

**Maharashtra Regional and Town
Planning Act, 1966.**

**Sanction to Modification u/s 37(2) of
Modification of General Development
Control Regulations (GDCR) for Navi
Mumbai.**

**Government of Maharashtra
Urban Development Department
Mantralaya, Mumbai 400 032.
Dated 27th May, 2004**

NOTIFICATION

**Maharashtra
Regional &
Town Planning
Act 1966.**

No. TPB- 432001/1185/CR-107/2004/UD-11:-

Whereas the Government of Maharashtra in exercise of the powers conferred by sub-section (3A) of the section 113 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") declared by Notification, Urban Development, Public Health and Housing Department, No. RPB 1171/18124/113/II-W, dated the 20th March, 1971, and by Notification Urban Development, Public Health and Housing Department No. RPB 1173-II RPC, dated the 16th August, 1973, City and Industrial Development Corporation of Maharashtra Limited (being a company owned and controlled by the Government of Maharashtra) (hereinafter referred to as "the said Corporation") as the New Town Development Authority for the said area comprised in the site of Navi Mumbai as specified therein;

And whereas, in exercise the powers conferred by the provisions of the said Act and all the powers enabling it in this behalf the said Corporation made the General Development Control Regulation (GDCRs) for Navi Mumbai, (hereinafter referred to as "the said Regulations");

And whereas, the Government of Maharashtra in the Urban Development and Public Health Department approved the Development Plan Navi Mumbai together with the said Regulations in exercise of the powers conferred by the section 31 of the said Act, by Notification No. RPB 1175/635/B-UD-5 dated the 18th August, 1979, published in the Maharashtra Government Gazette, dated 27th September, 1979;

And whereas the said Corporation ceased on and from 16th December, 1994 to be the Planning Authority in certain areas of Navi Mumbai w.e.f.16/12/94, more particularly specified in the schedule to the Government order No. NMC 1592/1187/CR-138/94/UD-24 dated 16th December, 1994, for which the Navi Mumbai Municipal Corporation is the Planning Authority in substitution to the said Corporation;

And whereas, the said Corporation decided to make further amendments/modifications (hereinafter referred to as "the said Modification") in the said Regulation as specified in the Schedule annexed therein;

And whereas, the said Corporation, after following legal formalities laid down under section 37 of the said Act, has submitted the said modification proposal to Government for sanction vide letter No.CIDCO/SP(DP)/ADM/ 2001/422 dated 15/6/2001;

And whereas, no suggestion/objection were received from the Public with regard to the aforesaid modification;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said modification should be approved with some changes;

Now, therefore, in exercise of the powers conferred by sub-section (2) of the said Act, Government hereby:-

- a) Sanctions the said modification proposal as described in the Schedule attached herewith;
- b) fixes the date of publication of this notification in the official gazette as the date of coming into force of these modification;
- c) directs the said Corporation that in the schedule of modifications appended to the aforesaid modification sanctioning the said Regulations after the last entry, the above (a) shall be added.

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


(Abhiraj Girkar)

Under Secretary to Government.

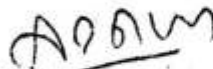
SCHEDULE

**Accompaniment with the Notification No. TPB 432001/1185/
CR-107/04/UD-11-2004**

- 1 **Addition of new classes in Sub-Regulation 1 of Reg. 14:**
(a) The following shall be inserted at the end of (7) No Development Zone.
(8) Institutional
(9) Woodland Corridor
(10) Fishing & Allied activities.
(11) Marshalling Yard.
- 1(b) At 14.1.4 in place of Warehousing "Wholesale Market & Warehousing" shall be substituted.
- 2 **Amendment to clause 4 of sub-regulation 4 of regulation 14.**
The following shall be substituted at 14.4.4.
Wholesale Market & Warehousing: 7) Mercantile land use.
8) (a) Service Industry Class-A. [Only ancillary service industries which are not obnoxious and hazardous shall be allowed.]
(b) Service Industry Class-B. [Only ancillary service industries which are not obnoxious and hazardous shall be allowed.]
9) Storage land use with residence for essential staff upto limit of 30% of the land use.
10) IT land use.
- 3 **Amendment to clause 5 of Sub-Reg. 4 of Regulation 14:**
(5) Regional Parks:
Kept in abeyance till the receipt of information required from CIDCO.
- 4 **Addition of new clause in Sub-Reg. 4 of Regulation 14:**
(5) Institutional: 3) Educational
4) Institutional including Govt. and semi Govt. offices professional and Corporate offices with residences for essential staff upto limit of 30% of the land use.
10) IT land use.

5. Addition of new clause in sub Reg. 4 of Regulation 14:
 (9) Woodland Corridor Garden, nurseries, horticulture
6. Addition of new clause in sub Reg. 4 of Regulation 14:
 (10) Fishing & Allied activities: Fishing, fish farming, temporary sheds for stacking dried fish bags, boat repairing activities, construction of drying platforms at places designated by the Corporation and other such related activities as may be approved by the Government in Fisheries Department.
7. Addition of new clause in sub Reg. 4 of Regulation 14:
 (11) Marshalling Yard: (9) Storage land use Railway sidings for goods trains loading and unloading platforms, transit storage sheds, wagon repairing activities etc.

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



(Abhiraj Girkar)

Under Secretary to Government.