

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

कलम ३१(१) अन्वये मौजे मनोरी व गोरई (बृहन्मुंबई महानगरपालिका हद्द) व मौजे उत्तन, पाली, चौक, तारोडी, डोंगरी, मोरवा (मिरा-भाईंदर महानगरपालिका हद्द) या अधिसूचित क्षेत्राच्या विकास योजनेच्या मंजूरीची अधिसूचना.

महाराष्ट्र शासन

नगर विकास विभाग

क्रमांक :- सिएमएस/टिपीबी-४३१२/३२३/प्र.क्र. २३/२०१३ /नवि-११

मंत्रालय, मुंबई : ४०० ०२१,

दिनांक - १३ मे, २०१३.

शासन निर्णय : सोबतची अधिसूचना शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.



(संजय बाणाईत)

अवर सचिव, महाराष्ट्र शासन

प्रति,

- (१) मा. मुख्यमंत्री यांचे प्रधान सचिव.
- (२) मा. राज्यमंत्री (नगर विकास) यांचे स्वीय सहाय्यक.
- (३) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई-५१.
- (४) आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई
- (५) आयुक्त, मिरा-भाईंदर महानगरपालिका, मिरा-भाईंदर,
- (६) जिल्हाधिकारी, मुंबई उपनगर, जिल्हाधिकारी कार्यालय, कलानगर, वांद्रे (पूर्व), मुंबई-५१.
- (७) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- (८) सहसंचालक, नगर रचना, कोकण विभाग, कोकण भवन, नवी मुंबई- ४००६१४.
- (९) उपसंचालक, नगर रचना, बृहन्मुंबई, इन्सा हटमेंट, महापालिका मार्ग, मुंबई- ४००००१.
- (१०) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करून त्याच्या ३५ प्रती नगर विकास विभाग (नवि-११), मंत्रालय, मुंबई व प्रत्येकी ५ प्रती मुंबई महानगर प्रदेश विकास प्राधिकरण, वांद्रे, मुंबई; आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई; आयुक्त, मिरा-भाईंदर महानगरपालिका, मिरा-भाईंदर; संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)

(११) कक्ष अधिकारी, कार्यासन नवि-२९, यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रसिध्द करावी.

✓ (१२) निवड नस्ती (नवि-११)

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

**Sanction to Development plan of
villages Manori & Gorai (Municipal
Corporation of Greater Mumbai) and
Uttan, Pali, Chowk, Tarodi, Dongri &
Morva (Mira Bhayander Municipal
Corporation) under Section 31(1) of
the Act.**

**GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400032.**

Date :- 13th May, 2013.

NOTIFICATION

No.TPB-4312/323/CR-23/2013/UD-11.

Whereas, the Government in Urban Development Department vide Notification No. TPB 4307/108/CR-29/07/UD-11, dated 1st December, 2007 under section 40(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") has appointed Mumbai Metropolitan Region Development Authority (hereinafter referred to by its acronym "MMRDA"), established under the Mumbai Metropolitan Region Development Authority Act, 1974 (Mah. IV of 1975), to be the Special Planning Authority for the Development of Recreation & Tourism Development Zone as per proposal of sanctioned Revised Regional Plan for Mumbai Metropolitan Regional Plan, on the lands of villages Manori & Gorai (Municipal Corporation of Greater Mumbai) and Uttan, Pali, Chowk, Tarodi, Dongri & Morva (Mira Bhayander Municipal Corporation) (hereinafter referred to as "the said Notified Area");

And whereas, the MMRDA declared its intention under section 23 of the said Act to prepare a fresh Development Plan for the said Notified Area and a notice of such declaration was published in the Maharashtra Government Official Gazette, Miscellaneous Part-II dated 25th October, 2010;

And whereas, the MMRDA after carrying out survey of the entire land of the said Notified Area, as required under section 25 of the said Act, prepared the Draft Development Plan of the said Notified Area along with Development Control Regulations and published a notice under sub-section (1) of Section 26 of the said Act in the Maharashtra Government Gazette, Extra-Ordinary Part-II, dated 15th November 2011 for inviting objections or suggestions from the general public;

And whereas, after considering the suggestions and objections received in respect of the aforesaid published Draft Development Plan, the Planning Committee set up under section 28(2) submitted its report to the MMRDA and whereas the MMRDA made certain modifications in the Draft Development Plan (hereinafter referred to as "the said Development Plan") under sub-Section (4) of Section 28 of the said Act and decided to submit the said Development Plan to the Government for sanction under Section 30 of the said Act;

And whereas, MMRDA before submitting the said Development Plan to the Government under Section 30 of the said Act, published the said Development Plan so modified for

information of the general public under sub Section (4) of Section 28 by a notice published in Maharashtra Government Official Gazette, Miscellaneous, Part – II, dated 2nd May 2012;

And whereas, in accordance with provisions of section 30 of the said Act, the MMRDA has submitted the said Development Plan alongwith the Development Control Regulations to the State Govt. for sanction on 14th May 2012;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the State Government has decided to sanction a part of the said Development Plan with modifications as specified in **SCHEDULE –A**, excluding the substantial modifications as specified in **SCHEDULE-B** (as **EP-1 to EP-56**) of this Notification;

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

- a) Sanctions the said Development Plan, along with a Schedule of Modifications namely **SCHEDULE-A** appended hereto, excluding the proposals involving substantial modifications as specified in **SCHEDULE-B** appended hereto.
- b) Fixes the date after one month from the date of this Notification in the Official Gazette to be the date on which Final Development Plan shall come into force.

The reservations/allocations/designations which do not appear in the **SCHEDULE A & B** are hereby sanctioned for respective purpose as designated in the Final Development Plan.

Areas of reserved sites mentioned in the report of the Final Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

Draftsman's errors which are required to be corrected as per actual situation on site or as per survey records, sanctioned layout, etc, shall be corrected by the Metropolitan Commissioner, MMRDA after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

The aforesaid Final Development Plan sanctioned by the State Government shall be kept open for inspection by the public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the

- 1) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E), Mumbai-51.
- 2) Commissioner, Municipal Corporation of Gr. Mumbai.
- 3) Commissioner, Mira-Bhayandar Municipal Corporation.

This Notification shall also be made available on the Govt. website-
www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,



(Sanjay Banait)

Under Secretary to Government.

SCHEDULE - A

Schedule of Modifications sanctioned by the Government under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 in respect of the Development Plan of Manori-Gorai-Uttan Notified Area as accompanied with Government Notification, Urban Development Department No.TPB-4312/323/CR-23/2013/UD-11, dated 13th may 2013.

Sr. No.	Modification No.	Planning Unit	Proposals of Draft Development Plan published under section 26 of the MR&TP Act 1966	Proposals of Draft Development Plan submitted under section 30 of the MR&TP Act, 1966	Modifications made by the Govt. while sanctioning the Draft Development Plan under section 31 of the MR&TP Act 1966
SM1	M85	Morva	"Reservation No. 60-Sewage Treatment Plant" admeasuring 2,069 sq.m.	Area of "Reservation No. 60-Sewage Treatment Plant" be increased to 2,227 sq.m. as shown on the plan.	Area of "Reservation No. 60-Sewage Treatment Plant" is increased approximately to 2,227 sq.m. as shown on the plan.
SM2	M15	Pali	Two No Development Zone pockets at the northern end of the Uttan creek located outside the Buffer zone as per approved CZMP of MBMC.	Two No Development Zone pockets outside the buffer zone along Uttan creek near the northern end of the creek as per approved CZMP of MBMC be changed to Development Zone 2.	Two No Development Zone pockets outside the buffer zone along Uttan creek near the northern end of the creek as per approved CZMP of MBMC are included in Development Zone 2.
SM3	M19	Uttan	Two No Development Zone pockets at the mouth of the Uttan creek located outside the Buffer zone as per approved CZMP of MBMC.	Two No Development Zone pockets outside the buffer zone along Uttan creek upto the mouth of the creek as per approved CZMP of MBMC be changed to Development Zone 2.	Two No Development Zone pockets outside the buffer zone along Uttan creek upto the mouth of the creek as per approved CZMP of MBMC are included in Development Zone 2.
SM4	M23	Uttan	Development Zone 1 pocket, excluding Shire Gaothan, Hissa No. 3 of S. No. 237 & Hissa Nos. 1, 2, 3, 4, 5 of S. No. 236.	Development Zone 1 pocket, excluding Shire Gaothan, Hissa No. 3 of S. No. 237 & Hissa Nos. 1, 2, 3, 4, 5 of S. No. 236 be deleted from Development Zone 1 and be included in Green Zone.	Development Zone 1 pocket, excluding Shire Gaothan, Hissa No. 3 of S. No. 237 & Hissa Nos. 1, 2, 3, 4, 5 of S. No. 236 is reinstated as proposed under section 26.

SM5	M36	Uttan & Gorai	All No Development Zone lands located on the land-ward side of the High Tide Line.	All No Development Zone lands located on the land-ward side of the High Tide Line be changed to Green Zone.	All No Development Zone lands on the land-ward side of the High Tide Line are allocated to Green Zone.
SM6	M34	Gorai	Tourism Development Zone1 at Gorai Knoll, covering S. Nos. 48pt & 49pt.	Tourism Development Zone1 at Gorai Knoll, covering S.Nos. 48pt & 49pt be changed to Tourism Development Zone.	Tourism Development Zone1 at Gorai Knoll covering S. Nos. 48pt & 49pt is renamed as Tourism Development Zone.
SM7	M107 & M108	Gorai & Manori	12.0 m wide proposed new road connecting 20.0 m wide Gorai-Manori Spine Road to Global Pagoda (N20) and southward running 12.0 m wide proposed new road (N-22) from Gorai jetty road to N20.	12.0 m wide proposed new road connecting 20.0 m wide Gorai-Manori Spine Road to Global Pagoda (N20) and southward running 12.0 m wide proposed new road (N-22) from Gorai jetty road to N20 in villages Gorai and Manori be deleted.	12.0 m wide proposed new road connecting Gorai-Manori Spine Road to Global Pagoda (N20) and southward running 12.0 m wide proposed new road (N-22) from Gorai Jetty Road to N20 in Villages Gorai and Manori are deleted.
SM8	M45	Gorai	No Development Zone land on the land-ward side of High Tide Line adjacent to Global Pagoda.	No Development Zone land on the land-ward side of High Tide Line adjacent to Global Pagoda be changed to Tourism Development Zone.	Allocation of land on the land-ward side of High Tide Line adjacent to Global Pagoda is changed from No Development Zone to Tourism Development Zone.
SM9	M40	Manori	Smaller of the two Preservation Zone pockets in Manori village.	Smaller of the two Preservation Zone pockets in Manori village be changed to Tourism Development Zone.	Allocation of the land under the Smaller of the two Preservation Zone pockets in Manori village is changed to Tourism Development Zone.
SM10	M59	Uttan	"Reservation No.. 19 - Hospital".	Area of "Reservation No.. 19 - Hospital" be increased to 12,118 sq.m. as shown on the plan.	"Reservation No.. 19 - Hospital" is deleted and it is shown as existing Hospital with boundary as shown in the plan published under section 26.
SM11	M67	Morva	"Reservation No. 30-Morva Talav" admeasuring 5,289 sqm. Morva Village.	Talav area be included in "Reservation No. 30 -Morva Talav" and the area be increased to 8,968 sqm.	The area of existing Morva talav is included in "Reservation No. 30-Morva Talav" as shown on the plan.

SM12	M73	Gorai	Reservation No. 36 - Parking lot, Gorai Village.	Area of Reservation No. 36 - Parking lot be corrected from 5,000 sqm. to 4,097 sqm.	Area of "Reservation No. 36- Parking lot" is corrected in the statement of Reservations in the DP Report.
SM13	M75	Gorai	Reservation No. 39 Burial ground/ Crematorium.	Area of Reservation No. 39 Burial ground/ Crematorium be reduced as shown on the plan.	Area of Reservation No. 39 Burial ground/ Crematorium is reduced as shown on the plan.
SM14	M133	Development Control Regulations	Regulation No. 3.1: LAND-USE ZONES: Three broad categories of land use zones are defined based on the level of human interaction with the environment. Under these, further detailed land use zones are defined as follows: A. Ecological Zones 1) No Development Zone 2) Preservation Zone B. Natural Resource Based Development Zones 3) Tourism Development Zone-1 4) Green Zone 5) Fishing & Allied Activities Zone C. Development Zones 6) Development Zone 1 7) Tourism development Zone 2 8) Development Zone 2.	Regulation No. 3.1: be modified as follows: LAND-USE ZONES: A. Ecological Zones 1) No Development Zone B. Natural Resource Based Development Zones 2) Green Zone 3) Fishing & Allied Activities Zone. C. Development Zones 4) Tourism development Zone 5) Development Zone 1 6) Development Zone 2.	Regulation No. 3.1 is modified as follows: LAND-USE ZONES: 1) No Development Zone 2) Green Zone 3) Fishing & Allied Activities Zone 4) Tourism Development Zone 5) Development Zone 1 6) Development Zone 2.
SM15	M133	Development Control Regulations	Table No. 1 & Table No. 2:	Table No. 1 & 2 be renumbered as Table No. 3 & 5 and their contents be modified as below:	Table No. 1 & 2 are renumbered as Table No. 3 & 5 and their contents are modified as below:
	2		Preservation Zone Maximum permissible Base FSI : 0.01 Maximum no. of storeys	Preservation Zone be deleted.	Preservation zone is deleted.

		permissible: G.		
3		Tourism Development Zone 1 Maximum permissible Base FSI : 0.05 Maximum no. of storeys permissible : G.	Tourism Development Zone 1 be deleted.	Tourism Development Zone 1 is renamed as Tourism Development Zone.
4		Green Zone : Maximum permissible Base FSI : 0.10 Maximum Permissible FSI with TDR/Premium FSI : 0.20 Maximum no. of storeys permissible : G.	Green Zone : Maximum permissible Base FSI : 0.10 Maximum Permissible FSI with TDR/Premium FSI : 0.20 Maximum no. of storeys permissible : G+1.	Green Zone : Maximum permissible Base FSI : 0.10 Maximum Permissible FSI with TDR/Premium FSI : 0.20 Maximum no. of storeys permissible : G+1.
5		Fishing & Allied Activities Zone Maximum permissible Base FSI of 0.10 Maximum no. of storeys permissible : G.	Fishing & Allied Activities Zone Maximum permissible Base FSI of 0.10 Maximum no. of storeys permissible : G.	Fishing & Allied Activities Zone Maximum permissible Base FSI of 0.10 Maximum no. of storeys permissible : G.
6		Development Zone 1 Maximum permissible Base FSI of : 0.30 Maximum Permissible FSI with TDR/Premium FSI : 0.50 Maximum no. of storeys permissible : G+1.	Development Zone 1 Maximum permissible Base FSI of : 0.30 Maximum Permissible FSI with TDR/ Premium FSI : 0.50 Maximum no. of storeys permissible : G+1.	Development Zone 1 Maximum permissible Base FSI of : 0.30 Maximum Permissible FSI with TDR/Premium FSI : 0.50 Maximum no. of storeys permissible : G+1.
7		Tourism Development Zone 2 Maximum permissible Base FSI of : 0.3 Maximum no. of storeys permissible : G+1.	Tourism Development Zone 2 be renamed as Tourism Development Zone Maximum permissible Base FSI of : 0.3 Maximum no. of storeys permissible : G+1.	Tourism Development Zone 2 is renamed as Tourism Development Zone Maximum permissible Base FSI : 0.30 Maximum no. of storeys permissible : G+1.

	8		Development Zone 2 Maximum permissible Base FSI of :1.0 Maximum no. of storeys permissible : G+2.	Development Zone 2 Maximum permissible Base FSI of :1.0 Maximum no. of storeys permissible : G+2.	Development Zone 2 Maximum permissible Base FSI of :1.0 Maximum no. of storeys permissible : G+2.
SM16	_____	Development Control Regulations	Regulation No. 3.2.1(ii) : Natural tourism activity: Mangrove board walk and a boat ride through one particular creek which is clearly designated and is a supervised activity for educational purpose only.	Regulation No. 3.2.1(ii) : Natural tourism activity: Mangrove board walk and a boat ride through one particular creek which is clearly designated and is a supervised activity.	Regulation No. 3.2.1(ii) is modified as follows : Mangrove board walk and a boat ride through one particular creek which is clearly designated and is a supervised activity. Further a new Regulation No. No. 3.2.1(iii) is inserted as follows : Activities permitted in CRZ I as per Notifications/Orders issued by MoEF from time to time.
SM17	M132	Development Control Regulations	Table No. 8 : Height of Habitable Rooms, Regulation No. 4.4 If the height of a covered structure exceeds that specified in Table - 8 under Regulation No. 6.1.2, 50% of such area covered by extra height shall be counted towards Built up Area. However, in case of unique architectural design, Authority may relax this rule for reasons to be recorded in writing. Buildings for public assembly are exempt from this Regulation.	Table No. 8 be renumbered as Table no. 10 and Regulation No. 4.4 be modified as follows: If the height of a covered structure exceeds that specified in Table - 10 under Regulation No. 6.1.2, 50% of such area covered by extra height shall be counted towards Built up Area. However, in case of unique architectural design, Authority may relax this rule for reasons to be recorded in writing. Buildings for public assembly are exempted from this Regulation. Amusement Rides, when uncovered, shall not be treated as buildings. Rides when	Table No. 8 be renumbered as Table no. 10 and Regulation No. 4.4 is modified as follows: If the height of a covered structure exceeds that specified in Table - 10 under Regulation No. 6.1.2, 50% of such area covered by extra height shall be counted towards Built up Area. However, in case of unique architectural design, Authority may relax this rule for reasons to be recorded in writing. Buildings for public assembly are exempted from this Regulation.

				covered shall be treated as one floor. Uses requiring special heights such as covered Amusement Rides, Film Studios can be considered on case to case basis by the Metropolitan Commissioner.	
SM18	_____	Development Control Regulations	Regulation No. 1.3 (11E): HIGH RISE BUILDING means a building exceeding 13.5 m in height.	No change	Existing Regulation No. 1.3 (11E) is renamed as 1.3 (11B) and is modified as follows: HIGH RISE BUILDING means a building exceeding 15.0 m in height.
SM19	_____	Development Control Regulations	Regulation No. 6.6.2: In the case of buildings intended for educational purpose, or for utilities like fire brigade stations, etc stilt with more height shall be permitted, without payment of any premium.	No change	Regulation No. 6.6.2 is modified as follows: In the case of buildings intended for educational purpose, or for utilities like fire brigade stations, etc stilt with more height shall be permitted with special approval from the Metropolitan Commissioner, without payment of any premium.
SM20	_____	Development Control Regulations	Regulation No. 4.1.3.1: Layout road shall be leveled and paved, sewered, drained, channeled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Authority.	No change	Regulation No. 4.1.3.1: is modified as follows: Layout road shall be leveled and paved, sewered, drained, channeled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Authority by the Developer.

SM21	_____	Development Control Regulations	Regulation No. 5.23.1: The infrastructure to be developed to facilitate proper storm water drainage of the site under reference will have to be constructed by the applicant as per Authority's specifications and design.	No change	Regulation No. 5.23.1: is modified as follows: The infrastructure to be developed to facilitate proper storm water drainage of the site under reference will have to be constructed by the applicant as per Local Authority's specifications and design.
SM22	_____	Development Control Regulations	Appendix IX	Appendix IX	Appendix IX is modified as follows:
			1 i) 25 sq.m. and above but less than 40 sq.m. with min width 3 m.	No change	1 i) Built up area 25 sq.m. and above but less than 40 sq.m. with min width 3 m.
			1 ii) 40 sq.m. and less than 125 sq.m. with min width 5 m.	No change	1 ii) Built up area 40 sq.m. and less than 125 sq.m. with min width 5 m.
			1 iii) 125 sq.m. and less than 180 sq.m. with min width 9.0 m.	No change	1 iii) Built up area 125 sq.m. and less than 180 sq.m. with min width 9.0 m.
			1 iv) 180 sq.m. and above with min width 9.0 m.	No change	1 iv) Built up area 180 sq.m. and above with min width 9.0 m.
			6) On an independent plot	No change	6) Detached
			9 & 10) On an independent plot with other compatible users.	No change	9 & 10) Detached with other compatible users.
			_____	_____	Footnote added as follows: * Minimum plot size shall be governed by the FSI admissible in a particular zone



(Sanjay Banait)

Under Secretary to Government

SCHEDULE-B

Schedule of Substantial Modifications proposed by the Government under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 in respect of Development Plan of Manori-Gorai-Uttan Notified Area as accompanied with Government Notification, Urban Development Department No.TPB-4312/323/CR-23/2013/UD-11, dated 13th may 2013.

I) Substantial Modifications in respect of Development Plan.

Excluded part No.	Modification No.	Reservation No.	Planning Unit	Proposals of Draft Development Plan published under section 26 of the MR&TP Act 1966	Proposals of Draft Development Plan submitted under section 30 of the MR&TP Act, 1966	Modifications of substantial nature as proposed by Govt. under section 31 of the MR&TP Act 1966
EP 01	_____	_____	Gorai	_____	_____	The bridge across Manori creek at Gorai as per the Revised Sanctioned Development Plan of Greater Mumbai is proposed to be incorporated as indicated on the plan.
EP 02	_____	_____	Dongri, Tarodi, Uttan, Gorai & Manori	_____	_____	The width of main spine road is proposed to be increased from 20.0 m to 30.0 m. Further it is also proposed to retain the readjustment of the spine road proposed in certain parts as proposed under section 30 with increase in width and the area so released due to realignment, readjustment and deletion is proposed to be included in the adjoining zones as proposed under section 31.
	M117	_____	Dongri, Morva	20.0 m wide link road between Morva & RMC Plant, at Dongri (J68 to J67).	The 20.0 m wide link road between Morva & RMC Plant at Dongri (J68 to J67) be widened to 30.0m.	20.0 m wide link road between Morva & RMC Plant at Dongri is proposed to be widened to 30.0 m.
	M111	_____	Tarodi, Dongri	_____	New 20.0 m wide by-pass road connecting Dongri junction to Anand Nagar near Chhota talav along the eastern foothills of Dhavgi (N-46) be proposed as shown on the plan.	New 30.0 m wide by-pass road connecting Dongri junction to Anand Nagar near Chhota talav along the eastern foothills of Dhavgi hillock (N-46) is proposed as shown on the plan.

M112	—	Tarodi, Dongri	Proposed 20.0 m wide By-pass road connecting Dongri junction to Dongri-Uttan Road at Reservation No. 23 (N-42).	20.0 m wide By-pass road connecting Dongri junction to Dongri-Uttan Road at Reservation No. 23 (N-42) be deleted on account of proposed alternative alignment.	20.0 m wide By-pass road connecting Dongri junction to Dongri-Uttan Road along Reservation No. 23 (N-42) is proposed to be deleted on account of the proposed 30m wide bypass road. The land so released is proposed to be included in Development Zone 2.
M08	—	Tarodi	Green zone pocket at S.No. 50(184) pt of Tarodi.	Green zone pocket at S.No. 50(184) pt of Tarodi be changed to Development Zone 2.	Allocation of land pocket bearing S.No. 50(184) pt of Tarodi to the southern side of proposed 30m wide road is proposed to be changed from Green zone to Development Zone 2.
M113	—	Dongri	20.0 m wide road between Reservation No. 23 and Chota Talav, Anand-nagar.	Width of 20.0 m wide road between Reservation No. 23 (Link N42) and Anand-nagar be reduced to 12.0 m.	Width of 20.0 m wide road between Link N-42 and Chota Talav, Anand-nagar is proposed to be reduced to 12.0 m.
M105	—	Manori	Proposed North-south 7.0 m wide road from Sumlai talav to Manori gaathan (from J71 to J8).	Width of proposed North-south 7.0 m wide road from Sumlai talav to Manori gaathan be widened to 20.0 m The same be extended (from J71 to J8) upto North of Sumlai talav and realigned around the Talav at its south end on account of this stretch being proposed as part of main spine road.	Width of proposed North-south 7.0 m wide road from Sumlai talav to Manori gaathan is proposed to be widened to 30.0 m. The same is proposed to be extended (from J71 to J8) upto North of Sumlai talav and realigned around the existing Talav to the south end as shown on the plan.
M42	—	Manori	—	Green Zone pocket comprising CTS Nos. 1770pt, 1772pt, 1768pt & 1766pt be changed to Tourism Development Zone on account of re-alignment and widening of proposed 7.0 m Sumlai-Manori by-pass road.	Allocation of land pocket comprising CTS Nos. 1770pt, 1772pt, 1768pt & 1766pt is proposed to be changed from Green Zone to Tourism Development Zone on account of re-alignment and widening of proposed 7.0 m Sumlai-Manori by-pass road to 30.0 m.

	M104	—	Manori	Proposed widening of existing road between Sumlai talav and Manori gaothan (from J71 to J8).	Proposed widening of existing road between Sumlai talav and Manori gaothan (from J71 to J8) be reduced from 12.00 m. to 9.0 m on account of the proposed 20.0 m wide new by-pass road.	Proposed widening of existing road between Sumlai talav and Manori gaothan (from J71 to J8) is proposed to be reduced from 20.0 m to 9.0 m on account of the proposed 30.0 m wide new Sumlai-Manori by-pass road to its east.
	M103	—	Manori	20.0 m wide proposed by-pass Road surrounding and along the eastern side of Manori Talav.	20.0 m wide proposed new by-pass Road surrounding and along the eastern side of Manori talav be deleted on account of the proposed 20.0 m wide new Sumlai-Manori by-pass road.	20.0 m wide proposed new by-pass Road surrounding and along the eastern side of Manori talav is proposed to be deleted on account of the proposed 30.0 m wide new Sumlai-Manori by-pass road.
EP 03	—	—	Chowk, Dongri, Pali, Uttan, Gorai & Manori	—	—	The width of all 7.0 m wide proposed roads in the Notified Area is proposed to be increased to 9.0 m as shown on the plan.
	M118 & M119	—	Uttan	—	Two 7.0 m wide new links - one between road connecting Bhootbangla junction to Keshav Srishti Talav (N-52) and the other connecting Palkhedi to Keshav Srishti Talav (N-53) be added.	Two 7.0 m wide new links, one between road connecting Bhootbangla junction to Keshav Srishti Talav (N-52) and other connecting Palkhedi to Keshav Srishti Talav (N-53) are proposed and the width of these roads is proposed to be increased to 9.0m.
	M123	—	Gorai	Proposed 7.0 m wide road near Gorai knoll to the west of Government land (N-25).	Proposed 7.0 m wide road near Gorai knoll to the west of Government land (N-25) be re-aligned as shown on the plan.	Proposed 7.0 m wide road near Gorai knoll to the west of Government land (N-25) is proposed to be re-aligned near newly proposed Reservation No.. 84 as shown on the plan and its width is proposed to be increased to 9.0 m. The land so released is proposed to be included in Tourism Development Zone.
	M121	—	Gorai	—	7.0 m wide new link (N-55) from Gorai jetty road (near BMC Health Center) to the south along HTL be added.	7.0 m wide new link (N-55) from Gorai jetty road (near BMC Health Center) to the south along HTL is proposed and its width is

					proposed to be increased to 9.0 m. as shown on the plan.*	
	M106	_____	Manori	7.0 m wide new ring-road along High Tide Line (from J15 to J72).	The proposed 7.0 m wide new ring-road along High Tide Line (from J15 to J72) be realigned at J72 near Manori talav as shown on the plan.	The alignment of proposed 7.0 m wide new ring-road along High Tide Line (from J15 to J72) is proposed to be realigned at J72 near Manori talav as shown on the plan and its width is proposed to be increased to 9.0 m. The land so released is proposed to be included in the adjacent zone.
EP 04	_____	_____	Chowk, Dongri, Pali, Uttan, Gorai & Manori	_____	_____	Existing pathways/pedestrian trails are proposed to be indicated as 3.0 m wide pedestrian trails as shown on the plan.
EP 05	M13	_____	Pali	Area to the east of proposed 12.0 m wide Pali-Uttan by-pass road upto 500.0 m CRZ line as per approved CZMP of MBMC.	Preservation Zone and Green Zone pockets to the east of proposed 12.0 m wide Pali-Uttan by-pass road upto 500.0 m CRZ line as per approved CZMP of MBMC in Pali village and Green Zone pocket to the east of proposed 12.0 m Pali-Uttan by-pass road upto 500 m CRZ line as per approved CZMP of MBMC till Reservation No. 20 in Uttan village be changed to Development Zone 2.	Allocation of pockets to the east of proposed 12.0 m wide Pali-Uttan by-pass road upto 500.0 m CRZ line as per approved CZMP of MBMC in Pali village and Green Zone pocket to the east of proposed 12.0 m Pali-Uttan by-pass road upto 500 m CRZ line as per approved CZMP of MBMC till Reservation No. 20 in Uttan village is proposed to be changed from Preservation Zone & Green Zone to Development Zone 2. It is further proposed to modify the boundary of such Development Zone 2 upto S. No. 279, 280, 282pt (upto Reservation No. 20), 3, 8, 9, 319 pt, S. No 54 Hissa Nos. 4 to 15 & S.No.53pt as shown on plan in Uttan Village. An additional 9.0 m wide new road around proposed Development Zone 2 pocket along with additional two 9.0 m wide
	M14	_____	Pali	Area to the east of proposed 12.0 m wide Pali-Uttan by-pass road upto 500.0 m CRZ line as per approved CZMP of MBMC.		
	M17	_____	Uttan	Area to the east of proposed 12.0 m Pali-Uttan by-pass road upto 500.0 m CRZ line as per approved CZMP of MBMC upto Reservation No.. 20 in the south.		

					new links (one providing access to Reservation No. 63 and the other near S. No. 31 & 32) connecting the proposed road with the 12.0 m wide Pali-Uttan by-pass road are proposed in Pali and Uttan village.
M87	63	Uttan	"Reservation No. 63-Sewage Treatment Plant".	"Reservation No. 63-Sewage Treatment Plant" be shifted with increase in area in green zone as shown on the plan and the area so released be included in Development Zone1 & 2.	"Reservation No. 63-Sewage Treatment Plant" is proposed to be deleted and shifted in green zone with increase in area as shown on the plan and the area so released from the earlier location of reservation is proposed to be included partly in Development Zone1 & partly in Development Zone 2 as shown on the plan.
M122	—	Uttan	Proposed 9.0 m wide road connecting Uttan gaathan to Dhavgi hillock.	9.0 m wide road connecting Uttan gaathan to Dhavgi hillock be re-aligned.	9.0 m wide road connecting Uttan gaathan to Dhavgi hillock is proposed to be re-aligned as shown on the plan.
M18	—	Uttan	Green Zone pocket bounded by Uttan-Dhavgi road in the north, Bhoot-bangla-Uttan road in the south and Dhavgi Hillock to the east.	Green Zone pocket bounded by Uttan-Dhavgi road in the north, Bhoot-bungalow-Uttan road in the south and Dhavgi hillock to the east be changed to Development Zone 1.	9.0 m wide new link connecting Dhavgi road to Uttan-Bhootbungalow road is proposed as shown on the plan. Allocation of Green Zone pocket bounded by realigned 9.0m wide Uttan-Dhavgi road in the north & 12.0m wide Bhootbungalow-Uttan road to the south upto Dhavgi hillock to the east is proposed to be changed from Green Zone to Development Zone 1. It is further proposed to extend (by merging the small pockets under Preservation Zone) the boundary of Dvelopment zone upto the newly proposed 9.0m wide road.
M93	73	Uttan	—	A New "Reservation No. 73-Bus Depot" be added as shown on the plan.	New "Reservation No. 73-Bus Depot" is proposed to be newly added as shown on the plan.

	M95	75	Uttan	_____	A New "Reservation No. 75-Police Station" be added as shown on the plan.	New "Reservation No. 75-Police Station" is proposed to be newly added as shown on the plan.
	M20	_____	Uttan	200 m wide Green Zone pocket to the south of Bhootbangla-Uttan road upto the boundary of S. Nos. 3, 315, 100, 101, 263, 257, 258 & 256.	The 200 m wide Green Zone pocket to the south of Bhootbangla-Uttan road upto the boundary of S. Nos. 3, 315, 100, 101, 263, 257, 258 & 256 be changed to Development Zone 1.	Allocation of land pocket to the south of Bhootbangla-Uttan road upto the boundary of S. Nos. 3, 315, 100, 101, 263, 257, 258 & 256 and land pocket to the south of Bhootbangla-Uttan road upto the boundary of Hissa Nos 12 & 9 of S. No. 340 and upto S.Nos. 3,8,9 to the west is proposed to be changed respectively from Green Zone & Preservation Zone to Development Zone 1.
	M21	_____	Uttan	200 m wide Preservation zone pocket to the south of Bhootbangla-Uttan road upto the boundary of Hissa Nos 12 & 9 of S. No. 340.	Preservation Zone pocket to the south of Bhootbangla-Uttan road upto the boundary of Hissa Nos 12 & 9 of S. No. 340 be changed to Development Zone 1.	A 9.0 m wide new road along the southern boundary of the said Development Zone 1 connecting 12.0 m wide road to the west with the 30 m wide main spine road near Bhootbungalow junction is proposed to be added and the boundary of the said Development Zone 1 pocket is proposed to be extended upto the said newly proposed 9.0m wide road as shown on the plan.
EP 06	_____	_____	Chowk, Dongri, Pali, Tarodi, Morva, Uttan, Gorai & Manori	_____	_____	Widening of the existing roads is proposed to be widened equally on both sides from the centre of the road wherever feasible, except otherwise specifically indicated on the plan.
	M116	_____	Dongri, Uttan	Proposed 7.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67).	Proposed 7.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67) be realigned and its width be increased to 12.0 m.	Width of 7.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67) is proposed to be increased to 12.0m. The said road is proposed to be re-aligned as per the alignment of the existing road as shown on the plan and the deleted portion of

						proposed road on account of realignment is proposed to be included in the adjacent zone.
	M6	—	Dongri Uttan	Preservation Zone area lying outside high tide line along proposed 7.0 m. wide road connecting Dongri loop-road to RMC plant (from J66 to J67).	Preservation Zone pockets outside high tide line along proposed 7.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67) be changed to No Development Zone.	Allocation of land pockets, seaward side of high tide line along proposed 12.0 m wide road connecting Dongri loop-road to RMC plant (from J66 to J67) is proposed to be changed from Preservation Zone to No Development Zone.
EP 7	M25	—	Uttan	Preservation Zone pocket around Vellankini Church along with the area to the south of the Church till MBMC boundary upto the 12.0 m wide proposed road on the east.	Preservation Zone pocket around Vellankini Church along with the area to the south of the Church till MBMC boundary upto the 12.0 m wide proposed road be changed to Tourism Development Zone.	Allocation of land pocket under Preservation Zone around Vellankini Church along with the area to the south of the Church till MBMC boundary upto the 12.0 m wide proposed road is proposed to be changed from Preservation Zone to Tourism Development Zone. The said 12.0 m wide road (link no.N32) is proposed to be realigned on eastern side as shown on plan and thereby boundary of the Tourism Development Zone pocket is proposed to be extended up to said re-aligned road as shown on the plan.
EP 8	—	85	Gorai	—	—	A New "Reservation No. 85-Tourist Amenity Centre" is proposed to be added in the Tourism Development Zone pocket to the north of Culvem Gaothan as shown on the plan.
	M31	84	Gorai	Preservation Zone Area to south of MCGM boundary upto Tourism Development Zone-2 in Gorai.	Preservation Zone pocket to south of MCGM boundary upto Tourism Development Zone-2 in Gorai be changed to Tourism Development	Allocation of land pocket to south of MCGM boundary upto Tourism Development Zone-2 in Gorai is proposed to be changed from Preservation Zone to Tourism

				Zone.	Development Zone. A New "Reservation No. 84- Tourist Amenity Centre" is proposed to be added in the said pocket as shown on the plan.
M37 & M83	48 & 89	Manori	Tourism Development Zone 1 at Samulai knoll covering S. Nos. 717pt and 763pt and "Reservation No. 48 for Parking lot".	Samulai knoll covering S. Nos. 717pt and 763pt be changed to Tourism Development Zone. Also, "Reservation no. 48- Parking lot" be shifted to this pocket as shown on the plan.	Allocation of land of Samulai knoll covering S. Nos. 717pt and 763pt is proposed to be changed from Tourism Development Zone1 as Tourism Development Zone. Further, "Reservation No. 48- Parking lot" is proposed to be deleted and shifted into the said Tourism Development Zone pocket as shown on the plan and a new "Reservation No. 89 - Tourist Amenity Centre" is proposed to be added as shown on the plan. The land so released due to shifting of "Reservation No. 48-Parking lot" is proposed to be included in Tourism Development Zone.
M43	90	Manori	Two Green Zone pockets to the north of Manoribell resort.	Two Green Zone pockets to the north of Manoribell resort be changed to Tourism Development Zone.	Allocation of two land pockets to the north of Manoribell resort are proposed to be changed from Green Zone to Tourism Development Zone. New "Reservation No. 90-Tourist Amenity Centre" is proposed to be added in the Tourism Development Zone pocket as shown on the plan.
EP 9	M94, M99, M100	74, 79, 80 & 83	Uttan	Three new Reservations Nos "74- College/Training center", "79-Municipal Office" & "80-Fire Station" be added in the triangular pocket between Keshav Srishti, Uttan village boundary and the spine road as shown on the plan.	Three new Reservations bearing Nos "74- College/Training center", "79-Municipal Office" & "80-Fire Station" proposed in the triangular pocket between Keshav Srishti, Uttan village boundary and the spine road are proposed to be shifted to the north of Keshav Srushti block in Development Zone 1 as shown on

						the plan. The land so released is proposed to be reserved for "Reservation No. 83-Judicial Academy" as shown on the plan.
	M47A	—	Uttan	Triangular Preservation Zone pocket bounded by Development zone 1 of Keshav Shrushti block, existing Uttan-Gorai road and southern boundary of Uttan village.	The Triangular Preservation Zone pocket bounded by Development zone 1 of Keshav Shrushti block, existing Uttan-Gorai road and southern boundary of Uttan village be changed to Development Zone 1 as shown on the plan.	Allocation of the Triangular land pocket bounded by Development zone 1 of Keshav Shrushti block, existing Uttan-Gorai road and southern boundary of Uttan village is proposed to be changed from Preservation Zone to Development Zone 1.
EP 10	M82	47	Manori	"Reservation No. 47-Culvem Talav".	"Reservation No. 47-Culvem Talav" be restricted to the talav boundary and the remaining area be deleted.;	"Reservation No. 47-Culvem Talav" is proposed to be deleted and area so deleted from Reservation excluding the existing Talav is proposed to be included in Green Zone as shown on the plan.
	M84	49	Manori	"Reservation No. 49-Manori Talav".	"Reservation No. 49-Manori Talav" be restricted to talav boundary.	"Reservation No. 49-Manori Talav" is proposed to be deleted and area so deleted from Reservation excluding the existing Talav is proposed to be included in Tourism Development Zone as shown on the plan.
EP 11	M49 & M50	4 & 5	Chowk	Reservation No. 4, Primary & Secondary School and Reservation No. 5, Playground.	Reservation No. 4 and 5, Primary & Secondary School and Playground be shifted to existing school & Playground.	"Reservation No. 4-Primary & Secondary School" and "Reservation No. 5-Playground" are proposed to be deleted and area so released is proposed to be included in Development Zone 2. The existing school and play ground near church are proposed to be shown as existing school and playground as shown on the plan.

M10	—	Chowk	Six Preservation Zone pockets located to the west of 12 m wide proposed by-pass road and the Preservation Zone pocket between Pali-Uttan road & U-tan Resort.	Six Preservation Zone pockets located to the west of 12 m wide proposed by-pass road and the Preservation Zone pocket between Pali-Uttan road & U-tan Resort be changed to Development Zone 2.	Allocation of Six land pockets located to the west of 12.0m wide proposed by-pass road and land pocket between Pali-Uttan road & U-tan Resort are proposed to be changed from Preservation Zone to Development Zone 2.
M66	27	Morva	"Reservation No. 27-Primary School" admeasuring 1,100 sqm.	"Reservation No., 27-Primary School" be increased to 1,165 sqm. as shown on the plan.	"Reservation No. 27-Primary School" is proposed to be deleted and shown as existing Primary School as per existing boundary as shown on the plan.
M57	15	Uttan	"Reservation No. 15-St. Joseph School Talav".	Area of "Reservation No. 15-St. Joseph School Talav" be corrected from 5,373 to 6,677 sq.m.	"Reservation No. 15-St. Joseph School Talav" is proposed to be deleted and area so deleted is shown as existing talav & garden with the existing boundary as shown on the plan.
M76	40	Gorai	"Reservation No. 40-Burial Ground/Crematorium".	Area be corrected form 1517sqm. to 1637sqm.	"Reservation No. 40-Burial Ground/Crematorium" is proposed to be deleted and area so deleted is shown as existing Burial Ground/Crematorium.
—	37	Gorai	"Reservation No. 37-Health Centre".	No change	"Reservation No. 37-Health Centre" is proposed to be deleted and area so deleted is shown as existing Health Centre.
—	55, 56 & 57	Manori	"Reservation No. 55-Welfare Center", "Reservation No. 56-Burial Ground & Crematorium", "Reservation No. 57-Crematorium".	No change	"Reservation No. 55-Welfare Center" "Reservation No. 56-Burial Ground & Crematorium", "Reservation No. 57-Crematorium" are proposed to be deleted and area so deleted is shown as existing Welfare Center, Burial Ground & Crematorium and Crematorium respectively as shown on the plan.

	—	50, 51	Manori	"Reservation No. 50 - Primary School", "Reservation No. 51 - Playground".	No change	"Reservation No. 50 - Primary School" is proposed to be changed to playground as shown on the plan; "Reservation No. 51-Playground" near Manori talav is proposed to be deleted and the area so deleted is shown as existing Primary School.
EP 12	M51 M52	6, 7	Pali	"Reservation No. 6 - Primary School", "Reservation No. 7 - Playground".	Area of "Reservation No. 6 - Primary School", "Reservation No. 7 - Playground" be corrected.	The proposed Reservation No. 6 & 7 are partly located over the existing dispensary. It is proposed to delete the area of the existing dispensary from Reservation No. 6 & 7 and to be shown as existing Dispensary. The remaining area of Reservation No. 6 & 7 is proposed to be combined and renumbered as "Reservation No. 7- Playground".
EP 13	M80, M81	45, 46, 87, 88	Manori	"Reservation Nos. 45 & 46 - Secondary School & Playground".	"Reservation Nos. 45 & 46 - Secondary School & Playground" be deleted.	"Reservation Nos. 45 & 46 - Secondary School & Playground" are proposed to be deleted and area so deleted is proposed to be included in Development Zone 2. "Reservation Nos. 87-Secondary School" and "88-Playground" with a 9.0 m wide access road are proposed to be newly added as shown on the plan.
	M1	—	Dongri	Green Zone area bounded by road adjoining Reservation No. 24 to the north, boundary of S. Nos. 72(191), 73(190) & 75(189) to the south, existing Dongri-Gorai road to the east and Dhavgi hillock to the west.	Allocation of Green Zone pocket bounded by road abutting Reservation No. 24 to the north, upto S. Nos. 72(191), 73(190) & 75(189) to the south, existing Dongri-Gorai road to the east and Dhavgi hillock to the west be changed to Development Zone 2.	Allocation of land pocket bounded by road abutting Reservation No. 24 to the north, upto S. Nos. 72(191), 73(190) & 75(189) to the south, existing Dongri-Gorai road to the east and Dhavgi hillock to the west is proposed to be changed from Green Zone to Development Zone 2.

	M2	---	Dongri	Green Zone area to the south of S. Nos. 72(191), 73(190) & 75(189) and west of existing Dongri-Gorai road upto Dhavgi hillock.	Allocation of Green Zone area to the south of S. Nos. 72(191), 73(190) & 75(189) and west of existing Dongri-Gorai road upto Dhavgi hillock be changed to Development Zone 1.	Allocation of land to the south of S. Nos. 72(191), 73(190) & 75(189) and west of existing Dongri-Gorai road upto Dhavgi hillock is proposed to be changed from Green Zone to Development Zone 1.
	M61	22	Dongri	"Reservation No. 22-Primary & Secondary School".	Area of "Reservation No. 22-Primary & Secondary School" be corrected.	Boundary of Reservation No. 22 is proposed to be re-adjusted with reduced area as indicated on the plan.
	M62	23	Dongri	"Reservation No. 23-Playground".	Area of "Reservation No. 23-Playground" be corrected.	Reservation No. 23 is proposed to be shifted within the proposed Development Zone 2 pocket as shown on the plan. The area so released due to shifting of Reservation No. 23 is proposed to be included in Development Zone 2.
	M63	24	Dongri	"Reservation No. 24-Dongri Talav".	Dongri Talav area be included in Reservation No. 24.	Area of existing talav is proposed to be added in "Reservation No. 24- Dongri Talav" and its boundary is proposed to be readjusted on account of widening of 20.0 m wide road to 30.0 m wide road as shown on the plan.
EP 14	M74	38 & 86	Gorai	"Reservation No. 38-Gorai Junction Talav & Garden".	Area of talav be included in "Reservation No. 38 - Gorai Junction Talav & Garden" and the reservation boundary be re-adjusted as shown on the plan.	Existing talav area is proposed to be included in "Reservation No. 38-Gorai Junction Talav & Garden" and the Reservation boundary is proposed to be re-adjusted as shown on the plan. New "Reservation No. 86-Primary, Secondary School & Playground" along with a new 9.0 m wide access road is proposed abutting Gorai junction talav as shown on the plan.

EP 15	M9	1	Chowk	"Reservation No. 1-Veer Chimaji Appa Memorial Park", under Tourism Development Zone1.	Allocation of "Reservation No. 1-Veer Chimaji Appa Memorial Park" be changed from Tourism Development Zone 1 to Green Zone.	Allocation of land under "Reservation No. 1-Veer Chimaji Appa Memorial Park" is proposed to be changed from Tourism Development Zone-1 to Green Zone.
EP 16	M11	_____	Chowk	Tourism Development Zone1 in Chowk accessible by pedestrian trail.	Allocation of Tourism Development Zone1 pocket accessible by pedestrian trail be changed to Green Zone.	Allocation of Tourism Development Zone1 pocket accessible by pedestrian trail is proposed to be changed to Green Zone.
	M12	_____	Chowk	Remaining Preservation Zone in Chowk village.	Allocation of remaining Preservation Zone in Chowk village be changed to Green Zone.	Allocation of remaining Preservation Zone in Chowk village is proposed to be changed to Green Zone.
	M48	3	Chowk	"Reservation No. 3-Burial Ground/Crematorium".	Area of "Reservation No. 3-Burial Ground/Crematorium" be increased as shown on the plan.	Area of "Reservation No. 3-Burial Ground/Crematorium" is proposed to be increased as shown on the plan.
	M110	_____	Chowk	Proposed 12.0 m wide road from Pali resort to Burial Ground.	Proposed 12.0 m wide road from Pali resort to Burial Ground be re-aligned as shown on the plan.	Proposed 12.0 m wide road from Pali resort to Burial Ground is proposed to be re-aligned as shown on the plan. The land so released is proposed to be included in the adjacent zone.
EP 17	M64 M65	25, 26	Tarodi	"Reservation No 25 - Primary & Secondary School" and "Reservation No 26 - Playground".	"Reservation No 25 - Primary & Secondary School" and "Reservation No 26 - Playground" be shifted as shown on the plan.	"Reservation No 25 - Primary & Secondary School" and "Reservation No 26 - Playground" are proposed to be shifted as shown on the plan. The area so released from the said reservation is proposed to be included in Development Zone2.
EP 18	M16	_____	Pali	Remaining Preservation Zone located to the east of proposed 12 m Pali-Uttan by-pass road beyond 500.0 m CRZ line.	Allocation of remaining Preservation Zone located to the east of proposed 12.0 m wide Pali-Uttan by-pass road beyond 500.0 m CRZ line be changed to Green Zone.	Allocation of remaining Preservation Zone located to the east of proposed 12.0 m wide Pali-Uttan by-pass road beyond 500.0 m CRZ line is proposed to be changed to Green Zone.

EP 19	M125	_____	Uttan	Proposed 7.0 m wide road from Bhootbungalow-Uttan road to J46.	Proposed 7.0 m wide road from Bhootbungalow-Uttan road to J46 (N-34) in village Uttan be deleted.	Proposed 7.0 m wide road from Bhootbungalow-Uttan road to J46 (N-34) in village Uttan is proposed to be deleted.
EP 20	M3	_____	Dongri	Preservation Zone in entire Dongri Village.	Allocation of entire Preservation Zone area in Dongri village be changed to Green Zone.	Allocation of entire Preservation Zone in Dongri village is proposed to be changed to Green Zone.
	M4	_____	Dongri & Uttan	Tourism Development Zone1 pocket at Dongri-Uttan ridge bounded by proposed loop road.	Allocation of Tourism Development Zone1 pocket at Dongri-Uttan ridge bounded by proposed loop road be changed to Green Zone.	Allocation of two Tourism Development Zone1 pockets, one at Dongri Uttan ridge bounded by proposed loop road and the other at Dongri hillock bounded by loop pedestrian trail are proposed to be changed to Green Zone.
	M5	_____	Dongri	Tourism Development Zone1 at Dongri hillock accessed by pedestrian trail.	Tourism Development Zone1 at Dongri hillock accessed by pedestrian trail be changed to Green Zone.	
EP 21	M60	21	Dongri & Uttan	"Reservation No. 21- Golconda Talav".	The area of existing Golconda Talav be included in Reservation No. 21.	Area of existing Golconda talav is proposed to be included in "Reservation No. 21- Golconda Talav".
EP 22	M96	76	Dongri	_____	Two new "Reservation No. 76 -Tourist Amenity Centre and 77-Police Post", be added as shown on the plan.	Two new Reservations bearing No. "76 -Tourist Amenity Centre and 77-Police Post", are proposed to be newly added as shown on the plan.
	M97	77	Dongri			
EP 23	M24	_____	Uttan	Green Zone Pocket of Shire gaathan situated to the east of Shire gaathan road.	Allocation of Green Zone pocket of Shire gaathan situated to the east of Shire gaathan road be changed to Development Zone 1.	Allocation of land pocket of Shire gaathan situated to the east of Shire gaathan road is proposed to be changed from Green Zone to Development Zone 1.
EP 24	M26	_____	Uttan, Dongri	Green Zone pocket to the north of Keshav-Srishti block bounded by 12.0 m wide Palkhedi road and proposed 7.0 m new link to the east.	Green Zone pocket to the north of Keshav-Srishti block bounded by 12.0 m wide Palkhedi road and proposed 7.0 m new link to the east be changed to Development Zone 1.	Allocation of land pocket in Green Zone to the north of Keshav-Srishti block upto 12 m wide Palkhedi road to the north and western portion of the proposed 9.0 m new link (N53) is proposed to be changed to Development Zone1.

	M86	62	Uttan	"Reservation No. 62 - Sewage Treatment Plant".	Area of "Reservation No. 62 - Sewage Treatment Plant" be increased as shown on the plan.	Area of "Reservation No. 62 - Sewage Treatment Plant" is proposed to be increased as shown on the plan.
EP 25	M27	_____	Uttan	Preservation Zone pocket located to the east of Uttan-Gorai spine road at Bhootbungalow junction.	Allocation of Preservation Zone pocket located to the east of Uttan-Gorai spine road at Bhootbungalow junction be changed to Development Zone 1.	Allocation of land pocket located to the east of Uttan-Gorai spine road at Bhootbungalow junction is proposed to be changed from Preservation Zone to Development Zone 1.
EP 26	M115	_____	Uttan	Proposed Link Road connecting Dongri loop road to link no. N48 (N-49).	Proposed Link Road connecting Dongri loop road to link no. N48 (N-49) be marginally re-aligned and its width be increased from 7.0 m to 12.0 m.	Proposed Link Road connecting Dongri loop road to link no. N48 (N-49) is marginally re-aligned and increase in width from 7.0 m to 12.0 m. The area so released due to realignment is proposed to be included in adjacent zone.
	M114	_____	Uttan	7.0 m wide proposed link road around Keshav Srishti area (from J37 to N - 49).	7.0 m wide proposed link road around Keshav Srishti area (from J37 to N - 49) be re-aligned and its width be increased from 7.0 m to 12.0 m.	7.0 m wide proposed link road around Keshav Srishti area (from J37 to N - 49) is proposed to be re-aligned with increase in width from 7.0 m to 12.0 m; The road area so released due to realignment is proposed to be included in Development Zone 1.
	M28	_____	Uttan	Preservation Zone pocket to the east of proposed 7.0 m wide road around Keshav Srishti covering survey Nos. 189 & 190pt.	Allocation of Preservation Zone pocket to the east of proposed 7.0 m wide road around Keshav Srishti covering survey Nos. 189 & 190pt be changed to Development Zone 1.	Allocation of land pocket to the east of realigned proposed 12.0 m wide road around Keshav Srishti covering survey Nos. 189 & 190pt is proposed to be changed from Preservation Zone to Development Zone 1 as shown on the plan.
	M29	_____	Uttan	Green Zone pockets to the east of proposed 7.0 m wide road around Keshav Srishti area covering S. Nos. 185pt, 184pt, 192pt, 191pt, 194pt & 150pt.	Green Zone pockets to the east of proposed 7.0 m wide road around Keshav Srishti area covering S. Nos. 185pt, 184pt, 188pt, 192pt, 191pt, 194pt & 150pt be changed to Development Zone 1.	Allocation of land pockets to the east of realigned proposed 12.0 m wide road around Keshav Srishti area covering S. Nos. 185pt, 184pt, 188pt, 192pt, 191pt, 194pt & 150pt are proposed to be changed from Green Zone to Development Zone 1 as shown on the plan.

EP 27	M30	—	Uttan	Remaining Preservation Zone land in Uttan village.	Allocation of remaining Preservation Zone land in Uttan village be changed to Green Zone.	Allocation of remaining Preservation Zone land in Uttan village is proposed to be changed to Green Zone.
EP 28	M124, M53, M54, M55 & M56	10, 11, 12 & 13	Uttan	Proposed 12.0 m wide by-pass road along Reservation Nos. 10, 11, 12 and 13 for Secondary School, Playground, Primary School and Playground respectively.	12.0 m wide by-pass road along Reservation Nos. 10, 11, 12 & 13 be marginally re-aligned. Boundaries of Reservation Nos. 10, 11, 12 and 13 for Secondary School, Playground, Primary School and Playground be marginally readjusted as shown on the plan. Also Reservation Nos. 12 & 13 for school and playground be interchanged.	12.0 m wide by-pass road along Reservation Nos. 10, 11, 12 & 13 is proposed to be marginally re-aligned as shown in the plan. Due to this realignment the boundaries of Reservation Nos. 10, 11, 12 and 13 - Secondary School, Playground, Primary School and Playground are proposed to be marginally readjusted as shown on the plan. Further Reservation Nos. 12 & 13 for school and playground are proposed to be interchanged. Area so released due to realignment of 12.0m wide bypass road and readjustment of reservation is proposed to be included in Development Zone 2.
EP 29	M58	16	Uttan	"Reservation No. 16 - Burial Ground/Crematorium".	"Reservation No. 16 - Burial Ground/Crematorium" be deleted.	"Reservation No. 16 - Burial Ground/Crematorium" is proposed to be deleted. The land so released is proposed to be included in Development Zone 2.
	M68	31	Morva	"Reservation No. 31 for Tourist Amenity Centre".	"Reservation No. 31 for Tourist Amenity Centre" be deleted.	"Reservation No. 31 for Tourist Amenity Centre" is proposed to be deleted. The land so released is proposed to be included in Development Zone 2.
EP 30	M69	32	Uttan	"Reservation No. 32-Keshav Srishti Talav".	Keshav Srishti Talav area be included in "Reservation No. 32-Keshav Srishti Talav" and its zoning be changed from Preservation Zone to Green Zone.	Area of existing Keshav Srishti Talav is proposed to be included in "Reservation No. 32-Keshav Srishti Talav" and allocation of the land under this reservation is proposed to be changed from Preservation Zone to Green Zone.

EP 31	M70	33	Uttan	"Reservation No. 33-Uttan Talav".	Uttan Talav area be included in "Reservation No. 33-Uttan Talav" and its zoning be changed from Preservation Zone to Green Zone.	Area of existing Uttan Talav is proposed to be included in "Reservation No. 33-Uttan Talav" and allocation of the land under this reservation is proposed to be changed from Preservation Zone to Green Zone.
EP 32	M32	_____	Gorai	Preservation Zone pocket to the east of Tourism Development Zone-2 upto Gorai knoll to the north and upto Y-junction near Vairala talav to the south.	Allocation of Preservation Zone pocket to the east of Tourism Development Zone-2 upto Gorai knoll to the north and upto Y-junction near Vairala talav to the south be changed to Tourism Development Zone.	Allocation of land pocket to the east of Tourism Development Zone upto Gorai knoll to the north and upto Y-junction near Vairala talav to the south is proposed to be changed from Preservation Zone to Tourism Development Zone.
EP 33	M35	_____	Gorai	Remaining Preservation Zone in Gorai village.	All remaining Preservation Zone lands in Gorai village be changed to Green Zone.	Allocation of land remaining under Preservation Zone in Gorai village is proposed to be changed to Green Zone.
	M120	_____	Gorai	_____	A 9.0 m wide new link (N-54) connecting Gorai jetty road (at Juipada) with main spine road through Dongripada be added as shown on the plan.	A 9.0 m wide new link (N-54) connecting Gorai jetty road (at Juipada) with main spine road through Dongripada is proposed to be newly added as shown on the plan.
	M109	_____	Uttan & Gorai	The 12.0 m wide proposed Road running northwards from Gorai jetty road towards Keshav Srishti. (J24 to N48).	The 12.0 m wide road running northwards from Gorai Jetty road towards Keshav Srishti (J24 to N48) be re-aligned as shown on the plan.	The 12.0 m wide proposed road running northwards from Gorai Jetty road towards Keshav Srishti (J24 to N48) is proposed to be re-aligned as shown on the plan. The area to the landward side of High Tide Line (HTL) so released due to realignment of proposed road is proposed to be included in Green Zone and area to the seaward side of HTL so released due to realignment of proposed road is proposed to be included in No Development Zone.
EP 34	M71 & M92	34 & 72	Gorai	"Reservation No. 34 -Bus Depot".	Area of "Reservation No. 34 -Bus Depot" be reduced as shown on the plan. The	Area of "Reservation No. 34 -Bus Depot" is proposed to be reduced as shown on the plan. The area so

					area so released is proposed to be included in newly proposed "Reservation No. 72-Parking lot".	released is proposed to be included in newly proposed "Reservation No. 72-Parking lot" as shown on the plan.
EP 35	M72	35	Gorai	"Reservation No. 35-Vairala Talav".	Vairala talav area be included in the "Reservation No. 35-Vairala Talav" and its boundary be re-adjusted as shown on the plan.	Area of existing Vairala talav is proposed to be included in the "Reservation No. 35-Vairala Talav" and its boundary is proposed to be re-adjusted as shown on the plan.
EP 36	M38	_____	Gorai	Triangular Green Zone land parcel to the south of Culvem gaathan and to the west of Gorai-Manori Spine road.	The triangular Green Zone pocket to the south of Culvem gaathan & to the west of Gorai-Manori Spine road be changed to Development Zone 1.	Allocation of land pocket to the south of Culvem gaathan & to the west of Gorai-Manori Spine road is proposed to be changed from Green Zone to Development Zone 1.
	M77, M78	41, 42.	Gorai	"Reservation Nos. 41 & 42 - Playground & Secondary School".	Reservation Nos. 41, 42 and 64 be shifted to the Development Zone 1 pocket as shown on the plan.	Reservation Nos. 41, 42 located near Gorai gaathan are deleted and shifted in the newly allocated Development Zone 1 in Manori Village as shown on the plan. The land so released from the earlier Reservations is proposed to be included in Development Zone 2. "Reservation No. 64 - Sewage Treatment Plant" located near Culvem Talav is deleted and proposed to be shifted in the newly allocated Development Zone-1 in Manori Village as shown on the plan. The land so released from the said Reservation is proposed to be included in Green Zone.
	M88	64	Gorai	"Reservation No. 64 - Sewage Treatment Plant".		
EP 37	M98, M101 & M102	78, 81 & 82	Gorai	_____	Three new Reservations bearing Nos 78-Public Playground, 81-Municipal Office & Garden and 82-Police Station be added at the Y-junction to the south of Uttan talav as shown on the plan.	Three new Reservations bearing Nos. "78-Public Playground, 81-Municipal Office & Garden and 82-Police Station" are to be proposed to be newly added at the Y-junction to the south of Uttan talav.

EP 38	M39	_____	Manori	Preservation Zone pocket to the west of main Spine Road below the triangular Green Zone pocket at Culvem gaothan.	The Preservation Zone pocket to the west of main spine road below the triangular Green Zone pocket at Culvem gaothan be changed to Green Zone.	Allocation of land pocket to the west of main spine road below the triangular Green Zone pocket at Culvem gaothan is proposed to be changed from Preservation Zone to Green Zone.
EP 39	M41	_____	Manori	Green Zone Pocket to the east of MTDC land in Manori village upto Gorai-Manori main spine road.	Green Zone Pocket to the east of MTDC land in Manori village upto Gorai-Manori main spine road be changed to Tourism Development Zone.	Allocation of land pocket to the east of MTDC land in Manori village upto Gorai-Manori main spine road is proposed to be changed from Green Zone to Tourism Development Zone.
EP 40	M44	_____	Manori	No Development Zone land on the land-ward side of High Tide Line.	All No Development Zone pockets on the land-ward side of High Tide Line in Manori village be changed to Green Zone.	Allocation of land on landward side of the High Tide Line adjacent to Manori Village is changed from No Development Zone to Green Zone.
EP 41	M79	43	Manori	"Reservation No. 43 - Dispensary & Maternity Home".	"Reservation No. 43 - Dispensary & Maternity Home" be shifted to a new location in the Development Zone 1 pocket to the south of Sumlai talav as shown on the Plan.	"Reservation No. 43 - Dispensary & Maternity Home" is proposed to be deleted and shifted to a new location in the Development Zone 1 pocket to the south of Sumlai talav as shown on the Plan. The area so released from the said reservation is included in Development Zone 2.
	M90	70	Manori	_____	New "Reservation No. 70 - College/Training Centre" be added as shown on the Plan.	New "Reservation No. 70 - College/Training Centre" is proposed to be newly added as shown on the plan.
EP 42	M89	65	Manori	"Reservation No. 65 - Sewage Treatment Plant" near Manori talav.	"Reservation No. 65 - Sewage Treatment Plant" be shifted to the Green Zone pocket to the south of Manori gaothan with increase in area as shown on the plan.	"Reservation No. 65 - Sewage Treatment Plant" is proposed to be deleted and shifted to the Green Zone pocket to the south of Manori gaothan with increase in area as shown on the plan. The area so released from said reservation is proposed to be included in Tourism Development Zone.

	M91	71	Manori	_____	New "Reservation No. 71 - Police Post" be added near Manori jetty as shown on the plan.	New "Reservation No. 71 - Police Post" is proposed to be newly added near Manori jetty as shown on the plan.
EP 43	M7	_____	Tarodi	Two Preservation Zone pockets to the north of Tarodi Gaothan.	Allocation of two Preservation Zone pockets to the north of Tarodi Gaothan be changed to Green Zone.	Allocation of two Preservation Zone pockets to the north of Tarodi Gaothan is proposed to be changed to Green Zone.
EP 44	M33	_____	Gorai	Tourism Development Zone 1 at Gorai Hillock covering S. No. 115pt.	Allocation of Tourism Development Zone 1 at Gorai Hillock covering S. No. 115pt be changed to Green Zone.	Allocation of Tourism Development Zone 1 at Gorai Hillock covering S. No. 115pt is proposed to be changed to Green Zone.
EP 45	M22	_____	Uttan	Preservation Zone pocket near light house comprising of Hissa No. 45 of S. No. 285A and the area upto the creeklet.	Allocation of Preservation Zone pocket near light house comprising of Hissa No. 45 of S. No. 285A and the area upto the creeklet be changed to Development Zone 2.	Allocation of Preservation Zone pocket near light house comprising of Hissa No. 45 of S. No. 285A and the area upto the creeklet is proposed to be changed to Development Zone 2 as shown on the plan.
EP 46	M46	_____	Manori	Development Zone 1 pocket located around Gagangiri Ashram in CTS No. 3072 pt Manori Village.	Development Zone 1 pocket located in CTS No. 3072 pt Manori Village be changed to Green Zone.	Allocation of land pocket located in CTS No. 3072 pt Manori Village is proposed to be changed from Development Zone 1 to Green Zone.

II) Substantial Modifications in respect of Development Control Regulations :

Excluded part No.	Modification No.	Regulations as published under section 26 of the MR&TP Act 1966	Modifications as submitted under section 30 of the MR&TP Act 1966	Modifications of substantial nature as proposed by Govt. under section 31 of the MR&TP Act 1966
EP 47	M133 1	Table No. 1 & 2: No Development Zone Maximum permissible Base FSI : 0.0 Maximum no. of storeys permissible : NIL.	Table No 3 & 5: No Development Zone Maximum permissible Base FSI : 0.0 Maximum no. of storeys permissible : NIL.	Table No 3 & 5: Activities permitted in CRZ1 as per MoEF's Notifications/Orders are proposed to be permitted in No Development Zone.

	M134	Appendix IV (Regulation Nos. 3.1.1 to 3.1.9) : Permissible activities within land-uses - 16 nos.	Appendix IV (Regulation Nos. 3.1.1 to 3.1.9) : Permissible activities within land-uses be modified and reduced to 12 activities.	Appendix IV (Regulation Nos. 3.1.1 to 3.1.9) is proposed to be corrected as: Appendix IV (Regulation Nos. 3.2.1 to 3.2.6) and its contents are proposed to be modified and reduced to 12 activities as indicated in the Development Control Regulations.
EP 48	—	Regulation No. 2.3: Procedure for Development permission.	No change	Regulation No. 2.3.1: NOC for Non-Agricultural (NA) permission is proposed to be renumbered as 2.3.2 A New Regulation No. 2.3.1 is proposed to be inserted as follows: All non-agricultural permissions valid at the time of publication of the draft Development Plan and draft Development Control Regulations under section 26 of the MR&TP Act, 1966 shall be honoured as past commitments except reservations subject to the provision of the Coastal Regulation Zone Notification.
EP 49	M126	Regulation No. 3.3 : Special Provision for Notified Area 3.3 (ii) No development of any sort, except tree plantation, will be permissible, beyond a height of 50 m. elevation above mean sea level within the Notified area. The Metropolitan Commissioner, MMRDA, however, may make relaxation in height as per local conditions, for allowing development undertaken by Govt. agencies for promotion of Tourism.	Regulation No. 3.3 : Special Provision for Notified Area 3.3 (ii) be replaced with "Additional FSI for Star category hotels, educational & health facilities, IT, biotechnology units/parks shall not be permitted in the Notified Area."	Regulation No. 3.3 : Special Provision for Notified Area 3.3 (ii) is proposed to be replaced with the following: "Additional FSI for Star category hotels, educational & health facilities, IT, biotechnology units/parks shall not be permitted in the Notified Area."

		<p>3.3 (iii) All the water bodies as indicated in the Proposed Land Use Plan, irrespective of the zone in which they fall, shall be retained as water bodies. A 3.0 m. wide buffer shall be maintained around the water bodies where no development of any sort shall be permitted.</p> <p>3.3 (iv) Wherever the proposed reservations are over an existing amenity either in public or private ownership, the ownership status shall continue to exist without the private land being acquired by the Planning Authority.</p>	<p>No change</p> <p>No change</p>	<p>3.3 (iii) is proposed to be reworded as follows: "All the water bodies as indicated in the Proposed Land Use Plan, irrespective of the zone in which they fall, shall be retained as water bodies. A 5.0 m. wide riparian buffer shall be maintained around the water bodies where no development of any sort shall be permitted."</p> <p>3.3 (iv) is proposed to be reworded as follows : "The existing amenities either in public or private ownership indicated on the Development Plan shall not be reduced or discontinued under any circumstances."</p> <p>3.3 (v) is proposed to be added as follows: "All Resorts along the beach having plot area above 2000 sqm shall provide and maintain public toilets with free access from beachside. Such facilities shall be treated as free of FSI. Each such facility shall have a built-up area of at least 20 sqm with minimum 2 toilets each for men and women."</p>
		<p>Regulation No. 4.5.1: Without payment of premium.</p>	<p>No change.</p>	<p>New Regulation no. 4.5.1(k) is proposed to be inserted as follows: "Area under public toilets shall be provided by resorts along beaches vide regulation no. 3.3(v)". Regulation No. 4.5.2 (c) is proposed to be deleted and inserted as Regulation no. 4.5.1(l) as follows:</p>

				“Office room to the extent of 15 sqm. of a co-operative housing society or apartment owners association and one toilet for servants”.
EP 50	—	Appendix No. XI 14.3 (d) : Land to be surrendered from any reservation (not road lands) is less than 1000 sqm. 15 (II) : DRC will be granted only if the proposal is received for at least 1000 sqm. of the land under the reservation except the DP Road and the shape and size is acceptable to the Authority. 16 : Utilization of TDR.	No change	Appendix No. XI 14.3 (d) : is proposed to be deleted 15 (II) : is proposed to be deleted 16 : Utilization of TDR is proposed to be modified by inserting the following clause: 16.2 “DRC may be used in Green Zone & Development Zone1 subject to permissibility as per CRZ regulations’.
EP 51	—	Regulation no. 5.12.2: Table 5 - Requirement of Parking Spaces. Table 5, 1(b) : Hotels and lodging houses - 1 for 100 sqm. floor area or part thereof.	Regulation no. 5.12.2 be renumbered as Regulation no. 5.11.2 and Table 5 be renumbered as Table 7. Table 7, 1(b) : Hotels and lodging houses 1 for 100 sqm. floor area or part thereof.	Regulation No. 5.12.2 is proposed to be renumbered as Regulation No. 5.11.2 and Table 5 is proposed to be renumbered as Table 7. Further in Table 7, 1(b) is proposed to be modified as follows: 1.b (i) <u>For all starred category hotels</u> , One parking space for every 60 sqm. of total floor area. 1.b (iii) <u>For Grade I, II and III Hotels-</u> For Grade I hotels and eating houses, one parking space for every 12.5 sqm.

				of area of restaurant including hall, dining room, pantry and bar. For Grade II and III hotels and eating houses, one parking space for every 40 sqm. of restaurant including hall, dining room, pantry & bar.
EP 52	M127, M128, M129, M130 & M131	Regulation No. 4.2.2 to 4.2.6: <u>4.2.2</u> : Starred category Residential Hotels are permitted in Tourism Development Zone-2, with previous approval of Government and subject to the payment of such premium as may be fixed by the Government (out of 50% payable to the Authority) and subject to such other conditions as it may specify, the FSI upto maximum of 0.60 may be permitted on independent plots and under one establishment, as approved by the department of tourism. <u>4.2.3</u> : For educational and medical activities, with the previous approval of the Authority, the FSI specified for the respective zones may be permitted to be exceeded to a maximum of 100% than the permissible. <u>4.2.4</u> : Information Technology is permitted in Tourism Development Zone-2. However, the Authority may permit an additional FSI	Regulation No. 4.2.2 to 4.2.6 be deleted.	Regulation no. 4.2.2 to 4.2.6 is proposed to be deleted.

to the extent of 100% over and above the FSI of that zone, at an additional premium as may be decided by the Authority, with due consideration to the other provisions laid down under the regulations, including parking standards.

4.2.5 : Biotechnology units/parks are permitted in Green Zone with minimum area of 5000 sqm. and the FSI upto maximum of 0.1 may be permitted on independent plots. However, the Authority may permit an additional FSI to the extent of 100% over and above the FSI at an additional premium as may be decided by the Government, with due consideration to the other provisions laid down under the regulations, including parking standards. This is exclusive of the additional FSI of 0.1 that can be purchased by way of TDR/premium FSI.

4.2.6 : The regulations from 4.2.2 to 4.2.6 shall be governed by the relevant Government Resolutions.

EP 53	—	Regulation No. 5.14.2:	Regulation No. 5.14.2 be renamed as Regulation no. 5.13.2.	Regulation No, 5.14.2 is proposed to be renumbered as 5.13.2 and a new Regulation No. 5.13.2.1 is proposed to be inserted as follows: Reservation for Tourist Amenity Centers shall permit Restaurants, ATM, Nature Interpretation Center, Tourist Information Center, Public Conveniences, Changing Rooms, Parking, Hawking Plaza, etc.
EP 54	—	Regulation no. 5.9.2: Distance between two adjacent buildings/wings: The minimum distance between two adjacent buildings/wings, exclusive of projections like curtain walls, ornamental projections, balconies, revas, façade, etc. in a group housing scheme/multi - building schemes shall be equal to $H/2$ where H is the height of the taller of the two buildings/wings. Provided further that if one of the walls concerned is a dead wall, such a distance shall be $0.4 H$ subject to a minimum of 3.0 m. The distance between any building and an accessory building shall not be less than 1.5 m.	No change	Regulation no. 5.9.2: is proposed to be modified as follows: Distance between two adjacent buildings/wings: The minimum distance between two adjacent buildings/wings, exclusive of projections like curtain walls, ornamental projections, balconies, revas, façade, etc. in a group housing scheme/multi - building schemes shall be equal to $H/2$ where H is the height of the taller of the two buildings/wings subject to the minimum of 6.0 m. Provided further that if one of the walls concerned is a dead wall, such a distance shall be $0.4 H$ subject to a minimum of 3.0 m. The distance between any building and an accessory building shall not be less than 1.5 m. If the accessory building has an upper floor then the minimum distance shall be 3.0 m and if it is of habitable nature then it should have regular open space.
EP 55	—	Regulation no. 6.27.(i): In multi-storeyed and high-rise buildings, at least one Refuge Area shall be provided on the floor immediately above 16 m.	No change	Regulation no. 6.27 (i) is proposed to be replaced as follows: At least one refuge area shall be provided immediately above 24.0 m in public/semi-public buildings as required by the Chief Fire Officer.

EP 56	—	<p>Appendix XI-5.0: The built up area for the purpose of FSI credit in the form of DRC shall be equivalent to maximum base FSI permissible of the zone in which the reservation falls.</p>	No change	<p>Appendix XI-5.0 is proposed to be modified as follows: The built up area for the purpose of FSI credit in the form of DRC shall be equivalent to maximum base FSI permissible of the zone in which the reservation/road falls. In case where different land use zones abut a DP road on either side, the center line of the road shall be treated as zone boundary except where NDZ abuts one side of the road, the DRC generated shall be equivalent to the maximum permissible base FSI of the zone on the other side of the road.</p>
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(Sanjay Banait)
Under Secretary to Government