



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ७, अंक २५(२)

मंगळवार, एप्रिल २०, २०२१/चैत्र ३०, शके १९४३

[पृष्ठे ३७, किंमत : रुपये ११.००

असाधारण क्रमांक ३५

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २० एप्रिल २०२१.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२१८/१६६५/प्र.क्र.७९/२०/नवि-१२.—ज्याअर्थी, शासन नगरविकास विभाग अधिसूचना क्र. टीपीएस-१२९७/१०९४/प्र.क्र.११६/९७/ नवि-१२, दिनांक २३ सप्टेंबर १९९९ अन्वये मुंबई महानगर प्रदेशाची प्रादेशिक योजना (यापुढे जीचा उल्लेख “ उक्त प्रादेशिक योजना ” असा करणेत आला आहे.) त्याचे विकास नियंत्रण नियमावलीसह महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “ उक्त अधिनियम ” असा करण्यात आला आहे.) चे कलम १५(१) अन्वये मंजूर झाली असून, ती दिनांक १ डिसेंबर १९९९ पासून अंमलात आली आहे.

आणि ज्याअर्थी, महाराष्ट्र महानगर नियोजन समिती (रचना व कामे) (तरतुदी पूढे चालू ठेवणे) अधिनियम, १९९९ (यापुढे ज्याचा उल्लेख “ उक्त महाराष्ट्र महानगर नियोजन समिती अधिनियम ” असा करण्यात आला आहे.) नुसार अधिसूचना क्रमांक टीपीएस-१८९९/१८१२/प्र.क्र. १२४/९९/नवि-३०, दिनांक १० नोव्हेंबर २००८ अन्वये गठीत करण्यात आलेल्या मुंबई महानगर नियोजन समितीस (यापुढे ज्याचा उल्लेख “ उक्त मुंबई महानगर नियोजन समिती ” असा करण्यात आला आहे.), उक्त महाराष्ट्र महानगर नियोजन समिती अधिनियमाच्या कलम ९ नुसार जाहीर केलेल्या मुंबई महानगर प्रदेशासाठी प्रादेशिक योजना तयार करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त अधिनियमामधील प्रादेशिक योजनेच्या तरतुदीनुसार उक्त महाराष्ट्र महानगर नियोजन समिती अधिनियमातील नियम-११ अन्वये प्रादेशिक योजना तयार करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३ मधील तरतुदीनुसार शासन नगरविकास विभागाने अधिसूचना क्रमांक एमपीसी-२०१०/प्र.क्र. १२९/२०११/नवि-३०, दिनांक २३ एप्रिल २०१२ अन्वये मुंबई महानगर प्रदेशाची स्थापना केली आहे ;

आणि ज्याअर्थी, मुंबई महानगर प्रदेशाचे नियोजन आणि विकासाच्या समन्वयासाठी मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७४ अन्वये मुंबई महानगर प्रदेश विकास प्राधिकरणाची (यापुढे ज्याचा उल्लेख “ उक्त एमएमआरडीए ” असा करण्यात आला आहे.) स्थापना झाली आहे व मुंबई महानगर प्रदेश विकास प्राधिकरण अधिनियम, १९७४ च्या कलम १२ (२) नुसार उक्त एमएमआरडीएने उक्त प्रादेशिक योजना तयार करण्याकरिता उक्त मुंबई महानगर नियोजन समितीस सहाय्य करावयाचे आहे ;

आणि ज्याअर्थी, उक्त एमएमआरडीएने आवश्यक सर्व्हेक्षण केल्यानंतर उक्त प्रादेशिक योजना क्षेत्रासाठीचा मुंबई महानगर प्रदेशासाठीचा प्रारूप जमीन वापर नकाशा तयार करून त्यात प्रस्तावित जमीन वापर दर्शवून मुंबई महानगर प्रदेशासाठीची प्रारूप प्रादेशिक योजना, उक्त अधिनियमाच्या कलम १६(१) मधील तरतुदीनुसार जनतेकडून सूचना आणि/किंवा हरकती मागविण्यासाठी क्र. निवि/प्रायो/प्रसिद्ध/३७०/२०१६, दिनांक १९ सप्टेंबर २०१६ रोजीच्या सूचने अन्वये प्रसिद्ध केली ;

आणि ज्याअर्थी, उक्त महाराष्ट्र महानगर नियोजन समिती अधिनियमाच्या कलम १० (३) नुसार गठीत करण्यात आलेल्या महानगर नियोजन उप समितीचा, प्राप्त सूचना, हरकती आणि निवेदनांवरील अहवाल विचारात घेऊन उक्त अधिनियमातील कलम १६(१) मधील तरतुदीनुसार उक्त मुंबई महानगर नियोजन समितीने उक्त प्रादेशिक योजनेमध्ये सुधारणा करून उक्त अधिनियमाच्या कलम १५ (१) सह कलम १६ (४) आणि उक्त महाराष्ट्र महानगर नियोजन समिती अधिनियमाच्या कलम ९ अन्वये मुंबई महानगर नियोजन उप समितीचा अहवाल संलग्न दस्तऐवज, आराखडे, नकाशे आणि तक्ते यांसह सुधारित प्रारूप प्रादेशिक योजना दिनांक २३ फेब्रुवारी २०१८ रोजीच्या पत्रान्वये शासनास मंजूरीकरिता सादर केली आहे ;

आणि ज्याअर्थी, शासनाने आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त अधिनियमाच्या कलम १५ (१) अन्वये अधिसूचना क्रमांक टीपीएस-१२१८/ २८८८/ प्र.क्र.१२०/ १८ (सुधारित)/ नवि-१२, दिनांक ७ ऑगस्ट २०१९ नुसार माथेरान पर्यावरणदृष्ट्या संवेदनशील क्षेत्रासाठीचा क्षेत्रीय बृहत आराखडा (प्रादेशिक योजनेचा भाग) त्याच्या विकास नियंत्रण नियमावलीसह मंजूर केला आहे ;

आणि ज्याअर्थी, केंद्र शासनाच्या पर्यावरण, वन व हवामान बदल विभागाने अधिसूचित केलेले इको -सेन्सेटिव्ह/ इको-फ्रजाईल क्षेत्र व इतर काही क्षेत्रे वगळून महाराष्ट्रातील सर्व नियोजन प्राधिकरणे आणि प्रादेशिक योजना क्षेत्रांकरिता एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली शासनाने उक्त अधिनियमातील कलम-३७ (१कक) (ग) व कलम २० (४) नुसार अधिसूचना क्रमांक टीपीएस-१८१८/प्र.क्र-२३६/१८/वियो व प्रायो/ कलम-३७(१कक)(ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजूर केली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर व आवश्यक त्या चौकशी नंतर उक्त भागशः प्रादेशिक योजना (माथेरान पर्यावरणदृष्ट्या संवेदनशील क्षेत्रासाठीच्या क्षेत्रीय बृहत आराखड्याचे क्षेत्राव्यतिरिक्त) काही बदलासह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे.

आता, त्याअर्थी, उक्त अधिनियमाच्या कलम १५ (१) अन्वये प्रदत्त असलेल्या अधिकारांचा आणि त्यानुषंगिक प्राप्त इतर अधिकारांचा वापर करून शासन याद्वारे :—

(अ) उर्वरित मुंबई महानगर प्रदेशासाठीची प्रारूप प्रादेशिक योजना साबतच्या परिशिष्ट-अ व परिशिष्ट ब मध्ये नमूद केलेल्या बदलांसह मंजूर करीत आहे.

(ब) सदर मंजूर करण्यात आलेल्या प्रादेशिक योजनेस “ मुंबई महानगर प्रदेशासाठीची अंतिम प्रादेशिक योजना ” म्हणून संबोधण्यात येत आहे व ती सदरची अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ६० दिवसांनंतर अंमलात येईल.

अंतिम प्रादेशिक योजनेच्या प्रती खालील कार्यालयांमध्ये कोणत्याही कामकाजाच्या दिवशी कार्यालयीन वेळेत जनतेला निरीक्षणासाठी उपलब्ध आहेत :—

- (१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, मबई.
- (२) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मबई.
- (३) जिल्हाधिकारी, ठाणे जिल्हा, ठाणे.
- (४) जिल्हाधिकारी, रायगड जिल्हा, अलिबाग.
- (५) जिल्हाधिकारी, पालघर जिल्हा, पालघर.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने.

संजय बाणाईत,  
शासनाचे सह सचिव.

## URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 20th April 2021

### NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1218/1665/C.R.-79/20/UD-12.— Whereas, the Government in Urban Development Department *vide* Notification No. TPS-1297/1094/CR116/97/UD-12, dated 23rd September 1999 has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as “the said Regional Plan”) along with Development Control Regulations under section 15(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) and has come into force with effect from 1st December 1999 ;

And whereas, the Mumbai Metropolitan Planning Committee (hereinafter referred to as “the said Mumbai Metropolitan Planning Committee”) has been constituted under Maharashtra Metropolitan Planning Committees (Constitution & Functions) (Continuance of Provisions) Act, 1999 (hereinafter referred to as “the said Maharashtra Metropolitan Planning Committees Act”) *vide* Notification No. TPS-1899/1812/C.R.-124/1999/UD-30, dated 10th November 2008 is required to prepare Regional Plan as per section 9 of the said Maharashtra Metropolitan Planning Committees Act, for the Mumbai Metropolitan Region ;

And whereas, as per the provision under Rule No. 11 of the said Maharashtra Metropolitan Planning Committees Act, the Regional Plan is to be prepared ;

And whereas, the Government in Urban Development Department *vide* Notification No. MPC-2010/CR-129/2011/UD-30, dated 23rd April 2012 has notified the Mumbai Metropolitan Region under section 3 of the said Act ;

And whereas, the Mumbai Metropolitan Region Development Authority (hereinafter referred to as “the said MMRDA”) has been established under MMRDA Act, 1974 for planning and co-ordination of development of the Mumbai Metropolitan Region and under section 12(2) of MMRDA Act, 1974 the said MMRDA has to assist the said Mumbai Metropolitan Planning Committees for preparation of the Draft Regional Plan ;

And whereas, the said MMRDA after carrying out necessary surveys for preparing existing land use map of the said Regional Plan area, prepared and published the said Draft Regional Plan of Mumbai Metropolitan Region for inviting suggestions and/or objections from the general public in accordance with the provisions of section 16(1) of the said Act *vide* Notice No. PD/RP/ publication/370/2016, dated 19th September 2016 ;

And whereas, the said Mumbai Metropolitan Planning Committees after considering the report of Metropolitan Planning Sub-Committee appointed by it under section 10(3) of the said Maharashtra Metropolitan Planning Committees Act, on the suggestions, objections and representations in respect of the Draft Regional Plan, modified the said Regional Plan in accordance with the provisions of section 16 of the said Act and submitted the modified Regional Plan along with the report and documents of Metropolitan Planning Sub-Committee, plans, maps and charts for approval to the Government under section 15(1) read with section 16(4) of the said Act and section 9 of Maharashtra Metropolitan Planning Committees Act *vide* its letter dated 23rd February 2018 ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune Government has sanctioned the Zonal Master Plan (part of the Draft RP) including Development Control Regulations with respect to Matheran Eco-sensitive Zone on 7th August /2019 under section 15(1) of said Act *vide* Notification No. TPS-1218/2888/C.R.120/18/(Revised)/UD-12 ;

And whereas, Government of Maharashtra *vide* Notification No. TPS-1818/CR-236/18/DP&RP/Sec.37(1AA)(c)&Sec.20(4)/UD-13, dated 2nd December 2020 under section 37(AA)(c) and section 20(4) of the said Act has sanctioned the “Unified Development Control and Promotion Regulations” for all planning authorities and regional plan areas of Maharashtra excluding Eco-sensitive/eco-fragile regions and some other areas as notified by the MoEF & CC Department of the Central Government ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the Government is of the opinion that, it is necessary to sanction the said Regional Plan (excluding the area of Zonal Master Plan of Matheran Eco-sensitive Zone Plan) with some changes ;

Now, therefore, in exercise of powers conferred under section 15(1) of said Act and all other powers enabling it in that behalf, the Government hereby :—

(a) Sanctions the remaining Draft Regional Plan for Mumbai Metropolitan Region along with the modifications as specified in Schedule-A and Schedule-B appended hereto.

(b) The said Draft Regional Plan of Mumbai Metropolitan Region as sanctioned by the Government shall be called “Final Regional Plan of Mumbai Metropolitan Region” and shall come into operation after 60 days from the date of publication of this notification in the *Maharashtra Government Gazette*.

The copies of the sanctioned “Final Regional Plan of Mumbai Metropolitan Region” shall be made available for inspection by the general public during office hours on all working days at the following offices for the period of one month :—

1. Metropolitan Commissioner, MMRDA, Mumbai.
2. Joint Director of Town Planning, Kokan Division, Kokan Bhavan, Navi Mumbai.
3. Collector, Thane District, Thane.
4. Collector, Raigad District, Alibaug.
5. Collector, Palghar District, Palghar.

This notification is also available on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in).

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

SANJAY BANAIT,  
Joint Secretary to Government.



**Schedule-A**

(Accompaniment with the Government Notification No. TPS-1218/1665/C.R.79/20/UD-12, dated 20<sup>th</sup> April, 2021)

Sr. No.	Modification Nos.	Proposal of Draft Regional Plan published u/s 16(1) of the M.R.&T.P. Act, 1966	Proposal of Draft Regional Plan submitted to Government u/s 16(4) of the M.R.&T.P. Act, 1966	Modification sanctioned by Government u/s 15(1) of the M.R.&T.P. Act, 1966
1.	M1.1, M1.2, M1.10, M1.14, M1.19, M1.21, M1.28, M1.33, M1.40, M1.41, M1.43, M1.48 to M1.51, M1.58, M1.69, M1.71, M1.76, M1.84, M1.85, M1.89, M1.99, M1.101, M1.105, M1.106, M1.111, M1.115, M1.125 to M1.127, M1.129, M1.130, M1.132, M1.133, M1.135, M1.137, M1.144, M1.147, M1.151, M1.152, M1.160 to M1.162,	Green Zone-1 (G-1)	Area deleted from Green Zone-1 (G-1) and included in Green Zone-2 (G-2)	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal ) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
2	M1.5 to M1.9, M1.11 to M1.13, M1.15 to M1.18, M1.20, M1.22 to M1.27, M1.30 to M1.32, M1.34 to M1.39, M1.42, M1.45, M1.47, M1.52, M1.54, M1.56, M1.59, M1.61 to M1.63, M1.65,	Green Zone-1 (G-1)	Area deleted from Green Zone-1 (G-1) and included in Green Zone-2 (G-2)	Sanctioned as proposed.

<p>M1.67, M1.68, M1.70, M1.72 to M1.75, M1.77 to M1.83, M1.86, M1.87, M1.90, M1.91, M1.93 to M1.97, M1.102 to M1.104, M1.107 to M1.110, M1.112, M1.113, M1.116, M1.117, M1.119 to M1.124, M1.128, M1.131, M1.134, M1.136, M1.138 to M1.141, M1.143, M1.145, M1.146, M1.149, M1.153, M1.157 to M1.159.</p>	<p>Green Zone-1 (G-1)</p>	<p>Area deleted from Green Zone-1 (G-1) and included in Green Zone-2 (G-2)</p>	<p>The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.</p>
<p>3</p>	<p>Green Zone-1 (G-1)</p>	<p>Area deleted from Green Zone-1 (G-1) and included in Green Zone-2 (G-2)</p>	<p>Sanction as proposed.</p>
<p>4</p>	<p>Green Zone-1 (G-1)</p>	<p>Area deleted from Green Zone-1 (G-1) and included in Green Zone-2 (G-2)</p>	<p>The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC</p>
<p>5</p>	<p>Green Zone-1 (G-1)</p>	<p>Area deleted from Green Zone-1 (G-1) and included in Forest Zone.</p>	<p>Sanction as proposed.</p>

are hereby refused to accord sanction.

M2.94 to M2.96, M2.99,  
M2.107, M2.108, M2.114,  
M2.116 to M2.118, M2.122,  
M2.123, M2.130 to M2.133,  
M2.135, M2.138, M2.143,  
M2.145, M2.152, M2.154,  
M2.157, M2.160, M2.161,  
M2.167 to M2.169, M2.171,  
M2.172, M2.177, M2.179,  
M2.183 to M2.185, M2.191,  
M2.193, M2.205, M2.207,  
M2.209, M2.211, M2.213,  
M2.216, M2.217, M2.219,  
M2.220, M2.226, M2.230,  
M2.231, M2.234, M2.236,  
M2.238, M2.244, M2.46, to  
M2.248, M2.254, M2.255,  
M2.257, M2.258, M2.264,  
M2.266, M2.269, M2.274,  
M2.285 to M2.289, M2.293,  
M2.297, M2.299 to M2.301,  
M2.307 to M2.309, M2.329,  
M2.337 to M2.352, M2.354,  
M2.357, M2.360 to M2.362,  
M2.370, M2.374 to M2.377,  
M2.380 to M2.383, M2.402,  
M2.462, M2.491 to M2.520,  
M2.522, M2.524 to M2.534,



6	<p>M2.1 to M2.5, M2.7 to M2.10, M2.12 to M2.15, M2.19, M2.20, M2.22 to M2.25, M2.27, M2.28, M2.31 to M2.42, M2.45 to M2.47, M2.50 to M2.54, M2.57 to M2.59, M2.63 to M2.66, M2.70, M2.71, M2.73, M2.76 to M2.79, M2.81, M2.83, M2.84, M2.87, M2.90, M2.92, M2.97, M2.100 to M2.106, M2.110 to M2.113, M2.115, M2.119 to M2.121, M2.125, M2.127 to M2.129, M2.134, M2.136, M2.137, M2.139*, M2.140, M2.142, M2.144, M2.146 to M2.148, M2.150, M2.151, M2.153, M2.155, M2.156, M2.158, M2.159, M2.162 to M2.164, M2.170, M2.173 to M2.175, M2.178, M2.180 to M2.182, M2.186, M2.188, M2.189, M2.192, M2.194 to M2.198, M2.201, M2.203, M2.206, M2.208, M2.210, M2.214, M2.215, M2.218, M2.222, M2.225, M2.227 to M2.229, M2.232, M2.233, M2.235, M2.237,</p>	Green Zone-1 (G-1)	Area deleted from Green Zone-1 (G-1) and included in Forest Zone.	Sanctioned as proposed.
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<p>M2.240 to M2.243, M2.245, M2.249 to M2.253, M2.256, M2.259 to M2.263, M2.265, M2.267, M2.268, M2.271, M2.272, M2.275, M2.276, M2.278 to M2.284, M2.290 to M2.292, M2.294 to M2.296, M2.298, M2.302 to M2.304, M2.310 to M2.321, M2.324 to M2.328, M2.330 to M2.336, M2.353, M2.355, M2.356, M2.358, M2.359, M2.363 to M2.369, M2.371 to M2.373, M2.378, M2.379, M2.384 to M2.387, M2.403 to M2.439, M2.441, M2.442, M2.446 to M2.461, M2.463 to M2.490, M2.535 to M2.542.</p>		<p>Institutional Zone</p>	<p>M3.1, M3.2, M3.4, M3.6, M3.7, M3.11, M3.12, M3.15, M3.17(pt), M3.21, M3.22, M3.24(pt), M3.26, M3.27, M3.29, M3.30(pt), M3.31, M3.33, M3.34(pt), M3.35 to M3.38.</p>
<p>The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal ) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.</p>	<p>Area deleted from Institutional Zone and included in Green Zone-1 (G-1)</p>		

8	M3.23	Institutional Zone	Area deleted from Institutional Zone and included in Green Zone-1 (G-1)	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
9	M3.3, M3.8 to M3.10, M3.13, M3.14, M3.20, M3.25, M3.28,	Institutional Zone	Area deleted from Institutional Zone and included in Green Zone-1 (G-1)	Sanctioned as proposed.
10	M4.2 to M4.5, M4.7, M4.8, M4.9(pt), M4.10 to M4.12, M4.18 to M4.20, M4.22, M4.23, M4.26, M4.29, M4.31, M4.32, M4.35, M4.37, M4.39 to M4.47, M4.49, M4.53 to M4.55, M4.57 to M4.59, M4.67 to M4.69, M4.72(pt), M4.79(pt), M4.84(pt), M4.86(pt), M4.87(pt), M4.88(pt), M4.90(pt), M4.92(pt), M4.93(pt).	Institutional Zone	Area deleted from Institutional Zone and included in Green Zone-2 (G-2)	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
11	M4.63	Institutional Zone	Area deleted from Institutional Zone and included in Green Zone-2 (G-2)	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated



				19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
12	M4.1, M4.24, M4.25, M4.28, M4.34, M4.52, M4.56, M4.61.	Institutional Zone	Area deleted from Institutional Zone and included in Green Zone-2 (G-2)	Sanctioned as proposed.
13	M5.1 to M5.11, M5.13 to M5.19.	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Green Zone-1 (G-1)	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
14	M5.12	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Green Zone-1 (G-1)	Sanctioned as proposed.
15	M6.7, M6.22, M6.24, M6.26, M6.31, M6.37, M6.38, M6.42, M6.45, M6.47, M6.57, M6.66, M6.68, M6.73, M6.80, M6.89, M6.93, M6.94, M6.99, M6.101, M6.102, M6.116, M6.117, M6.120, M6.135, M6.155, M6.157 to M6.160, M6.166, M6.167, M6.178 to M6.181, M6.230 to M6.237, M6.251(pt).	Green Zone-2 (G-2)	Area deleted from Green Zone-2 (G-2) and included in Forest Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.

	M6.260, M6.261(pt), M6.292 to M6.294, M6.374, M6.389(pt), M6.409(pt), M6.411(pt).	Green Zone-2 (G-2)	Area deleted from Green Zone-2 (G-2) and included in Forest Zone.	The lands in Green Zone-2 (G-2) towards the north side of National Highway No.3 (Nashik Agra Highway) upto 4.00 km. depth is included in Green Zone-1 (G-1) as shown on plan. Hence the Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
16	M6.3, M6.9, M6.11, M6.12, M6.20, M6.27, M6.32, M6.43, M6.48, M6.62, M6.75, M6.92, M6.105, M6.108, M6.109, M6.137, M6.138, M6.152, M6.172 to M6.174, M6.203, M6.204, M6.205(pt), M6.216 to M6.219, M6.281, M6.282, M6.287, M6.288, M6.301, M6.302, M6.313, M6.314, M6.315(pt), M6.316 to M6.325, M6.358(pt), M6.359(pt) M6.360 to M6.362,	Green Zone-2 (G-2)	Area deleted from Green Zone-2 (G-2) and included in Forest Zone.	Layout of Wangani Township is hereby sanctioned. Hence the Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
17	M6.419(pt)	Green Zone-2 (G-2)	Area deleted from Green Zone-2 (G-2) and included in Forest Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
18	M6.14, M6.52, M6.97(pt), M6.114(pt), M6.123, M6.238, M6.240, M6.241, M6.379(pt), M6.380(pt), M6.382, M6.383, M6.438(pt), M6.442(pt), M6.443(pt),	Green Zone-2 (G-2)	Area deleted from Green Zone-2 (G-2) and included in Forest Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.



19	<p>M6.1, M6.3, M6.4, M6.6, M6.8, M6.10, M6.13, M6.15 to M6.19, M6.21, M6.25, M6.28, M6.29, M6.30, M6.33 to M6.36, M6.39 to M6.41, M6.44, M6.46, M6.49 to M6.51, M6.53 to 56, M6.58 to M6.61, M6.63, M6.65, M6.67, M6.69 to M6.72, M6.74, M6.76 to M6.79, M6.81 to M6.85, M6.87, M6.88, M6.90, M6.91, M6.95, M6.96, M6.98, M6.100, M6.103. M6.104, M6.106, M6.107, M6.110 to M6.113, M6.115, M6.118, M6.119, M6.121, M6.122, M6.124 to M6.126, M6.128, M6.129, M6.131, M6.133, M6.134, M6.139 to M6.151, M6.154, M6.156, M6.161 to M6.162, M6.168 to M6.171, M6.175 to M6.177, M6.182 to 202, M6.206 to M6.215, M6. 220 to M6.229, M6.263 to M6.277, M6.279, M6.280, M6.283, M6.285, M6.286, M6.289 to M6.291, M6.295 to M6.300, M6.303 to M6.312, M6.326 to 357, M6.363 to M6.373, M6.414(part),</p>	Green Zone-2 (G-2)	Area deleted from Green Zone-2 (G-2) and included in Forest Zone.	Sanctioned as proposed.
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	M6.415, M6.417, M6.422 (part), M6.427, M6.428, M6.434(part), M6.435 (part), M6.436, M6.437, M6.439 (part), M6.446 to M6.485,						
20	M7.10, M7.12, M7.26, M7.41, M7.50, M7.51, M7.61, M7.62, M7.64, M7.72, M7.76, M7.78, M7.93, M7.98, M7.99, M7.102, M7.107, M7.116, M7.117, M7.120, M7.124, M7.156, M7.158, M7.19.	Forest Zone	Area deleted from Forest Zone and included in Green Zone-2 (G-2).	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.			
21	M7.3, M7.29, M7.37, M7.75, M7.113, M7.152, M7.186, M7.187, M7.214 to M7.216,	Forest Zone	Area deleted from Forest Zone and included in Green Zone-2 (G-2).	The lands in Green Zone-2 (G-2) towards the north side of National Highway No.3 (Nashik Agra Highway) upto 4.00 km. depth is included in Green Zone-1 (G-1) as shown on plan.			
22	M7.30, M7.54, M7.56(pt), M7.109(pt), M7.110, M7.114, M7.127, M7.137(pt), M7.159, M7.160,	Forest Zone	Area deleted from Forest Zone and included in Green Zone-2 (G-2).	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.			
23	M7.14, M7.16, M7.18, M7.21, M7.25, M7.27, M7.31, M7.33 to	Forest Zone	Area deleted from Forest Zone and included in	Sanctioned as proposed.			

	<p>M7.35, M7.42, M7.44, M7.45, M7.47, M7.55, M7.57, M7.67, M7.68, M7.77, M7.79, M7.80, M7.83 to M7.85, M7.87, M7.89 to M7.92, M7.103, M7.104, M7.106, M7.108, M7.125, M7.126, M7.129, M7.141 (part), M7.143, M7.146 to M7.151, M7.153 to M7.155, M7.157, M7.168 to 185, M7.188 to M7.191, M7.193 to M7.213.</p>	<p>Urbanisable Zone</p>	<p>Area deleted from Urbanisable Zone and included in Forest Zone.</p>	<p>Green Zone-2 (G-2).</p>	<p>The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.</p>
<p>24</p>	<p>M8.1, M8.2, M8.4 to M8.9, M8.14, M8.15, M8.17 to M8.19, M8.23, M8.25, M8.27 to M8.29, M8.31, M8.33, M8.35, M8.36, M8.38 to M8.42, M8.44, M8.46, M8.49, M8.50, M8.53(pt), M8.55, M8.57, M8.60, M8.63 to M8.67, M8.70, M8.72 to M8.76, M8.79, M8.82, M8.84 to M8.86, M8.87(pt), M8.88, M8.90 to M8.94, M8.97 to M8.100, M8.102, M8.104 to M8.106, M8.108, M8.109, M8.111, M8.115, M8.116, M8.119, M8.121 to M8.125, M8.128, M8.130 to M8.132, M8.134,</p>	<p>Urbanisable Zone</p>	<p>Area deleted from Urbanisable Zone and included in Forest Zone.</p>	<p>Green Zone-2 (G-2).</p>	<p>The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.</p>

	M8.136 to M8.139, M8.143, M8.144, M8.146 to M8.149, M8.152 to M8.159, M8.164(pt), M8.168 to M8.171.	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Forest Zone.	Layout of Wangani Township is hereby sanctioned. Hence the Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
25	M8.11, M8.21, M8.37, M8.43, M8.54, M8.126(pt)	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Forest Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.
26	M8.10, M8.24, M8.30, M8.51, M8.59, M8.61, M8.68, M8.77, M8.80, M8.81, M8.83, M8.107, M8.110, M8.113, M8.117, M8.120(pt), M8.135, M8.150(pt), M8.151, M8.165, M8.166(pt), M8.167,	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Forest Zone.	Sanctioned as proposed.
27	M8.3, M8.12, M8.16, M8.20, M8.22, M8.26, M8.32, M8.34, M8.45, M8.47, M8.52, M8.56, M8.58, M8.62, M8.69, M8.71, M8.78, M8.89, M8.95, M8.96, M8.101, M8.103, M8.112, M8.114, M8.118, M8.127, M8.129, M8.133, M8.142, M8.145,	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Forest Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated
28	M8.6, M8.72, M8.137,	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Forest Zone.	



			included in Forest Zone.	23/9/1999 shall be applicable for the newly added 14 villages from NAINA to AKBNA vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
29	M9.11	Coastal Wetland	Area deleted from Coastal Wetland and included in Forest Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal ) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
30	M9.1 to M9.10, M9.12, M9.13	Coastal Wetland	Area deleted from Coastal Wetland and included in Forest Zone.	Sanctioned as proposed
31	M10.1, M10.21(pt), M10.27(pt), M10.28(pt).	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Green Zone-2 (G-2).	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal ) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
32	M10.22	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Green Zone-2 (G-2).	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals

				proposed by the MMPC are hereby refused to accord sanction.
33	M10.3, M10.14	Urbanisable Zone	Area deleted from Urbanisable Zone and included in Green Zone-2 (G-2).	Sanctioned as proposed.
34	M11.1, M11.2, M11.4, M11.6 to M11.8, M11.10 to M11.16, M11.18(pt), M11.20 to M11.24, M11.25(pt), M11.26, M11.29, M11.33 to M11.35, M11.38, M11.39(pt), M11.41, M11.43, M11.44, M11.46, M11.48 to M11.50, M11.51(pt), M11.52, M11.53, M11.55(pt), M11.58, M11.60, M11.63(pt), M11.67, M11.68(pt), M11.71, M11.72, M11.74, M11.75(pt), M11.77 to M11.79, M11.84 to M11.86, M11.87(pt), M11.103, M11.105(pt), M11.107(pt), M11.108(pt), M11.109(pt), M11.112(pt), M11.113.	Institutional Zone	Area deleted from Institutional Zone and included in Forest Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal ) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
35	M11.66(pt)	Institutional Zone	Area deleted from Institutional Zone and included in Forest Zone.	Layout of Wangani Township is hereby sanctioned. Hence the Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.

36	M11.81(pt)	Institutional Zone	Area deleted from Institutional Zone and included in Forest Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
37	M11.3, M11.9, M11.17, M11.19, M11.27, M11.28, M11.31, M11.32, M11.36, M11.37, M11.40, M11.42, M11.45, M11.47, M11.54, M11.56, M11.57, M11.59 (part), M11.61, M11.70, M11.73, M11.82, M11.91 (part), M11.92 to M11.98, M11.110, M11.111, M11.115 (part), M11.116, M11.117.	Institutional Zone	Area deleted from Institutional Zone and included in Forest Zone.	Sanctioned as proposed.
38	M12.3	Industrial Zone	Area deleted from Industrial Zone and included in Green Zone-2 (G-2).	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
39	M12.1, M12.2	Industrial Zone	Area deleted from Industrial Zone and included in Green Zone-2 (G-2).	Sanctioned as proposed.

40	M13.1 to M13.4	Waterbody	Area deleted from Waterbody and included in Green Zone-2 (G-2).	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
41	M14.5, M14.7 to M14.10, M14.13 to M14.15, M14.17, M14.19 to M14.21, M14.23, M14.24, M14.27 to M14.31.	Industrial Zone	Area deleted from Industrial Zone and included in Forest Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
42	M14.1, M14.2, M14.4, M14.12	Industrial Zone	Area deleted from Industrial Zone and included in Forest Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
43	M14. 3, M14.6, M14.11, M14.16, M14.18, M14.22, M14.25, M14.26, M14.32 to M14.34	Industrial Zone	Area deleted from Industrial Zone and included in Forest Zone.	Sanctioned as proposed.
44	M15.1, M15.3, M15.8 to M15.12, M15.16 to M15.21,	Forest Zone.	Area deleted from Forest Zone and included in	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are



	M15.25, M15.26.		Urbanisable Zone.	shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
45	M15.10	Forest Zone.	Area deleted from Forest Zone and included in Urbanisable Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 14 villages from NAINA to AKBNA vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.
46	M15.22 to M15.24,	Forest Zone.	Area deleted from Forest Zone and included in Urbanisable Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
47	M15.2, M15.4 to M15.7, M15.13 to M15.15.	Forest Zone.	Area deleted from Forest Zone and included in Urbanisable Zone.	Sanctioned as proposed.
48	M16.9, M16.10, M16.14, M16.15.	Institutional Zone	Area deleted from Institutional Zone and included in Urbanisable Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.

49	M16.4(pt)	Institutional Zone	Area deleted from Institutional Zone and included in Urbanisable Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.
50	M16.1 to M16.3, M16.5 to M16.8, M16.11 to M16.13.	Institutional Zone	Area deleted from Institutional Zone and included in Urbanisable Zone.	Sanctioned as proposed.
51	M17.1 to M17.3, M17.5, M17.6, M17.9, M17.15, M17.16, M17.20 to M17.24, M17.27, M17.28, M17.31, M17.34 to M17.36, M17.39, M17.42, M17.43, M17.47, M17.48, M17.54 to M17.59, M17.62 to M17.67, M17.80 to M17.85, M17.95, M17.97 to M17.101.	Forest Zone.	Area deleted from Forest Zone and included in Green Zone-1 (G-1).	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
52	M17.17	Forest Zone.	Area deleted from Forest Zone and included in Green Zone-1 (G-1).	The lands in <b>Green Zone-2 (G-2)</b> towards the north side of National Highway No.3 (Nashik Agra Highway) upto 4.00 km. depth is included in <b>Green Zone-1 (G-1)</b> as shown on plan. <b>Hence sanctioned as proposed.</b>
53	M17.7, M17.26, M17.38, M17.40, M17.41, M17.92 to	Forest Zone.	Area deleted from Forest Zone and included in	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30

M17.94,			Green Zone-1 (G-1).	villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.
54	M17.4, M17.8, M17.10 to M17.14, M17.19, M17.25, M17.29, M17.30, M17.32, M17.33, M17.37, M17.44 to M17.46, M17.49 to M17.53, M17.60, M17.61, M17.68 to M17.79, M17.86 to M17.91, M17.96, M17.102 to M17.115	Forest Zone.	Area deleted from Forest Zone and included in Green Zone-1 (G-1).	Sanctioned as proposed.
55	M18.2, M18.3, M18.17 to M18.24, M18.29, M18.30, M18.33, M18.36, M18.43 to M18.46, M18.56 to M18.61.	Green Zone-2(G-2).	Area deleted from Green Zone-2 (G-2) and included in Green Zone-1 (G-1).	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
56	M18.25, M18.26, M18.38(pt), M18.41, M18.48,	Green Zone-2(G-2).	Area deleted from Green Zone-2 (G-2) and included in Green Zone-1 (G-1).	The lands in Green Zone-2 (G-2) towards the north side of National Highway No.3 (Nashik Agra Highway) upto 4.00 km. depth is included in Green Zone-1 (G-1) as shown on plan. Hence sanctioned as proposed.
57	M18.5, M18.7 to M18.10, M18.13, M18.16, M18.32(pt), M18.35, M18.49, M18.56,	Green Zone-2(G-2).	Area deleted from Green Zone-2 (G-2) and included in Green Zone-1 (G-1).	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals



					proposed by the MMPC are hereby refused to accord sanction.
58	M18.1, M18.15, M18.40	Green Zone-2(G-2).	Area deleted from Green Zone-2 (G-2) and included in Green Zone-1 (G-1).		Refused to accord sanction.
59	M18.6, M18.27, M18.28, M18.39, M18.47	Green Zone-2(G-2).	Area deleted from Green Zone-2 (G-2) and included in Green Zone-1 (G-1).		Sanctioned as proposed.
60	M19.2	Industrial Zone.	Area deleted from Industrial Zone and included in Urbanisable Zone.		The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
61	M19.1	Industrial Zone.	Area deleted from Industrial Zone and included in Urbanisable Zone.		Sanctioned as proposed.
62	M20.3 to M20.6, M20.14 to M20.19,	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Waterbody.		The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
63	M20.7,	Green Zone-1 (G-1).	Area deleted from Green		The land use proposals of Sanctioned Regional Plan of

			Zone-1 (G-1) and included in Waterbody.	Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.
64	M20.1, M20.2, M20.8 to M20.13, M20.20	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Waterbody.	Sanctioned as proposed.
65	M21.2, M21.3, M21.5, M21.7 to M21.9, M21.17 to M21.25, M21.28.	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Urbanisable Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
66	M21.16, M21.26, M21.27(pt),	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Urbanisable Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.
67	M21.4, M21.12 to M21.15	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Urbanisable Zone.	Sanctioned as proposed.
68	M21.6, M21.10, M21.11	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included	Sanctioned as proposed.

69	M22.1, M22.3 to M22.6.	Industrial Zone.	Area deleted from Industrial Zone and included in Green Zone-1 (G-1).	in Urbanisable Zone. The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
70	M22.2, M22.7(pt)	Industrial Zone.	Area deleted from Industrial Zone and included in Green Zone-1 (G-1).	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.
71	M23.1 to M23.5	Waterbody	Area deleted from Waterbody and included in Forest Zone.	Sanctioned as proposed.
72	M24.2, M24.3, M24.12 to M24.19, M24.28, M24.37.	Forest Zone.	Area deleted from Forest Zone and included in Waterbody.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
73	M24.1, M24.8 to M24.11, M24.34 to M24.36	Forest Zone.	Area deleted from Forest Zone and included in	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30

			Waterbody.	villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
74	M24.5, M24.7, M24.24 to M24.33, M24.38 to M24.52	Forest Zone.	Area deleted from Forest Zone and included in Waterbody.	Sanctioned as proposed.
75	M25.1	Urbanisable Zone.	Area deleted from Urbanisable Zone and included in Industrial Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
76	M26.3 to M26.5	Forest Zone.	Area deleted from Forest Zone and included in Industrial Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
77	M26.1, M26.2	Forest Zone.	Area deleted from Forest Zone and included in Industrial Zone.	The lands in Green Zone-2 (G-2) towards the north side of National Highway No.3 (Nashik Agra Highway) upto 4.00 km. depth is included in Green Zone-1 (G-1) as shown on plan. However the Modifications proposed by the MMPC is hereby sanctioned.



78	M27.10 to M27.13	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Urbanisable Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
79	M27.19(pt)	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Urbanisable Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.
80	M27.20	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Urbanisable Zone.	Layout of Wangani Township is hereby sanctioned. Hence the Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
81	M27.4 to M27.7, M27.14 to M27.18	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Urbanisable Zone.	Sanctioned as proposed.
82	M27.2, M27.3	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Urbanisable Zone.	Sanctioned as proposed.
83	M28.7	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Industrial Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.



84	M28.1 to M28.4, M28.8(pt), M28.9	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Industrial Zone.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
85	M28.6	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Industrial Zone.	Refused to accord sanction.
86	M28.5	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Industrial Zone.	Sanctioned as proposed.
87	M29.8(pt)	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Waterbody.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
88	M29.6, M29.14	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Waterbody.	The lands in Green Zone-2 (G-2) towards the north side of National Highway No.3 (Nashik Agra Highway) upto 4.00 km. depth is included in Green Zone-1 (G-1) as shown on plan. However, the Modifications proposed by the MMPC is hereby sanctioned.

89	M29.5	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Waterbody.	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
90	M29.1, M29.3, M29.4, M29.6, M29.7, M29.9 to M29.15,	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Waterbody.	Sanctioned as proposed.
91	M30.1, M30.4 to M30.9,	Institutional Zone.	Area deleted from Institutional Zone and included in Waterbody.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
92	M30.2, M30.3, M30.10	Institutional Zone.	Area deleted from Institutional Zone and included in Waterbody.	Sanctioned as proposed.
93	M31.1, M31.2	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Industrial Zone.	The lands in Green Zone-2 (G-2) towards the north side of National Highway No.3 (Nashik Agra Highway) upto 4.00 km. depth is included in Green Zone-1 (G-1) as shown on plan. However, the Modifications proposed by the MMPC is hereby sanctioned.

94	M32.1,	Waterbody	Area deleted from Waterbody and included in Industrial Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
95	M33.1	Coastal Wetland	Area deleted from Coastal Wetland and included in Industrial Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
96	M34.1 to M34.7	Waterbody	Area deleted from Waterbody and included in Urbanisable Zone.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
97	M35.1	Urbanisable Zone.	Area deleted from Urbanisable Zone and included in Waterbody.	Sanctioned as proposed.
98	M36.1, M36.2	Coastal Wetland	Area deleted from Coastal Wetland and included in Green Zone-1 (G-1).	Refused to accord sanction.



99	M37.1	Waterbody	Area deleted from Waterbody and included in Green Zone-1 (G-1).	Refused to accord sanction.
100	M38.1	Industrial Zone.	Area deleted from Industrial Zone and included in Coastal Wetland.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
101	M39.1	Forest Zone.	Area deleted from Forest Zone and included in Coastal Wetland.	Sanctioned as proposed.
102	M40.1	Green Zone-1 (G-1).	Area deleted from Green Zone-1 (G-1) and included in Coastal Wetland.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
103	M41.1	Green Zone-2 (G-2).	Area deleted from Green Zone-2 (G-2) and included in Coastal Wetland.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.

104	M42.1, M42.2	Urbanisable Zone.	Area deleted from Urbanisable Zone and included in Coastal Wetland.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
105	M43, M43A	Buffer of boundary of Karnala Bird Sanctuary	Buffer of boundary of Karnala Bird Sanctuary is revised as per ESZ Notification	Sanctioned as Proposed.
106	M44.1.4(pt), M44.2.8(pt), M44.2.14(pt), M44.2.16(pt), M44.2.18(pt), M44.2.21(pt), M44.2.24(pt), M44.2.28(pt), M44.4.1(pt), M44.4.2(pt),	Green Zone-2 (G-2) / Forest Zone.	---	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications / planning proposals proposed by the MMPC are hereby refused to accord sanction.
107	M44.1.1(pt), M44.1.3(pt), M44.1.7(pt), M44.1.9(pt), M44.2.2(pt), M44.2.4(pt), M44.3.1(pt),	Green Zone-2 (G-2) / Forest Zone.	---	The land use proposals of Sanctioned Regional Plan of Mumbai Metropolitan Region vide notification dated 23/9/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/9/2019. The Modifications/planning proposals proposed by the MMPC are hereby refused to accord sanction.

108	M44.2.5 (part), M44.2.7 (part), M44.2.10 (part) to M44.2.13 (part), M44.2.19(part), M44.2.23 (part), M44.2.25(part), M44.2.26 (part)	Green Zone-2 (G-2)/ Forest Zone.	---	Sanctioned as proposed.
109	M45	SPA boundaries	SPA boundaries are revised as per respective notifications.	Sanctioned as proposed.
110	M46	Panvel Municipal Corporation	Panvel Municipal Corporation indicated as per notification	Sanctioned as proposed.
111	M47 (M47.1 to M47.12)	---	Existing and proposed roads newly added	Sanctioned as proposed.
112	M48.1,		Jasai-Pen Suburban extension alignment is modified as per NAINA DP.	The area under Urban Local Body/ Special Planning Authority/ New Town Development Authority area are shown as voids (no proposal) on Regional Plan for which Development Plan/ Planning Proposals are sanctioned. The Modifications/ planning proposals proposed by the MMPC are hereby refused to accord sanction.
113	M48.2	---	Existing Railway alignment from Apte to Jite be included.	Sanctioned as proposed.

114	M48.3	---	Matheran Railway line be corrected as per actual alignment.	Sanctioned as proposed.
115	M49	Draft DCR	Modification nos. M49.1 to M49.52.	Government of Maharashtra u/s 37(AA)(c) and Section 20(4) of the M.R. & T.P. Act, 1966 sanctioned the Unified Development Control and Promotion Regulations for all Planning Authorities and Regional Plan areas excluding Eco-sensitive/Eco Fragile Regions notified by MoEF&CC and some other areas as mentioned in Notification No. TPS-1818/CR-236/18/DP & RP/section 37(1AA)(c) & section 20(4)/UD-13, dated 2/12/2020 is applicable to Mumbai Metropolitan Region area and hence the Development Control Regulations submitted by the MMRDA with the Draft Regional Plan is hereby refused to accord sanction.

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

SANJAY BANAIT,

Joint Secretary to Government.

**Schedule-B**

**(Accompaniment with the Government Notification No. TPS-1218/1665/C.R.79/20/UD-12, dated 20th April, 2021)**

**1. Modifications sanctioned in respect of Regulations**

- (i) Drafting Error-Drafting errors which are required to be corrected as per actual situation on site and/or as per revenue record, sanctioned layout etc. may be corrected by the Metropolitan Commissioner, MMRDA in consultation with the Divisional Joint Director of Town Planning as Specified in UDCPR.

The Metropolitan Commissioner, MMRDA, after due verification and satisfying himself regarding such error, shall issue a written, well-reasoned, speaking order modifying Regional Plan to that effect and copy of such order in original shall be forwarded to the Government in Urban Development Department and Director of Town Planning, Maharashtra State, Pune and Divisional Joint Director of Town Planning for record. In any case the commissioner shall not delegate his power to do so, to any officer sub-ordinate to him.

- (ii) Single family House/ Weekend House – Single Family House / Weekend House shall be permitted on plots not less than 2000 sq.mt. in area in Green Zone-1 (G-1) with basic FSI 0.10+Premium FSI 0.2+Ancillary area FSI 60% as per Note-1 of Table-6G with maximum building Height 18.00 mt. and G+2 Story Structure.
- (iii) The premium for Gaothan Expansion Scheme (GES) development shall be calculated considering 15% rate of the said land as prescribed in Annual Statement of Rates of year granting such development. If such said Agriculture Land Rate is not available in the Annual Statement of Rates, then 5% of Non-agriculture rate of the said land shall be taken into consideration for the calculation of premium.

- 2. Station Area Development-** The development around the Sub-urban railway station upto a distance of 500 mt. shall be from the boundary of railway property. The boundaries of the all Station Area development area are shown on the Regional Plan. The MMRDA shall prepare the detailed Planning Proposals/ Zone Plan alongwith the road network for this Station Area Development area and shall obtained the approval of the Director of Town Planning, Maharashtra State, Pune within the period of six months from the date of sanction of Regional Plan.
3. Local Growth Centres namely of Village- Amne, Chave in Taluka–Bhiwandi, Village Goveli, Khadavali in Tal. Kalyan, Village Kadav in Tal. Karjat, Village Gondhalpada, Pezari in Tal. Alibaug and Growth Centre of Kharbav-Bhiwandi is partly included in Regional Plan Area and partly included in Thane Municipal Corporation Area. The detail Planning proposals/ Zone Plan of the area included in Regional Plan area shall be prepared by the MMRDA and obtained the approval of Director of Town Planning, Maharashtra State, Pune within the period of six months from the date of sanction of Regional Plan. The boundaries of Growth Centres shall be shown on 1:10,000 scale map on Regional Plan.
4. The Matheran Eco-sensitive Zone Plan is sanctioned by the Government *vide* notification dated 7th August 2019. The boundary of Matheran Eco-sensitive Zone is shown as per Sanctioned Notification.
5. The modified alignment of Multi Model Corridor is shown on the plan.
6. (i) The land bearing S. No. 11/5, 11/2 of Village Nandgaon, Tal. Kalyan is deleted from Green Zone-1 (G-1) and included in Forest Zone.  
(ii) The land bearing S. No. 20/1, 20/2 of Village Borivali Turf Sonale, Tal. Bhiwandi is deleted from Forest Zone and included in Industrial Zone.
7. The Alignment of Mumbai-Ahemdabad High Speed Rail along with stations are shown on the Regional Plan.
8. The Regional Park near Kharbav Growth Centre and in Village Lonad, Tal. Bhiwandi are shown on Regional Plan.



9. The proposed Industrial Growth Centres namely Bhiwandi-I, Bhiwandi-II, near Amba river in Alibaug, Taluka are shown on plan and the Maharashtra Industrial Development Corporation shall be the Special Planning Authority for this Industrial Growth Centres. The boundaries of Industrial Growth Centres shall be shown on 1:10,000 scale map on Regional Plan.
10. The land use proposals of Regional Plan of Mumbai Metropolitan Region sanctioned by Government vide notification dated 23rd September 1999 shall be applicable for the area of the newly added 30 Villages in Maharashtra State Road Development Corporation for which Maharashtra State Road Development Corporation is Special Planning Authority, *vide* notification No. TPS-1717/2750/C.R.91/19/MSRDC/UD-12, dated 19th September 2019, 14 Villages in Ambernath, Kulagaon-Badlapur and Surrounding Notified Area for which Mumbai Metropolitan Region Development Authority is the Special Planning Authority, *vide* notification No. TPS-1717/2750/C.R.91/19/AKBNA/UD-12, dated 19th September 2019 and 5 Villages in Khalapur Nagar Panchayat *vide* notification No. TPS-1717/2750/C.R.91/19/Khalapur Nagar Panchayat/UD-12, dated 19th September 2019, till the respective Special Planning Authority/Planning Authority published the Draft Development Plan for their respective areas under section 26 of the Maharashtra Regional and Town Planning Act, 1966. After publication of the Draft Development Plan Section 46 of Maharashtra Regional and Town Planning Act, 1966 shall apply.
11. The Mumbai Metropolitan Region Development Authority shall prepare the detail Planning Proposals / Zone Plan as a Growth Centre for Poynad Junction area and shall obtained approval of Director of Town Planning, Maharashtra State, Pune, till the formation of the said area as Nagar Panchayat under the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965.
12. The Planning Proposals shown in the Urban Local Body / Special Planning Area /New Town Development Authority area for which the Development Plan/Planning Proposals are sanctioned, are shown as voids (no proposal) in the Regional Plan.
13. Coastal Wetlands as approved Under Coastal Zone Management Plan (CZMP) to be Considered.
14. The Mumbai Metropolitan Region Development Authority shall prepare the detailed lay-out plans for the area under Urbanisable Zones within the period of six months from the date of sanction of Regional Plan.
15. The Buffer along Sanjay Gandhi National Park, Tungreshwar Wildlife Sanctuary is shown as per MoEF and CC notification on Regional Plan.
16. The Mumbai Metropolitan Region Development Authority shall identify the existing Tourism potential places like Matheran, Krnala, etc. and for development of such places from tourism point of view shall prepare the detailed Planning Proposal (land use proposals & Road Network, etc.) for the area under such Tourism Activities within the period of six months from the date of sanction of Regional Plan.

By order and in the name of Governor of Maharashtra.

SANJAY BANAIT,  
Joint Secretary to the Government.