas under existing village panchayats required for their natural expansion, as per regulation No.5(ix) of the sanctioned Development Control Regulations for Raigad Region.

ii) The lands bounded to the North by Roha Railway line, to the South by Poynad-Nagothane-Wakan road and to the East by Amba River shall be deleted from agricultural, Forest and residential zones and ~~xxx~~ included in Industrial zone.

iii) The lands from villages Balsai & Godsai (Tal. Roha) bounded to the North by Poynad-Wakan Road, to the East by Bombay-Goa National Highway No.17 and residential zone, to the South by the boundary of Forest zone & residential zone, to the West by village boundary of Balsai shall be deleted from residential & agricultural zones & included in industrial zone as specifically shown in Orange on the plan.

18) In Pen-Panvel-Khalapur Growth Centre:

i) The lands from villages Honad, Mandad and Adoshi (Tal. Khalapur) more specifically shown in Orange on the plan shall be deleted from agricultural zone and included in Industrial zone. The alignment of existing road leading to Adoshi shall be corrected.

ii) Lands from villages Umbare & Khambe-Wadi (Tal. Khalapur) bounded to the North and West by a Nalla, to the South by boundary of Forest zone and to the East by Khopoli-Pali road more specifically shown in Orange on the plan shall be deleted from Agricultural zone and included in Industrial zone.

iii) Zoning of the following lands from village Vashivali (Tal. Pen) shall be changed as below-

a) The lands situated to the North-East of river Balganga more specifically shown in Orange on the plan shall be deleted from Residential zone & included in Agricultural zone.

b) The lands bounded to the North by village boundary of Vashivali, to the East and South by

Forest zone, and to the west by the boundary of residential zone shall be deleted from Agricultural zone and included in Residential zone.

iv) The lands from village Ransai (Tal. Khalapur) situated on either side of Pen-Khopoli State Highway, more specifically shown in Orange on the plan shall be deleted from Residential/Agricultural zones and included in Industrial zone.

✓ v) Lands under commercial zone proposed in the villages Savaroli and Dhamani (Tal. Khalapur) shall be deleted from that zone and included in Industrial zone.

(19) In Pali Sudhagad Growth Centre.

Lands from village Rasal (Tal. Sudhagad) bounded to the North by boundary of village Rasal, to the East by Khopoli Pali road, to the South by the above road & the site for Regional Recreation Centre, and to the West by Amba river shall be deleted from Agricultural zone and included in Industrial zone.

(20) In Rajpuri Growth Centre :

Lands proposed for industrial purpose along both sides of Rajpuri Creek shall be used for industries related to coastal zone such as fisheries, boat building, etc.

(21) In Goregaon Growth Centre :

i) The lands from villages, Kuravade, Vadgaon, Chapadi & Unegaon (Tal. Mangaon) more specifically shown on the plan in Orange shall be deleted from Agricultural zone and shall be included in Industrial zone.

ii) The lands earmarked for Ambarle Technical University situated to the East of Bombay-Goa National Highway upto Forest zone and Malla as shown in Orange on the plan shall be deleted and ..

included in Residential zone. The remaining land shall be earmarked for Dr. Babasaheb Ambedkar Technical University.

iii) The lands from village Lonare more specifically shown in Orange on the plan bounded to the north by proposed road, to the East & South by Nalla, to the west by the Bombay-Goa Road shall be deleted from agricultural zone and included in Residential zone.

iv) Zoning of lands from four villages viz Chinchvali, Goregaon, Nagaon & Vadghar more specifically shown in Orange on the plan shall be deleted from Agricultural zone and included in Residential zone.

(22) In Mahad Growth Centre:

i) The lands from villages Ladivali, Tetghar and Kinjloli-BK. (Tal. Mahad) bounded to the North by proposed road, to the East by road leading to Mandle, to the South and West by Industrial zone and also to the West by site of public amenities & residential zone shall be deleted from Agricultural zone and included in Industrial zone.

ii) Lands situated between Gandhari river and Raigad road from village Ladivali more specifically shown in Orange on the plan shall be deleted from Residential zone and included in Industrial zone.

3) In Birwadi Growth Centre:

i) The lands from village Matwan situated to the West of road leading to Dhariwali and bounded to the North by Agricultural zone,

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to the east above existing road, to the South and West by Agricultural zone shall be deleted from Industrial zone and included in Agricultural zone.

ii) Lands from villages Akale, Borgaon & Matwan situated on either sides of Mahad-Pandharpur road (State Highway No.70) bounded to the North and East by Green belt (along river), to the South by residential zone and park, to the West by road leading to Dhariwali and by Residential zone shall be deleted from Agricultural zone and included in Residential zone.

- Notes:
1. The modifications carried out by the Raigad Regional Planning Board while submitting the Regional Plan which have been approved by Govt. while according the sanction are shown in Green on the plans.
 2. Hill stations proposed in the Regional Plan shall have extent upto respective revenue village boundaries as shown in Orange on the plan.
 3. Copy of the said Regional Plan as approved shall be kept open for the inspection of the public, during office hours, in
 - a) the office of the Collector of Raigad at Alibag.
 - b) the office of the Assistant Director Town Planning, Raigad at Alibag.

By order and in the name of the Governor of Maharashtra

B.M. Ambhalkar
Joint Secretary to Govt.