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R E P O R T O N
T H E

DRAFT DEVELOPMENT PLAN OF

M A T H E R A N (REVISED) —

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Submitted to the Director of the
Secretary of Defense (OSD) for

REPORT ON THE
DRAFT DEVELOPMENT PLAN OF MATHERAN (REVISED)

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CHAPTER-I

HISTORY OF MATHERAN HILL

Matheran Hill Station was discovered as early as in 1850 by Mr. Hugh Mallet, the then Collector of Thane. Further in 1855 Lord Elphinstone, the then Governor of Bombay visited Matheran and was delighted and impressed by refreshing and healthy climate of the place. His efforts to provide some communication facilities and water supply encouraged the development of this place to a considerable extent. However there being no proper communication facilities from outside it retarded the growth of population. The tiny railway line from Neral to Matheran was constructed in 1907 by Sir Adanji Peerbhoy which solved the problem of communication from outside and since then the growth of town started at rapid pace. A number of private houses, bungalows as well as public hotels sprang up in rapid succession and within a short period. This isolate but gifted by nature spot was developed into a Small Hill Station.

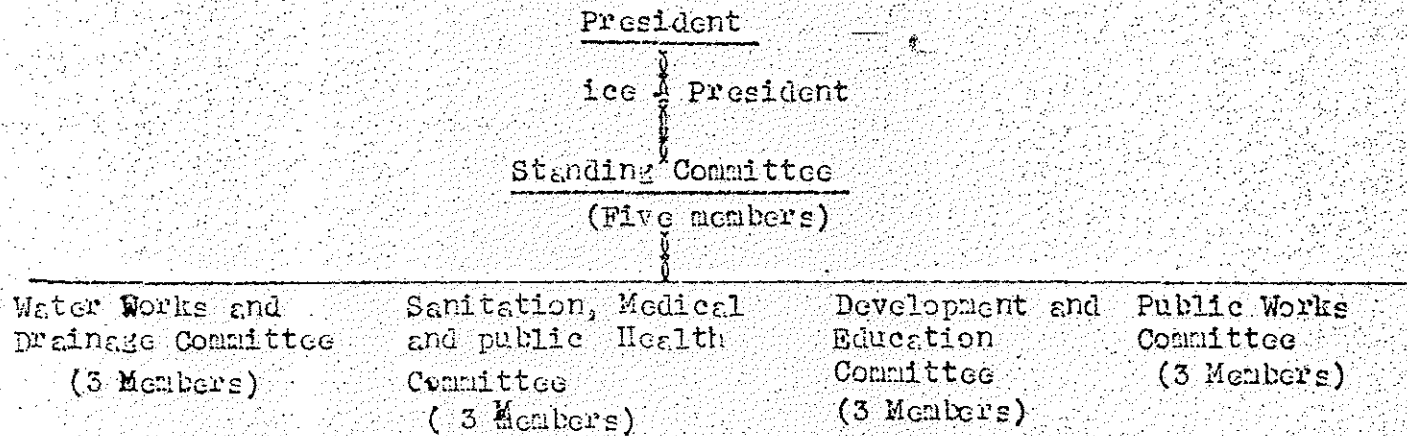
1.2. CIVIC ADMINISTRATION.

Formerly the administration of the Hill Station was done by the Hill Station Fund presided over the Superintendent, Matheran. Matheran Hill Station Municipality was established in 1905 which took over the civic administration from the Hill Station Fund.

The area included in Municipal limits admeasures about 7.2. km².

(2)

The town is divided into 10 electoral wards. The Municipal council has 15 members on its board and a President, out of which 5 councillors are nominated. The Council looks after the civic affairs through 5 committees including the standing committee. The structure of the municipal civic administration is given as under:-



The Chief Officer heads the administration wing which has separate department, viz General Administration, Octroi, Public Works, Sanitation and Shop and establishment to look after the execution and implementation of the council's decisions.

(3)

CHAPTER- II

CLIMATOLOGICAL OR
REGIONAL
SETTING

PHYSICAL SURVEYS.

Matheran Hill Station is situated in Karjat Taluka of Raigad District on latitude $18^{\circ}-35'$ north and longitude $73^{\circ}-11'$ east at about 48 Kms. from the shore of Arabian Sea. It is about 21 Kms. from Neral railway station on Bombay-Pune main central railway line, which is about 64 Kms. from Bombay. It is about 115 Kms. from Alibag the District Head quarters of Raigad District.

PLANT
GROWTH

Matheran Hill Station is situated in the midst of Sahyadri at a maximum height of 760 m. above mean sea level. The area of plateau is 7.2. sq.Kms.

TOPOGRAPHY
RELIEF
FEATURES

The plateau is surrounded by deep ravines covered by dense forest. The large Charlotte lake admeasuring about 1.21 hectares is situated in the south western part of the plateau. Besides there are two more tanks viz. Walker tank and Simpson's tank situated in the western part and northern part of the plateau respectively. Because of the peculiar topographical situation of plateau a number of view point giving picturesque view of the valleys are seen. Except the large area under Bazar Plots located at the eastern central part of the plateau around the Matheran Railway station, the entire area of plateau is covered by thick forest of variety of plants.

(4)

2.1) CLIMATOLOGY.

The climate of Matheran is cool, healthy, salubrious and bracing.

2.2) SEASONS.

As already stated earlier the location of Matheran is in the midst of Sahyadri at a maximum height of 760 m. above mean sea level and existence of dense forests, there are three seasons of these nearly June to September rainy season, October to February cold season, February to May summer season. In rainy season the weather is cloudy. The day is dark throughout. Sunshine is practically unknown as the atmosphere being murky. The months of March and April are hottest. Especially the month of March is hot as almost all the trees become leafless at the end of autumn. Even then the climate continues to be bracing in as much as the sea breezes come to this place direct and straight.

2.3) RAINFALL.

The average annual rainfall is about 14738 mm. The figures of annual rainfall record in mm. for the last five years are given in Table No.1 and 1A. The maximum rainfall recorded during the last five years is 19174.10 mm. in the year 1975 and the minimum rainfall of 11360.90 mm. in the year 1974. The maximum average rainfall is in the months of September and October.

2.4) TEMPERATURE.

The average annual minimum and maximum temperature ranges from 17^{OC} to 30^{OC} during the last five years. The climatic condition is healthy, cool and enjoyable in both the seasons summer and winter.

2.5) WINDS.

During the major part of the year wind flows from south-west to north-east. Particularly in summer people can enjoy the cool and refreshing south-western breezes.

CHAPTER- III

DEMOGRAPHIC
STATISTICS.

The population of Matheran could be grouped in two parts viz. (a) Permanent population (b) Floating population:-

2.1) DEMOGRAPHY

(a) Permanent Population:-

As per 1971 census the population figure available for Matheran is of 3397 souls which consists of 1684 literate persons, 1405 workers and 1982 non workers. The literacy percentage of the town itself is 50% of the total population. As regards workers percentage compared to the total population it comes to 41.36% of the total population.

(b) Floating Population:-

Floating population consists of tourists and students who visit the Hill station for site seeing and holiday seekers who visit the Hill station occasionally during the summer season and at weekends in order to get rid of weary city life of Bombay.

The railway station from Neral is the means of communication to and from Matheran. For the purpose of working out the average maximum floating population, necessary statistics regarding the number of passengers coming to and leaving Matheran every day during the peak season (Month of May) was collected from the Railway

(6)

authorities and the municipal authority for the fair season. According to the analysis the existing average maximum floating population is worked out to be 4000 persons per weekend.

3.2) GROWTH OF POPULATION.

The earliest record of population figures available for Matheran town is of year 1931, when the population of the town was 2734 souls. Table No.2 indicates the growth of the population, decennial variation and annual growth rate of population during the decade from 1931 onwards. During the decades 1951-61 and 1961-71 the decennial variations are 49 and 540 souls respectively. It would be seen from the above figures that the rise in population per decade is very negligible.

3.3) STRUCTURE OF POPULATION BY SEX AND AGE GROUPS.

The population of 3397 souls in the year 1971 census, contains 1926 males and 1471 females giving the sex ratio of 1000 females to 1307 males.

The municipal area of 723.67 hectares is divided into 10 electoral wards on the basis of number of voters in the year 1971. It is observed that out of permanent population almost all present permanent population is accommodated in Bazar area and its adjoining area comprised in Ward Nos 5, 6, 7, 8, 9, 10. The towns average gross and net density is 29 persons per hectare and 36 persons per hectare respectively.

3.5) OCCUPATIONAL STRUCTURE.

As per 1971 census there are 1405 workers i.e. 41% of the total population. The remaining 59% persons are non workers and dependents.

The above workers are further classified into three categories viz.

(7)

primary, secondary and tertiary, according to the nature of employment and their percentage with the local workers is as follows:-

Primary 3.27 % Secondary 12.31 % and Tertiary 84.42 %.

The relative importance of the various sectors of economy in the town can be judged from the employment absorption capacity in any particular sector. The local employment in Matheran town is presently provided by the following major sectors:-

- 1) Shops, commercial establishments such as Hotels, Sanatoria, etc.
- 2) Administrative sector which includes, State and Central Government and other institutions such as Educational and Health institutions.
- 3) Transport (with Rickshaws and Ponies).
- 4) Other services such as gardening, coolies, hotel boys, etc.

The employment in this sector is provided mostly by the State Government offices, semi-government offices, public institutions such as health and educational institutions.

It is seen from occupational structure of 1971 that 84.42% of the total workers are engaged in tertiary sector followed by 12.31% in secondary and 3.27% in primary sector. The predominance of working population in Tertiary sector clearly shows that about 564 working force is engaged in Trade and Commerce and 418 working force is in other services. Therefore the functional category of the Town is commercial. Most of the permanent population except for hotel owners, etc. belongs to poor class

community is entirely depending upon the floating population economically to provide various types of services to the floating population. This working force is covered under category of other services.

CHAPTER- IV

EXISTING LAND USE

Examination of the existing land uses and their distribution over the area helps the planner in understanding the town and its activities. The existing pattern of the land use is the result of past growth and the present activities of the town. The survey of the existing land use helps one to know how much land is put to various uses and what are the factors in fixing the extent of land use for a particular activity and how much more is needed for providing for future growth and to what scale. Such survey of all the area within municipal limits was carried out with a view to ascertain the present use of the land and to prepare an existing land use map as required under the provisions of Section 25 of the Maharashtra Regional and Town Planning Act, 1966. The total area within the Matheran Hill Station Municipal limits is 7.2.Kms². The table No. 5 shows the various users to which the land is presently put to. According to existing land use survey and analysis nearly 64.35% of the total area included within the administrative boundary of Matheran town is undeveloped and is covered by forest lands, vacant lands and water bodies. Nearly 22.49% is under the residential use and 2% is under roads. 2.77% is devoted to organized gardens and play fields and parks, etc. and nearly 2.17% is used by local administration viz. schools, hospitals, other public building. The industrial activities are Nil.

4.2) DISTRIBUTION OF LAND USES.

The table No.5 shows the extent of the prominent land uses and their

percentages with respect to developed area and total area of the town. The existing developed area works out to be 255.52 hect. The study of existing land use analysis has revealed the following important information:-

I) Residential Area:- Generally major part of the developed area is used for residential purposes in small urban centre. This is true in case of Matheran Hill Station also. The population of 3397 souls (according to 1971 census) is accommodated in total residential area of 162.44 hectares giving a net density of population of 36 souls/hectare.

For the purpose of planning, the whole municipal area is considered as one sector. The total area, the estimated present population, the gross density of residential area and the net density are given in Table No.12.

II) Industrial Area:- There is no industrial area in Matheran municipal limits.

III) Commercial Use:- Shops, commercial establishments, hotels, lodging, boarding and all such users which are mostly found to occupy the frontages of busy streets as well as some Matheran plots situated in the interior and carrying such uses are included in the above category. According to existing land use survey the area of 39.10 hectares is occupied by the commercial use i.e. about 5.58% of the total area of the town. Most of the commercial activity i.e. hotels, lodging, sanatoria, etc. is scattered over the Matheran plots in the middle part of Matheran plateau and on very small portion on Bazar path road and in the organised shopping centre.

IV) Land under public use- The area occupied by

- 1) Educational institution such as High school, Primary school etc.
- 2) Religious centre like mosques, Churches, Temples, etc.
- 3) Government Offices, i.e. Superintendent's Office, Municipal Offices, post, telephone exchange and other public and semi public offices.

have been included in this user. The total area covered under public user is about 15.53 hectares. These uses and general distribution have been described in the next Chapter of Social infrastructure.

V) Land under open spaces:- This covers the area under play grounds, gardens and organised open spaces in the town. The municipal council has developed two parks, viz. (1) Pay Master Park admeasuring 2.36 hectares situated in the central part to the west of Matheran railway station and Madhavji Park admeasuring 00.22 hectare situated near Kapadia market and to the south of Matheran railway station and one play ground known as Pandye Play ground situated to the south of Municipal Office. There is one large open plot known as "Olympia Race Course" admeasuring 3.84 hectares situated in the southern part of Matheran. Matheran Gymkhana occupying about 5.07 hectares is situated on Elphinstone Road. The total area of this user is about 19.58 hectares which is much more than the prescribed planning standard.

VI) Other uses:- The land under burial ground and cremation ground admeasures about 3.97 hectares i.e. 0.60% of the total area of the town. The Matheran railway station

and internal roads of Matheran such as Mahatma Gandhi road, Kasturba road, Elphinstone road, etc. have occupied an area of 14.57 hec. which shows that large area is covered under town roads.

4.3) STRUCTURAL CONDITION OF THE BUILDING.

A survey of structures in the town was carried out to ascertain general structural condition of buildings. Total number of structures surveyed is about 660. The structures have been classified under the following groups:-

- A- good and structurally sound buildings having a life of more than 60 years.
- B- Building of average construction and of old design having a life of 40 to 60 years.
- C- Buildings having a life of 15 to 40 years.
- D- Buildings which are very old and sound structurally in bad stage of repairs or in neglected condition which may not survive more than 15 years. It includes also purely temporary type structures in delapidated conditions.

The result of survey shows that out of 660 structures only about 2.42% structures could be classified as "A" type, 28.90% structures under "B" type, about 30.34% under "C" type and 38.34% structures will come under "D" type. (Refer table No.6).

4.4) GROWTH OF TOWN.

It is seen that the town has developed originally keeping in view its peculiar characteristic of preservation of dense forestry. The development is concentrated on Bazar plots where as the remaining development supporting floating population is scattered on Matheran plots. New developments are ^{-rare} as there is scarcity of building material and further the overhead charges are heavy due to hilly terrain of the town and lack of external communications.

CHAPTER - V

SOCIAL INFRA-
STRUCTURE.

Examina-

5.1) GENERAL.

Examination of social facilities and amenities in Matheran would indicate the present level of existing facilities and the short-falls therein. For this purpose a survey of existing educational institutions, medical facilities, recreational and shopping facilities was carried out and the results of this surveys are as described below.

5.2) HOUSING.

Due to heavy over head charges and acute shortage of building material housing is very expensive. The number of occupied houses as per 1971 census in the town is 428 occupying 675 households.

5.2.1) CONDITION
OF THE
HOUSES.

The majority of built up houses are in rubble masonry walls with CGI sheets covered by M.T. roof. General survey of the houses ^{shows} ~~reveals~~ that most of these houses have been built in traditional style and are old. At present there is no building activity in private and public sector. The new constructions which are now coming up are of RCC type.

Most of the permanent population in in Bazar area and in the out houses of large bungalows. The houses accommodating local population in bazar area are of temporary and poor type buildings. The floating population is accommodated in hotels,

Bungalows, holiday homes, sanatoria, etc. A very few bungalows and hotels are scattered at different places on the plateau away from the bazar area while the large houses are concentrated in bazar area of the town.

5.3) EDUCATIONAL FACILITY

The number of literate persons in Matheran in 1971 census is 1684 made up of 1188 males and 501 females. The educational facilities at primary and secondary levels are only available in Matheran. There is no college facility.

5.3.1) PRIMARY SCHOOL.

Presently the primary education is under Raigad Zilla Parishad. However the same is being transferred to municipal councils very shortly. According to the recent surveys conducted there are two primary schools providing education to students out of which 70 students are from the area outside municipal limits. Details regarding number of students in each school, its situation and other details such as play grounds area, expansion programme if any etc. are given in Table No.7. Primary school going population is about 13% of the present population. Primary schools viz St. Frances Xavier's school (English medium) and Jivan Shikshan Mandir (Marathi medium) are in their own premises and have got sufficient space for play-grounds. There is one K.G. known as Jawhar Bal Anand which has got 81 children from local area only.

5.3.2) SECONDARY SCHOOL.

There are two high schools providing education to about 308 students i.e. about 9% of the present population. St. Francis Xavier's High school provides education in English medium. It has got its own premises measuring about 2.00 hectares near Olympia

race course. The other High School known as Saraswati Vidya Mandir teaching in Marathi medium is located on the property known as Castle Hill. It is in rented premises. The present premises do not provide facility of play ground. Details of number of students in each school and other information is given in Table No. 7.

3.4 HEALTH AND
MEDICAL
FACILITIES.

There is one municipal hospital known as "D.J. Medical Hospital" managed by municipal council, where there is a provision of 14 beds consisting of 4 for maternity, two for special and 4 each for male and female. It is situated centrally near the municipal office in a plot measuring about 0.59 hectare. The hospital provides for the facilities of minor operation, maternity ward, daily planning dental clinic, etc. Both indoor and outdoor patients are treated in this hospital. The hospital is attended by a Medical Officer appointed by Government. During year 1974, 1975 and 1976 on an average 242 indoor patients and 11785 outdoor patients were treated in this hospital.

In addition to this one private dispensary is run in the town providing Homoeopathic treatment. The existing medical facilities are adequate to cater the needs of the town. Detailed information is given in Table Nos 8 and 8-A.

There is one veterinary dispensary situated in Bazar area in rented premises. There are about 200 ponies and other cattles. Ponies are housed in the stables near Mochiwada. Due to the peculiar characteristics of Matheran which is prohibiting automobile driven vehicles, horses and ponies have become the necessity of visitors who visit

Matheran for site seeing. The site No. 27 reserved for Veterinary Hospital in the sanctioned development plan is occupied by existing stables. And therefore new site for Veterinary dispensary to cater the requirements i.e. Dispensary, Doctor and staff's residence, stable for sick animals, etc. shall have to be provided in better environment.

5.5) COMMERCIAL FACILITIES.

As per 1971 census occupational pattern, about 40% of the total working force is engaged in commercial activity, showing commercial functional character. Due to existence of thick forest and pleasant climatic conditions, Matheran is famous for honey. The Maharashtra Khadi Gramodyog Commission has opened a Bee Keeping Centre. Scientific and crystal clear honey is available in the market. There is a Madhpal Utpadak Sahakari Society who undertakes the sale of honey from Madhpals. In addition to this Chikki and leather articles are prepared and sold. Most of the shops which cater the day to day needs of the people are housed in the buildings fronting on Mahatma Gandhi road on Bazar area. All the shopping facilities are concentrated in Bazar area.

There are in all 40 eating houses, lodges and residential hotels functioning in the town and having total capacity of 2384 persons. There is one medical shop and few grocery provisional stores, catering daily requirements of the town.

There is one organised vegetable market known as Kapadiya Market and mutton market located in Bazar area.

5. RECREATIONAL
AND ENTERTAIN-
MENT
FACILITIES.

There is a public library centrally situated on Mahatma Gandhi road which is known as "Karsandas Moolji Library". It is maintained by municipal council. There is no theatre of cinema or drama in the town.

5.6.1) GARDEN AND
OPEN SPACE.

There are three existing gardens viz. Madhavji park, Pay Master park and Forest park. Madhavji park is situated near Kapadiya Market in Bazar area on the land admeasuring about 0.22 hectare. The Pay Master park which admeasures 2.36 hectares is situated near the Rugby Hotel i.e. to the west of the Matheran railway station. It is fairly big in area as compared to Madhavji Park and consists of Band stand. Both these parks are maintained by the municipal council. The forest park admeasuring about 3.99 hect. is situated just opposite to the Government Holiday Home.

Olympia Race Course admeasuring about 3.84 hectares is situated in the southern portion of the hill station on Pandye Road. Horse races are held in the month of May. Matheran Gymkhana having a large compound of about 5.67 hectares is situated in the northern part of Bazar area on Elphinstone Road. It provides facilities for indoor and out door games, such as table tennis, lawn tennis, badminton, etc. Both these places are also maintained by Municipal Council.

There is a small play ground known as Pandye Play Ground admeasuring about 0.08 hectare situated on Mahatma Gandhi road near Giri Vihar Hotel. The area being very small has been proposed to be extended in the sanctioned Development Plan. This is also maintained by Municipal council.

CHAPTER - VI

VI) ECONOMIC BASE AND GROWTH POTENTIAL:

G) INDUSTRIAL
ACTIVITY

There are no large scale industries in the town, as the conditions regarding communication facilities, labour, water supply and power supply are unfavourable. And further it is also not desirable to encourage industries like shoe making and electric lamp sheds from grass are flourishing on account of the patronage of visitors. As per 1971 Census Occupational Pattern 84.42% of the total working force is engaged in Tertiary sector indicating commercial and service character of the town.

CHAPTER - VII

VII) TRANSPORT AND COMMUNICATION.

1.1) EXTERNAL COMMUNICATION.

Matheran is linked with Bombay-Pune main Central Railway line by the narrow gauge railway line 21 kms in length which takes off from the Neral junction. It is about 2 hours journey from Neral. This railway goes off the rail in monsoon for four months i.e. approximately from 15th June to the end of September. There is one jeepable road leading from Neral. It is a narrow and winding road about 2.44 m in width and 11.2 kms in length from Neral. The Public Works and Housing Department has undertaken the construction of vehicular road from Neral to Matheran. The asphaltting is completed upto the Dasturi. The Matheran railway station is located in the Bazar area in the central park of the Hill station.

The another proposed approach road from Panvel to Matheran upto Porcupine point has been dropped.

Normally the trains ply thrice in a day from Neral to Matheran and in reverse direction. There is no vehicular transport facility as the present access to hill station is from narrow and winding road which is only half way asphalted. During peak seasons and holidays extra trips for ascending and descending are arranged by railway authorities.

1.2) INTERNAL COMMUNICATION.

Since Matheran itself is not approachable by any vehicular road externally, naturally none of the internal existing roads are designed for vehicular traffic. All the

internal roads are narrow winding and having steep gradient. The only means of internal conveyance are horses, ponies and man driven rickshaws. This peculiar internal communication system has maintained the typical hill station character of the town. As a result of absence of vehicular road, there are no traffic problems as such and the visitor can enjoy pleasure walks or pony ride peacefully.

Mahatma Gandhi road is the only main road of the town having all the commercial activity concentrated on its frontage. From the railway station it runs north-wards almost parallel to railway line and it further connected with approach road to Neral view point, Garbat point and Panorama Point. Towards south from the railway station it runs parallel to the eastern cliff of the plateau upto the Lords Hotel, where further it is connected with roads leading to Charlotte lake, Alexander point, Chowk point etc. The average width of this road is about 6.10 m (20ft). This road is very crowded particularly in the summer season. Encroachments on the road land by the shop-keepers have added to the problem of smooth movement of pedestrian traffic on this road. Important public buildings, like railway station, Kapadiya market, post office, municipal office, Superintendent's Office, dispensary, etc. are situated on this road.

There are many other subordinate existing roads which are mainly intended to provide access to the properties and approaches to view points. These roads also serve as pleasure walks for the visitors. These roads are also found crowded by visitors during seasons.

3) GENERAL
CONSIDERATION OF
ROADS.

The total length of roads within municipal limits is about 52.60 kms. These are all pucca roads, however many internal roads need widening to meet the existing and future requirements of the ponies and rickshaws traffic and pedestrian traffic too. Similarly the Mahatma Gandhi road which is the main commercial street of the town also requires considerable widening. The instances of road accidents are Nil.

4) PARKING
FACILITIES.

Parking facilities for horses, ponies and rickshaws are provided on road in front of railway station, Ram-Mandir along bazar road and in front of Regal Hotel. Similarly existing parking spaces are available along existing roads near parking point i.e. Bombay point and Lords Hotel and near Olympia Race Course.

5) TRAFFIC AND
TRANSPORTATION
FACILITIES.

As the vehicals are not permitted on the hill station, the local transport is with the help of man driven rickshaws, ponies, horses and by coolies.

C H A P T E R - V I I I

VIII) UTILITIES AND SERVICES.

WATER SUPPLY.

Town has filtered water supply, the source of water supply being the Charlotte lake, The Charlotte lake was constructed in 1928. It has storage capacity of 12.60 crores litres which is just capable of supplying water at the rate of about 67 litres/head/day to the existing permanent and floating population. There is G.L. reservoir having capacity of 44 lakhs litres constructed near Higby Hotel. It has got water filtration plant of pattersion type (rapids and gravity type) which supplies water during season from 6 a.m. to 1.30 p.m. only. The existing water supply is inadequate. The Siapson's tank situated to the north of Holiday Home is having capacity of 135 lakhs litres. Water is exclusively supplied to railway stations at Junna Patti and Water Pipe and for washing purposes.

The existing water supply is inadequate to meet the requirements of prospective population of the town. The municipal council is trying to overcome the shortage due to leakage by repumping the same in the tank and by storing additional quantity of water by raising the height of tank, erecting wooden planks over the regular wall. The scheme for additional storage capacity of 9 to 11.25 crores litres has been submitted for administrative approval of Government. The site is located adjacent to existing lake. The proposed distribution scheme

night soil is carried out in wheeled barrows and are composted to form manure in the compost depot situated behind the Central Hotel on eastern slopes. There are about 24 common latrines and about 357 independent latrines provided by the Municipal Council. In addition to this about 7 common latrines are provided in slum area. All the bungalows and hotels have their own septic tank latrines. The Municipal Council has made necessary arrangements for sweeping and cleaning all the busy roads throughout the year. It has also provided dustbins at suitable places. However the sanitation in poor class localities such as Mochiwada, Maharwada, Dhavadwada is not satisfactory.

The Municipal Council has also arranged to spray insecticides in swampy and marshy areas which has considerably reduced the mosquitos.

Fire
ALLIANCE. The Municipal Council has not provided fire fighter or fire-extinguishers in public places.

CHAPTER-IX

IX) PLANNING PROPOSALS.

1.1) GENERAL.

The planning of hill station is quite different from that of ordinary urban area in many respect. The planning of a hill station should aim at developing it as a health and holiday resort. The visitors to the hill station expect to be able to enjoy the magnificent scenery provided by the nature with the minimum of bustle and distraction. The requirements of the visitors and tourist have therefore been fully considered while framing the proposals of the revised development plan of this hill station at the same time the requirements of the local population have also not been overlooked.

1.2) DEMOGRAPHIC PROJECTION.

The permanent population as per 1971 census is about 3397 souls. Though the statistics of population for last 4 decades does not indicate any ^{substantial} subsequent rise (vide Table No.2) It is expected that due to the future rise in floating population on account of increased water supply, availability of more land for private bungalows and hotels, improved communication facilities, encouragement by Maharashtra Tourism Development Corporation, the permanent population which is the supporting population of the floating population is bound to rise to some extent. For the purpose of development plans the population has been projected on the following basis for the year 1997(1). By incremental increase method, (2) By Graphical method.

As per method No.1 the prospective population in the year 1987 would be ⁴⁰⁰⁰3800 souls and in the year 1997 it would be ⁵⁰⁰⁰4200 souls. By Graphical method the projected permanent population in the years 1987 and 1997 would be 3775 and 4150 souls respectively. Thus the 1987 population would be about 3800 souls and for 1997 would be 4200 souls.

Floating population consists of tourists, students, who visit the hill station for site seeing and holiday seekers, who visit the hill station occasionally during the season and at weekends.

Since the proposals of the development plan are formulated for providing necessary amenities and facilities to the maximum floating population in the peak season, the projected floating population is also worked out on the basis of maximum floating population in the peak season.

Neral railway station is the only means of communication to and from Matheran. For the purpose of working out the average maximum floating population, the necessary statistics regarding population of passengers coming to and leaving Matheran every week during the peak season (month of May) has been collected from the railway and municipal authority and it is found that the existing average maximum floating population is 4000 persons per week end. Taking into consideration

the scope of development in the areas under residential use and hotels, sanatoria, etc. and also the new areas that would be available after lying out new plots from big size Matheran plots for residential development; the projected maximum floating population in the peak season is estimated about 6000 persons per weekend by the end of 1997 (i.e. projected rise 4000 persons per weekend).

The population figure of ⁴⁰⁰⁰3800 souls of permanent population and 4000 floating population together with ²⁰⁰⁰1800 souls for the projection of 10 years i.e. 1987 has been considered for the purpose of providing social amenities and population of ¹²⁰⁰12200 souls (⁵⁰⁰⁰4200 projected permanent population and 8000 projected floating population) for 20 years has been considered for the purpose of zoning. On this basis the proposals of development plan have been framed.

DISTRIBUTION
OF POPULATION
AND EMPLOYMENT.

For the purpose of framing proposals for the purpose of zoning the entire Municipal area has been considered as one unit.

It would be seen from the land use plan that the existing area under the residential use is about 158.03 hectares after excluding about 4.41 hectares under development in Bazar area wherein the most of the existing permanent population is concentrated.

As the character of the Matheran Hill Station is to be preserved, as it is existing, the density has been worked out considering the prevailing building regulation i.e.

Minimum size of plots	0.2 hectare.
Minimum number of tenements in each plot of minimum size.	1.
Assuming that each tenement would accommodate 5 persons.	25
The number of persons per net hectare.	25

The existing area of 158 hectares under the residential use at the above rate of 25 persons per hectare is capable of accommodating maximum floating population of 3770 souls.

3950 say 4000

Further the existing area under hotels, sanatoria, etc. is about 39.10 hectares. The gross density according to proposed regulations works out to 50 persons per hectare as follows:-

Minimum size of hotel plot	0.4 hectare.
Maximum number of suites per plot	6
Assuming each suite would accommodate 3 to 4 persons.	

The number of tourist/net hectare

The maximum floating population that would be accommodated in the existing area under hotels, sanatoria, etc. at the rate of 50 persons per hect. works out to 2000 persons (39.10 x 50 = 2000 souls).

Thus the existing area under residential use and also under hotels, sanatoria, etc. is in aggregate capable of accommodating a maximum floating population of 5770 (3770 + 2000) souls. After deducting therefrom the existing average maximum floating population of 4000 persons, a floating population of 1770 persons out of the prospective rise of 4000 persons would be accommodated in the existing areas. The remaining 2230 prospective floating population would be accommodated at the rate of 50 persons/hectare.

Further the area under Holiday Homes which is yet to be developed is about nine hectares. This area would occupy the population of 450 souls at the rate of 50 persons per hectare.

Thus the remaining population (i.e. 2230 - 450) of 1780 souls would be distributed in new areas proposed under hotels, sanatoria and private bungalows at the ratio of 1:4 as under:-

- 1) Hotels and sanatoria, etc. 15 hectares.
at 50 persons/net hectare.
- 2) Net area at 20% deduction.

12 hectare x 50 persons	600 persons.
2) Private residential Bungalows 59 hectares at 25 persons/net hectare. Net arecazt 20% deduction.	
47.20 hectare x 25 persons.	1180 persons.
Total	<u>1780 persons</u>

Thus it is proposed to increase residential areas under hotels and private bungalows by about ⁵⁴74 hectares. The rise in permanent population is estimated to be about ¹⁰⁰⁰800 souls. This would be accommodated in servants quarters of the new private bungalows and hotels etc. All the additional lands included in the residential zone are owned by Government. It was therefore suggested in the sanctioned Development Plan that the Government would be requested to prepare layout of these lands and make the plots available for public for residential development. Accordingly few plots were subdivided into 42 sub plots. However no full efforts were made towards the above suggestion so far.

3) PLANNING OF SECTORS.

For the reasons given in para 9.3. the town is considered as one unit for the purpose of Planning.

The existing provision regarding educational and medical facilities and other social amenities were examined and further requirements have been decided on the basis of revised planning standards. The various needs of local population are also considered. The proposals of the development plan have been formulated by considering the feasibility of the proposals of the sanctioned development plan and the land requirements communicated by various departments and reserved sites have been retained for the purpose with due modifications wherever necessary. The deviations and modifications to the sanctioned development plan have been illustrated in Appendix "B".

TRANSPORTATION

As stated in earlier para's the peculiar character of the Matheran Hill Station is to be preserved, the hill station is not linked with outside by any vehicular approach. However if the existing jeepable road from Neral, is approved, the vehicular traffic would be terminated at Dasturi near Holiday Home. However such proposal would fall outside the scope of the development plan as the entire road length falls outside municipal limits. The proposal of construction of vehicular road from Panvel which would have connected the plateau near the parking point has been also dropped. New proposal of 40.19 ^{wide} m/vehicular road with toll bridge to carry the visitors and their kit from Dasturi to Matheran club, through Municipal Mini Transport service or such specific authorised

transport service has been proposed. This new road would bring the visitors right near the Bazar area without exerting on walking along winding and undulating roads.

4.3.1) IMPROVEMENT
TO THE
EXISTING ROAD.

Existing internal roads are intended to provide access to the various properties as also to provide approaches to the various view points. Approach roads to the view points also provide the facility of pleasure walks and pony rides to the tourists. Due to undulating topography of the plateau there is practically no scope for the proposals of new roads nor such roads are necessary as the existing net work of roads is adequate to meet the future requirements also. However the existing roads are too narrow and winding and hence require widening and improvements at many places. The proposals for widening of these roads as per the sanctioned plan have been retained. The same are described in brief below:-

1) Mahatma Gandhi Road:- It is a main commercial road in the town which is very busy and crowded particularly during the season. This road is therefore proposed to widen to a width of 15.24 m. through out its length from Ghogal Dafa towards north to Hope Hall Hotel towards south.

2) Kasturba Road:- This is another busy street in the Bazar area. It is proposed to be widened to a width of 12.19 m.

3) All the remaining roads in the town which serves mainly as access roads to the properties and approach roads to various points are proposed to be widened to the width of 6.10 m and 7.62 m according to the scope.

These proposals are shown in red line in development plan. These roads are also regularised at many places with a view to remove unnecessary bends and kinks as shown on the plans.

7.6) PARKING.

There would not be much a problem of parking as the main commercial road of the town is proposed to be widened to sufficient width. The ponies and man driven rickshaws may be permitted to park along the road side on Mahatma Gandhi road at places such as opposite to railway station, in front of Ram Mandir and Regal Hotel.

Considering the future need (i.e. when motorable road from Neral to Matheran is constructed, all private and public vehicles will be terminated at this point) one site for parking at Dasturi near Holiday Homes, of an area 1.48 hectares has been reserved in the sanctioned Development Plan which is retained in the revised Development Plan. In addition to this one new site of parking of municipal transport service or such approved services has been proposed at Matheran Club. Another site for parking near porcipine point is proposed

with a view that during season every evening, large number of visitors visit the sunset point who used to come on horses and by rickshaws. In the sanctioned plan site admeasuring 2.30 hectares has been reserved with a view that the motorable road from Panvel to Matheran would be constructed when all vehicles would be terminated at this point. However, since this road proposed has been dropped and therefore considering only the visitors number gathering at sunset point, parking site has been reduced and only area of 0.52 hectare has been retained as parking.

2) FUTURE LAND USE.

To organise the activities of a town of size of ¹³⁰⁰⁰ 12200 souls it is necessary to allocate areas for different uses i.e. for local shopping, shopping lines, administrative centre and for residential and other connected uses. The existing developed area works out to about 255.52 hectares i.e. about 35.65% of the total municipal area. It is proposed to include additional area of 68.00 hectares under residential zone. Thus making total developed area of 380.24 hectares i.e. about 52.03% of the municipal area, the detailed break up of proposed land use is illustrated in Table No.11.

The total municipal area of 723.67 hectares is now divided in following broad zones:-

- 1) Residential zone.

2) Commercial zone (Hotels, Sanatoria, etc).

3) Reserved Forest and Green belt.

All the above zones are distinctly marked on the development plan which is on a scale 1:4000 (1"=330').

7.1) RESIDENTIAL ZONE.

To accommodate the anticipated growth in population sufficient land is now zoned for housing and other activity.

The existing population of 3397 souls occupy nearly 255.52 hectares of developed area inclusive of 201.54 hectares (162.44 hectares Residential, 39.10 hectares commercial hotels, sanatoria, etc.) of residential area, giving the gross density of about 29 persons per hectare and net density 30 persons per hectare. It is proposed to bring an additional net residential area of 83.00 hectares (68.00 hectares Residential and 15.00 hectares commercial) for future residential development thus making total net residential area of about 284.54 hectares i.e. nearly 40% of the total municipal area. This would give gross density of 32 persons per hectare, and net density of about 43 persons per hectare for a future estimated population of 12200 souls.

7.2) RESIDENTIAL WITH SHOP LINE ALONG STREET.

The existing land use plan will indicate that major commercial and business activities are concentrated along the Mahatma Gandhi road. The commercial and business activities have mostly confined to a depth of 12.20 m. This trend of

commercial use being confined to the buildings fronting on mainstreet would continue in future also and this type of use will be intensified in bazar area. The requirement of future trades and commerce are proposed by providing adequate shopping lines at important places.

7.3) INDUSTRIAL ZONE.

It is not desirable to encourage industries as they would destroy the hill station character of the town. However service industries supporting the requirements of the population would be allowed in bazar area only.

7.4) RESERVED FOREST AND GREEN ZONE.

Considering the projected population and the desirable densities at requisite land has been zoned for residential purposes and the remaining forest lands not required for development in near future, as well as those required to be preserved as forest, have been retained as Reserved Forest and Green belt.

8.1) EDUCATION FACILITIES.

a) Primary Schools:- At present there are two primary schools in the town, out of which one is under the control of Zilla Parishad, Raigad and the other is private convent school. About 454 students are attending the above primary school from which 245 boys and 209 are girls. (Table No.7). Out of these students 70 students are from outer areas. Considering future student population of 570⁶⁵⁰ at 15% of the total projected population of 3800⁶⁰⁰ souls and a primary school site for an average 400 to 500 pupils, the existing primary school site would be

be sufficient. However one more site for primary school and play ground admeasuring to the total area of about 0.60 hectare has been reserved for Primary School, High School and Play Ground.

b) Secondary School:- There are at present two secondary schools, run by private institutions. Considering the future student population of 285³⁰⁰ students at the rate of 7½% of the projected population of 3800⁴⁰⁰⁰ souls and an average size school of 750 to 1000 pupils, the existing high school sites are sufficient with the existing student strength of 73 and 230 each. The play ground at Olympic race course is useful for both the high schools. However one more site admeasuring 0.60 hectare is reserved for Primary School, High School and play ground.

c. MUNICIPAL
FACILITY

a) Hospital:- The existing municipal hospital and maternity home situated adjacent to the municipal office building known as B.J. Hospital is enough to cater the needs of permanent as well as floating population of Matheran.

b) Dispensaries:- At present there is one private dispensary providing homoeopathy treatment.

c) Veterinary Dispensary and Staff Quarters:- In the sanctioned plan site No. 27 admeasuring 0.4 hectare was reserved for Veterinary Hospital. Considering the number of ponies, horses and other cattles which are the

requirements of supporting population it is proposed to redesignate the site No. 23 admeasuring 0.45 hectare reserved for Theatre to be reserved for "Veterinary Dispensary and Staff quarters". The existing site of dispensary is in rented premises and the site proposed previously is fully covered by stables and also inhygenic.

3.3) COMMERCIAL FACILITIES.

There is one organised municipal vegetable market known as Kapadiya Market situated in bazar area. The existing vegetable market is sufficient for the Hill Station.

3.4) RECREATIONAL FACILITIES.

Parks and Gardens:-The existing provision of organised open spaces, public parks, covers the land admeasuring about 19.58 hectares. Though the existing sites are adequate for maintaining the hill station characteristic of the town, large areas are reserved for gardens, parks, etc. at suitable sites.

3.5) OTHER AMENITIES.

a) Open Air Theatre and Library:- There is public library known as "Karsandas Moolji Library" which is maintained by Municipal Council. In addition to this one site for Open Air Theatre admeasuring about 0.50 hectare situated in bazar area on Mahatma Gandhi road is reserved for the purpose of Open Air Theatre.

b) Swimming Pool. One site admeasuring 1.72 hectare is reserved in the northern part of plateau near Matheran Gymkhana.

2.5.6) SITE FOR MUNICIPAL PURPOSE.

In the sanctioned development plan the site No.14 admeasuring 2.12 hectares was reserved for municipal purpose. The existing site of municipal office provides accommodation for limited staff and therefore this new site is proposed to be redesignated as " Extension to municipal Rest House" staff quarters and Camping Ground" as it is situated adjacent to the existing rest house of the Municipal Council.

7) OTHER GENERAL PROVISIONS (GOVERNMENT AND SEMI-GOVERNMENT)

Requirements of other various Government Departments in regards to the land requirement were ascertained and on the basis of the information furnished by them suitable sites for construction of staff quarters and office buildings etc. have also been proposed in the development plan. These sites (shown at Table No.14) will have to be acquired by the respective department during the next decade by private negotiations or under the Land Acquisition Act, 1894.

2.5) CREMATION AND BURIAL GROUND.

There are two Hindu Cremation grounds one situated near Simpson's tank admeasuring about 0.38 hectare and other situated near Olympia Race Course, in the southern portion admeasuring 0.03 hectare. There is a burial ground for Mochi Community on Little Chowk point road admeasuring about 0.29 hectare. Parsi tower of silence is also situated at little Chowk point, road, near Olympia and admeasures about 0.27 hectare. There are also two Muslim burial grounds, the one near mochiwada admeasures 0.11 hectare, while the other situated on P-andye road admeasures 40/-

0.10 hectare. The Christian burial ground situated near St. Pole Church admeasures about 0.19 hectare. The existing provision is sufficient to meet the requirements of various communities. No new site is, therefore, reserved.

UTILITY SERVICES.

a) Water Supply: - Matheran Municipal Council has independent piped water supply scheme since long back. The present water supply of 67 litres/day/capita is inadequate to the town. The scheme to augment water supply has already been submitted to Government for administrative approval. It is proposed to supply at the rate of 75 litres/day/capita. The seven elevated reservoirs are to be erected at suitable places. This project will improve the position of water supply in near future. The new site is to be located adjacent to existing lake. The total cost of water supply scheme as estimated by the Environmental Engineering Organisation has been worked out to Rs.1,26,88,000.00 (Net) out of which the cost of dam and allied works has been worked out to Rs.92,38,500.00 for estimated projected permanent population of 6300 souls and floating population of 10000 souls in year 2005.

b) Drainage: - There is neither the provision of underground drainage system nor any system is contemplated in future nor it would be feasible economically owing to hilly topography of the town. There are open road side gutters which carry storm and sullage water from houses. These gutters discharge in nallas. Most of the latrines are connected to septic tank.

c) Electricity:- The power is supplied at present through Maharashtra State Electricity Board. The present system is quite satisfactory and will continue to provide services according to future demand.

d) Compost pits:- The existing compost pits are situated behind Central Hotel on eastern slope at suitable places.

Housing of the permanent population particularly in Mochiwada, Maharwada, Dhavarwada areas requires substantial improvement. Further this area is void of open space, public site etc. A proper improvement scheme for this area would have to be prepared. In view of this fact these areas are marked in dotted line as slum areas in the Development Plan which would be taken up for slum improvement scheme.

No individual is affected and all the lands are government lands. However while improving slum area in Bazar area near Maharwada and Dhavar wada, if any person is affected or dishoused one site for housing dishoused and economically weaker section is proposed for affected persons.

10) SLUM
CLARANCE.

TRAINING FOR
Housing and
ECONOMICALLY
WEAKER SECTION.

(X) IMPLEMENTATION OF THE DEVELOPMENT PLAN OF MATHERAN (REVISED).IMPLEMENTATION.

Implementation of the proposals as framed in the Development Plan after carrying out necessary socio-economic surveys forms the most important part in the entire process of planning. There are various ways of implementation, which the municipal council can adopt for the desired results. Some of the important ways can be mentioned as below:-

1) To take recourse to the provisions of the Land Acquisition Act coupled with the provisions of the Maharashtra Regional and Town Planning Act, 1966 in acquiring the various sites reserved for public purposes in the Development Plan. Table No.14 gives the details of different sites reserved for public purposes and the approximate cost of acquisition of these sites. The municipal council has chalked out the annual, biannual and 5 years programme of priorities of development, according to which the municipal council would proceed ahead with the acquisition of these sites. The details of priorities have already been fixed and given in Table No.15.

2) In the Five Years Plan Scheme separate scheme UDL(a) is in force, according to which ~~loans~~ and grants are made available to the local authorities for implementation to the development plan proposals. Matheran Hill Station

Municipal Council would take recourse of this scheme and would request for necessary financial assistance from year to year to secure the grant-in-aid and loans under this scheme.

3) The municipal council could as well acquire the sites reserved for public purposes through private negotiations.

10.2) MUNICIPAL
FIN. SC.

Details of the total income and expenditure during the years 1971 to 1976 have been given in Table Nos 13 and 13-A. It would be seen that the annual income of municipal is increasing. It was roughly Rs.5.21 lakhs in 1971-72 and Rs.8.92 lakhs in year 1974-75. The financial position for the years 1971-72 and 1972-73 so far as income side is considered is almost the same. In the year 1975-76 total expenditure on various items such as roads, water supply, drainage, public amenities etc. was to the tune of Rs.5.71 lakhs as against the income of Rs.7.18 lakhs in 1975-76. Thus the municipal council has a balance of Rs.1.47 lakhs per annum. The total cost of acquisition of a public sites is of the order of 5.61 lakhs. The phasing priorities of various works and development according to the proposals of the development plan has already been outlined in Table No.15. If the municipal council makes proper budget provision annually for implementation of development plan it would be possible to carry out the major proposals of the development plan, in the coming 5 years.

10.5) CONCLUSION.

The proposed development plan is a mean in the hands of the local authority to guide and channelies the future development on proper lines. The Municipal Council of Matheran has already prepared a development plan and the work of which is in progress. This plan is now a further attempt to provide adequate social and other community facilities for the future population of the town. Certainly this plan would provide the guide lines both for public and for the Municipal Council and other authorities responsible for town development for programming their future actio which are expected to lead to the evolution of a healthy and beautiful place for a holiday resort.

V.V. Modak
4.1.83

(V. V. Modak)
Town Planner, Alibag.
AND

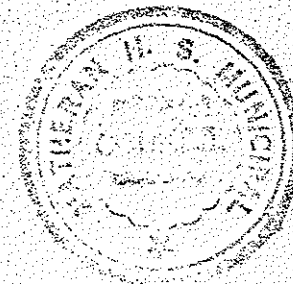
TOWN PLANNING OFFICER,
MATHERAN

By Sag/-

A.B. Bhoir
24-1-83

(A. B. BHOIR.)

Administrator,
Matheran Hill Station Municipal Council,
Matheran.



DRAFT DEVELOPMENT PLAN OF MATHERAN(REVISED)

S T A T E M E N T S

TABLE NOS 1 TO TABLE NOS 15.

CLIMATIC DATA OF THE TOWN- MATHERAN(RAINFALL, TEMPERATURE)

Sr. No.	Name of the Town	Months	Rainfall in m.m. :	Years	Temperature (°C)		
					Maximum	Minimum	Mean.
1.	Matheran	January	-	1972	34	20	27
2.		February	-				
3.		March	-				
4.		April	-	1973	32	20	26
5.		May	-				
6.		June	613.0	1974	28	18	23
7.		July	2362.30				
8.		August.	3772.28	1975	26	15	20.50
9.		September	4506.36	1976	30	16	23
10.		October	3462.80				
11.		November	21.38				
12.		December	-				
			14738.20		30	17.8	23.9

Average Annual Rainfall : 14738.20 m.m.
(Mean of last five years 1973 to 1977)

Source: 1 Superintendent, Matheran.

Average Annual Temperature :
(During the years.
1972 to 1976.

Max.-30 °C
Min.-17.8 °C
Mean 23.9 °C

TABLE NO. 1-A.

RAINFALL AT MATILERAN.

Month	1972-73 m. m.	1973-74 m. m.	1974-75 m. m.	1975-76 m. m.	1976-77 m. m.
April	-	-	-	-	-
May	-	-	-	-	-
June	558.00	424.70	181.20	967.50	934.00
July	2272.40	1952.40	1426.20	2682.50	3481.00
August	3071.60	3320.30	2746.50	4500.00	5223.00
September	3261.00	4491.90	3303.90	5350.00	6125.00
October	3261.00	4675.00	3703.10	5675.00	-
November	29.00	-	-	-	76.19
December	-	-	-	-	-
January	-	-	-	-	-
February	-	-	-	-	-
March	-	-	-	-	-
Total	12452.10	14864.30	11360.90	19174.10	15839.19

Statement showing the demographic characteristics.

Growth of population since 1931 Census.

Year.	Population.	Decennial Variation.	% Variation	Annual growth of rate %.
1931	2734 ✓	-	-	-
1941	2775 2774	+41	+1.50	+0.15
1951	2808 ✓	+33	+1.19	+0.12
1961	2857 2842	+49	+1.74	+0.17
✓ 1971	3397 ✓	+540	+18.90	+1.90

Source : Census figures.

Statement showing population projection: Incremental Increase Method.

Year	Population	Increase	Difference in increase.
1931	2734	-	-
1941	2775 2774	+41 40	-
1951	2808	+33 35	-8 -6
1961	2857 2842	+49 35	+16 0
1971	3397	+840 555	+491 521
Total		+663	+499 515

✓ P- 1981 = 3397 + 166 + 166 = 3729 3735 Average increase per decade $\frac{663}{4}$ = 165.75 say 166.
 ✓ P- 1991 = 3729 + 166 + 166 = 4061 4245 Average difference in increase per decade. $\frac{499}{3}$ = 166.33 say 166.
 ✓ P- 1987 = $3729 + \frac{6}{10} \times 166 = 3828.60$ Say 3800 souls. 4000
 ✓ P- 1997 = $4061 + \frac{6}{10} \times 166 = 4160.60$ Say 4200 souls. 5000
 $\frac{515}{3} = 171.66 = 172$

P. 2001 =

$3735 \cdot \frac{6}{10} = 2241$
 $4061 \cdot \frac{6}{10} = 2436.6$
 $3735 + 2241 = 5976$
 $4061 + 2436.6 = 6497.6$

DEMOGRAPHIC CHARACTERISTICS- DISTRIBUTION OF POPULATION.

Municipal No. 10	Population	Total area in hectare	Gross Density persons per hectare.	Residential area in hectare.	Net Residential Density persons per hectare.	Remarks.
1.	317✓	234.24	1	50.69	6	
2.	371✓	103.12	4	29.00	13	
3.	320	117.34	3	30.61	10	
4.	351	214.86	2	40.14	8	
5.	357	8.38	42	00.42	850	←
6.	310	2.42	128	00.18	1722	←
7.	328	13.39	24	2.73	120	
8.	371.	3.20	115	00.82	452.	←
9.	362	2.24	162	00.30	1200	←
10.	310	24.50	13	7.55	41	
Total	3397	723.67	5	162.44	21.	

Demographic Characteristics, occupational structures of the Matheran.

Sr. No.	Occupation.	Number of workers.			Percentage to the total workers.	Remarks
		Male.	Female	Total		
1)	Cultivators.	-	-	-	-	✓
ii)	Agricultural Labourers.	2	-	2	0.14%	✓
iii)	Livestocks, Forestry, Fishing, Hunting, plantation, orchards and allied activities	42	-	42	2.99%	✓
iv)	Mining, quarrying, etc.	2	-	2	0.14	✓
Total of Primary Sector		46	-	46	3.27%	1.35% of the population. ✓
v)	Household industries.	0	-	9	0.65%	✓
vi)	Manufacturing other than household industry	85	8	93	6.61%	✓
vii)	Construction.	48	23	71	5.05%	✓
Total of Secondary Sector.		142	31	173	12.31%	5.09% of the population. ✓
viii)	Trade and commerce.	499	65	564	40.14%	✓
ix)	Transport, storage and communication.	194	10	204	14.53%	✓
x)	Other services.	323	95	418	29.75%	✓
Total of Tertiary Sector.		1016	170	1186	84.42%	34.91% of the population. ✓
Total workers.		1204	201	1405	100.00%	41.35% -do- ✓
Total non-workers.		722	1270	1995		58.65% -do- ✓
Total population.		1926	1471	3397		✓

TABLE No. 5

Statement showing the Existing Land Use Analysis.

sr. No.	Land use.	Area in Hectare	% to Developed area.	% to total area.
1)	Residential	162.44	63.57	22.49
2)	Commercial (Lodges, Hotels, Sanatoria) Shops, Market, etc.	39.10	15.34	5.28
3)	Industrial	Nil	-	-
4)	Public purposes.	15.53	6.04	2.17
5)	Public Utilities.	00.33	0.13	0.04
6)	Transport and communication.	14.57	5.74	2.00
7)	Garden, Play ground, etc.	19.58	7.64	2.77
8)	Burial and Cremation Ground.	3.97	1.54	0.60
Total developed area.		255.52	100%	35.65%
9)	Waste lands.	0.24	0.05	0.03
10)	Forest Lands.	461.78	98.58	63.32
11)	Water Bodies.	6.13	1.37	00.90
Total Undeveloped Area		468.15	100%	64.35%
Total Area		723.67	-	100%

Source: - (Census Book).

Structural condition in the Matheran town:- Distribution of Houses.

	Estimated future life.	Number of structure.	Percentage.
1.	A 60 years and above,	16	2.42
2.	B 40 to 60 years.	191	28.90
3.	C 15 to 40 years.	200	30.34
4.	D Below 15 years.	253	38.34
Total		660	100%

TABLE No.7

Educational facilities Primary School/Secondary School/Private Institutions.

Sr. No. of establish-ment.	Name and year	Situation Survey No. CRD No.	Total area in hectare.	Number of students. Boys/Girls.	Number of students from out-side muni-cipal limits.	Play ground area in hectare.	Area per pupil sq. meter.	Expansion pro-gramme and need for additional land.
1)	Jawahar Dal anand (Bharu Bhawan) K.G. (Balwadi).	M.P.158 on Mahatma Gandhi Road.	1.	44 37	-	0.60	123 sq.mt.	No.
2)	St. Francis Xavier's School (1971)	M.P.No.71 near Olympia Race Course.	2	(46 PS. 27 PS 46 SS 27 SS)	70	0.50	136 sq.mt.	Yes.
3)	Saraswati Vidya Mandir High School (1969)	M.P.No.1 Castal Hill.	1.60	115 115	-	-	69 sq.mt.	No
4)	Jivan Shikshan Mandir (Primary School).	Opposite to Post Office in Bazar area.	0.60	155 145	-	--	20 sq.mt.	No
			5.20	406 351	70	1.10		

Source:- Data collected.

TABLE No.8.

Health and Medical facilities and private Hospitals, Maternity Home

Sr. No.	Name of Hospital/ Maternity Home.	Location Ward No.	Plot No or C.T.S. No.	Area occupied by hospital.	Built over area sq.mt.	Total floor area sq.mt.	Number of Bed.	Area of site/Bed.	Remarks
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
1)	E.J. Hospital.	Ward No.10 Mahatma Gandhi Road.	M.P. No. 153A.	14492.80 sq.mt.	500 sq.mt.	Ground floor 500 sq.mt.	14 Maternity-4 Special -2 Male -4 Female -4	84 sq.mt. 6 sq.mt. per bed.	

Information regarding private Dispensaries.

Sr.No.	Name of the Dispensary.	Location Ward No.	Number of patients treated in			Treatment given.
			Indoor per day.	Outdoor per day.	Total per day.	

1.	Dr.Sandhani	Near Market Ward No.10.	25 to 30	25 to 30	Homeopathic.
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Survey of Industries.

No.	Name of Industry	Year of establishment.	Location	Type of industry.	Area	No. of workers skilled and unskilled.	Horse power.	Season of working in the year.	No. of shifts.	Manufacturing goods quantity.	If processed goods processed quantity.	Industrial machinery adopted.	Labour employed.	Expenses incurred.	Land required.	RE MA RKS

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Transport and communication-Licensed Vehicles.

Year.	Trucks (Goods vehic- cles).	Motor cars, jeeps, and scoo- ters.	Motor cyclic (2to 4)	Total	Number of Rickshaws.			Total No. of cycles.	No. of bullock carts.	No. of Tongas victorias.	No. of hand carts.
					Auto- rick- shaws.	Cycle rick- shaws.	Man driven rick- shaws.				
1970-77	-	-	-	-	-	-	56	56	-	-	4

Source:-Matheran Hill station municipal council.

Statement showing the proposed land use analysis

Sr. No.	Land use.	Area in hectare.	% to the developed area.	% to the total area.
1.	Residential	269.54	60.50	32.30
2.	Commercial.	54.10	14.10	7.50
3.	Industrial	-	-	-
4.	Public Scoul Public.	18.03	4.70	2.50
5.	Public utilities.	0.33	0.08	0.04
6.	Transport and communications.	45.94	12.40	6.34
7.	Gardens, Play grounds, open spaces, etc.	27.43	7.20	3.80
8.	Barial grounds and cremation grounds.	3.97	1.02	0.55
Total Developed area.		380.24	100%	52.03
9.	Forest Lands.	337.30	98	47.13
10.	Water bodies.	6.13	2	0.84
Total Undeveloped Area.		343.43	100%	47.97
Total Areas		723.67		100%

TABLE NO 12

Statement showing the Gross Densities and Net Densities.

Sector No.	Total area in hect- are.	Existing popula- tion in souls.	Gross develo- ped area in hect- tare.	Net resi- dential area in hect- tare.	Densities of projected population		Project- ed area in hect- tare.	Projected net resi- dential area in hect- tare.	Densities of popula- tion per hect- are.			
					Gross	Net			Gross	Net	RE	MA
1	2	3	4	5	6	7	8	9	10	11	12	13
1.	723.07	3397_P	255.52	162.44-R	29	36	4200-F	380.24	230.44 R	32	43	
		4000-F		39.10-C			8000-F	—	54.10- C			
		<u>7397</u>		<u>201.54</u>			<u>12200</u>		<u>284.54</u>			

Note - P - Permanent Population.
 F - Floating population.
 R - Residential zone.
 C - Commercial (Hotels, Sanatoria, etc.).

TABLE No. 13
Rupees in Thousand.

Municipal Finance(Income.)

Year.	Rate and Taxes.	Recovery of Find under municipal & other taxes.	Rents and fees on municipal land building.	Government grants.	Miscellaneous.	Extra ordinary debit head.	Total	Per Capita income.
1971-72	319	-	11	143	13	33	519	0.07
1972-73	336	1	8	111	7	65	530	0.071.
1973-74	367	-	8	322	8	79	784	0.106
1974-75	328	-	10	215	17	320	890	0.120
1975-76	352	-	13	198	17	138	718	0.097

TABLE NO. 13-a.

Rupees in Thousand.

Municipal Finance Expenditure.

Year	EXPENDITURE								Per Capita expenditure.	Surplus or deficit(-) of income over expenditure.
	General Administration.	Cost of collection of taxes.	Public safety.	Public Health and convenience.	Public works.	Public instructions.	Others	Total.		
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
1971-72	31	31	32	296	54	-	41	485	0.065	34 (Plus)
1972-73	30	30	22	237	61	339	82	468	0.063	62
1973-74	41	43	44	238	71	-	75	512	0.069	272
1974-75	44	44	41	423	90	-	76	718	0.097	172
1975-76	53	46	38	259	76	11	88	571	0.077	147

TABLE NO. 14

Statement showing the approximate Estimates of cost involved in acquisition of sites reserved for various public purposes.

Site No.	Sector No.	Site reserved for	Plot No & CTS Nos	Approximate area in haect.	Approximate cost of acquisition by Planning Authority.	Approximate cost of acquisition by other authorities.	Acquiring Authority.
1.	2.	3.	4.	5.	6.	7.	8.
					(Rupees)	(Rupees)	
1.		Garden.	-	0.27	-	-	Municipal Council. Land owned by Municipal Council.
2.		Additional holiday home.	-	2.73	-	49,140	Maharashtra Tourism Development Corporation.
3.		Holiday Home.	-	1.00	-	18,000	-do-
4.		Parking.	-	1.48	26,640/-	-	Municipal Council.
5.		S.T. Stand.	-	0.73	-	13,140/-	Maharashtra State Road Transport Corporation.
6.		Forest Park.	-	2.78	-	10,680/-	Revenue and Forests Departments.
7.		Extension to Municipal Rest House, Staff quarters and Camping Ground	-	2.30	1,15,000/-	-	Municipal Council.
8.		Garden	-	0.75	7,500/-	-	-do-

1.	2.	3.	4.	5.	6.	7.	8.
9.		Parking.	-	0.52	15,600	-	Municipal Council.
10.		Garden and Swimming Pool	-	1.72	51,600	-	-do-
11.		Parking	-	2.00	-	-	Municipal Council. Land owned by Municipal Council.
12.							
12.		Extension to Pay Master Park.	-	0.86	14,333/-	-	Municipal Council (Deleted).
13.		Veterinary Dispensary and Staff quarters.	-	0.45(0.225	-	11,250	Zilla Parishad, Raigad.
14.		Open Air Theatre.	-	0.35	5,000	-	Municipal Council. (Partly owned by Municipal Council.).
15.		Godown.	-	0.450.225	-	11,250	Revenue Department 4
16.		Primary School, High School and Play ground.	-	0.60	30,000	-	Municipal Council.
17.		Open Space.	-	0.18	3,000/-	-	-do-
18.		Extension to Municipal Servant's quarters.	-	0.027	8,100/-	-	-do-
19.		Open space.	-	0.15	2,500/-	-	-do-
20.		Stables.	-	0.30	21,000/-	-	-do-
21.		Telephone Exchange and Staff quarters.	-	0.60	-	24,000/-	Posts & Telegraphs Department (64)

1.	2.	3.	4.	5.	6.	7.	8.
22.		Forests Rest House, Servant's Quarters and Fuel Depot.	-	0.50	-	20,000	Revenue and Forests Department.
23.		Garden Extension	-	0.17	2,833/-	-	Municipal Council.
24.		Island.	-	0.22	2,200/-	-	-do-
25.		Children's play ground.	-	0.87	26,100/-	-	-do-
26.		Public Works Department Quarters.	-	1.15	-	34,500/-	Executive Engineer, P.W.Deptt.Raigad.
27.		Extension of Pandye Play Ground.	-	0.20	2,000/-	-2-	Municipal Council
28.		Police quarters.	-	0.36	-	10,800/-	District Superintendent of Police, Alibag.
29.		Housing for Dishoused and Economically Weaker Section.	-	1.62	32,400/-	-	Municipal Council.
30.		Garden.	-	0.81	5,400/-	-	-do-
31.		Garden.	-	1.01	6,733/-	-	-do-
32.		Garden.	-	0.64	2,133/-	-	-do-
33.		Housing for municipal employees.	-	1.20	36,000/-	-	-do-
34.		Housing for Mali, Dishoused and Hostel for Adivasi students.	-	1.20	-	36,000/-	-

1.	2.	3.	4.	5.	6.	7.	8.
35.		Municipal Holiday Houses.	1.67	50,100/-	-	-	Municipal Council.
36.		Housing for Dishoused	2.84	85,200/-	-	-	-do-
37.		Municipal Rest House.	0.50	15,000/-	-	-	-do-
38.		Municipal Stall.	0.02	6,000/-	-	-	-do-
39.		Extension to Municipal Office.	0.16	4,800/-	-	-	-do-
40.		Helipad.	0.22	6,600/-	-	-	-do-
			<u>Total: 5,31,270/-</u>				

Statement showing Programme of Implementation of Development Plan.

Year	Sr.No.	Development Plan Site No.	Name of site.
1.	2.	3.	4.
1980-81	1	7	<u>Extension to Municipal Rest House-</u> To approach the Collector, Raigad for transfer of government land and development of site and preparation of plan and estimate and technical sanction to it.
	2	14	<u>Open Air Theatre:-</u> Preparation of plans and estimate and technical sanction to it.
	3	1	<u>Garden:-</u> Development of Garden.
1981-82	1	7	<u>Extension to Municipal Rest House-</u> Construction of building.
	2	12	<u>Extension to Pav Master Park-</u> Acquisition of land.
	3	9	<u>Parking-</u> Transfer of government land and development of site. (Near Porcupine)
1982-83	1	8	<u>Garden-</u> Transfer of government land. Preparation of Plans and estimates and development of garden site.
	2	14	<u>Open Air Theatre-</u> Construction of shops along compound wall.
	3	23	<u>Garden Extension of Garden.</u> Transfer of Govt. land & development.
1983-84	1	14	<u>Open Air Theatre-</u> Construction of stage room etc.
	2	12	<u>Extension to Pav Master Park-</u> Plans and estimates and development of park.
	3	20	<u>Stables-</u> Transfer of government land.

<u>1984-85</u>	1	20	Stables-Construction of stables.
	2	25	<u>Children's Play Ground-</u> Transfer of government land and preparation of plans and estimates.
	3	10	<u>Primary School, High School and Play Ground-</u> Transfer of government land and preparation of plans and estimates.
<u>1985-86</u>	1	18	<u>Extension of Municipal Servant's Quarters-</u> Transfer of government land and technical sanction for plan and estimates.
	2	10	<u>Primary School and High School and Play Ground-</u> Construction of building.
	3	27	<u>Extension to Pandua Play Ground-</u> Transfer of government land and development of play ground.
<u>1986-87.</u>	1	25	<u>Children's play ground-</u> Development of Play Ground.
	2	16	<u>Extension to Municipal Servant's quarters-</u> Construction of buildings.
	3	30	<u>Garden-</u> Transfer of government land.
<u>1987-88</u>	1	30	<u>Garden-</u> Transfer of government land.
	2	31	<u>Garden-</u> Development.
	3	32	<u>Garden-</u> Transfer of government land.
<u>1988-89</u>	1	-	<u>Construction of vehicular road from Dasturi to Matheran club.</u>
	2	4	<u>Parking-</u> Transfer of government land.
	3	11	<u>Parking-</u> Development of site.

Between Matheran Club / Swimming Pool

(10)

1989-90	1	4	<u>Parking</u> -Development of site. — Near <i>Dasturi</i>
	2	31	<u>Garden</u> - Development of garden.
	3	32	<u>Garden</u> - Development of garden.

NOTE- In addition to above phased programme various road widening proposals and convenient shopping lines proposed at important locations would also be undertaken if the financial situation permitted.

DEVELOPMENT PLAN OF MATHERAN (REVISED)
LEGAL FORMALITIES.

- | | |
|--|---|
| 1) Declaration of intention under Section 38 read with section 23(i) | |
| (a) General Body Resolution No. and date. | Resolution No.12, dated 4th May 1977. |
| (b) Publication of declaration in Maharashtra Government Gazette. | Maharashtra Government Gazette Part-II, B.D.S., dated 19th May 1977 on page No.599. |
| (c) Publication of Notice in Local News papers | - - |
| 2) Appointment of Town Planning Officer under Section. 24. | 14th June 1977. |
| 3) Preparation of Existing Land Use Map under Section 25 | |
| (a) Normal period. | 3rd November 1977 |
| (b) Extended time limit | - |
| (c) Existing Land Use Map handed over to the Municipal Council on. | 24th October 1977. |
| 4) Publication of Draft Development Plan (Revised) under section 26(i) | |
| (a) Normal period. | 18th May 1979. |
| (b) Extended time limit. | 18th May 1980. |

(c) Publication of the Draft Dev. Plan of Matheran (R. viscu) by the President, Matheran Hill station Municipal Council under section 20(1) of the M.R. and T.P. Act, 1906.

1) 14th March 1980.

2) Appeared in Maharashtra Government Gazette, Part-II, dt. 27th March 1980 on page No. 470.

(d) Publication of Notice in the Local News paper.

'KULABA SAMACHAR' DATED 26.3.80.

5) Appointment of Planning Committee under section 28(2) of the M.R. and T.P. Act, 1906

Resolution No. 451, dt. 8th July 1980.

6) Submission of Draft Development Plan (Revised)

27th March 1981.

a) Normal period.

20/3/1983- The municipal council has requested to the Secretary to Govt, in U.D, Bombay, Maharashtra, Bombay for extension of time limit upto 20/3/1983 under section 30(1) of the M.R. and T.P. Act, 1906, vide letter No. M.L-605/82-83, dated 10/9/1982.

b) Extension of time limit.

4-1-1983.

c) Date of submission.

Deviation of draft proposals from sanctioned Plan of Matheran.

Proposals of sanctioned Development Plan purpose.		Deviation from sanctioned plan.		R E M A R K S.
1.	2.	3. Site No.	4. Purpose.	
1.	Garden.	1	Garden	It is retained in the revised draft plan.
2.	Garden.	-	-	It is not required and hence deleted and included in Forest.
3.	Open space	-	-	It is not required and hence deleted and included in forest.
4.	Open space.	-	-	-do-
5.	Holiday Home.	2	Additional Holiday Home.	It is to be retained in revised draft plan for additional Holiday Home.
6.	Parking	4	Parking	Improvement of Neral-Matheran road is in progress. As soon as motorable road is constructed, parking would be essential. Therefore the site is retained in the draft plan.
7.	S.T. Stand.	5	S.T. Stand.	The site under reference is proper and essential for S.T. stand. It is therefore retained in draft Plan.
8.	Holiday Home.	3	Holiday Home.	The proposal has been implemented partly by the Tourism Department. The remaining part is therefore, retained.
9.	Shopping Centre and Theatre.	-	-	The said reservation has been modified by Govt. and redesignated for Eight Twin Cottages. Since this has been constructed, now it is shown as existing Holiday Home.

10	Holiday Homes.	-	-	There is no programme with the Tourism Deptt. and therefore it is deleted & included in forest zone.
11	Agricultural Deptt.	-	-	The Deptt. has informed that it has no programme and therefore the site is deleted and included in forest zone.
12	Forest Park.	-	-	The proposal has been implemented according to feasibility and therefore the same has been shown as existing and the remaining portion is deleted and included in forest zone.
13	-do-	6	Forest Park.	The proposal is retained.
14	Municipal purposes.	7	Extn. to Rest House, Staff quarters and camping ground.	It is to be redesignated as extension to Rest House, Staff quarters and camping ground.
15	Play ground and High School.	-	-	Government in Urban Development and Public Health Department has deleted the reservation under Sect. 50 of the A. t- vide Govt. Resolution No. TPS 1476/735-TP-2, dated 31st January 1976.
16	Garden	8	Garden.	It was reserved in the sanctioned Development Plan for Garden at Porcupine point, The same is retained.
17	Parking.	9	Parking.	It was reserved in the sanctioned Development Plan for Parking with a view to park automobile vehicles and man driven rickshaws etc. However the proposal of approach road to Matheran from Panvel has been dropped and therefore area of parking needs to be reduced for rickshaws and ponies only.
18	S.T. Stand.	-	-	The proposal of approach road to Matheran from Panvel has been dropped and therefore the site for S.T. Stand has been deleted and included in forest zone.
19	Shopping Centre.	-	-	The proposal is deleted. The shopping lines are proposed at suitable location.

20.	Garden and Swimming Pool.	10	Garden and Swimming Pool.	The proposal is retained.
21.	Open space.	-	-	As per the new planning standards, site is in excess and deleted and included in Forest zone.
22.	Open space.	-	Island.	To be designated as island.
23.	Theatre.	13	Veterinary Dispensary and staff quarters.	To be designated as Veterinary Dispensary and Staff quarters as per the suggestion of Municipal Council.
24.	Godown	-	-	The original site is to be deleted as the land is held on lease by Anjuman-E-Islam and was rented to Revenue Department for godown purpose. Now the Lessee wants to utilise the plot for his own residential purpose.
25.	Town Hall.	14	Open Air Theatre.	Redesignated as Open Air Theatre.
26.	Forest Rest house.	15	Godown	There is no response from the Forest Department. The proposal is redesignated as godown as per the request from municipal council and Supdt. Matheran.
27.	Veterinary Dispensary	-	-	Deleted. The land is being used for stables and that is to be continued. It is shown as existing.
28.	Stables.	20	Stables.	Reservation is retained.
29.	Garden	12	Extension to Pay Master Park.	The site is redesignated as Extension to Pay Master Park.
30.	Telephone Exchange and staff quarters.	-	-	The staff quarters could be accommodated on site No. 21 of Telephone Exchange. Therefore this site is deleted and included in forest zone.

31	Garden	-	-	Deleted. The site is shown as existing water body.
32.	Telephone Exchange	21	Telephone Exch- ange and staff quarters.	The site is to be redesignated as proposed.
33.	Forest quarters and Fuel Depot.	22	Forest Rest House, Servants quarters and Fuel Depot.	The site is redesignated as Forest Rest House, House, Servants quarters and Fuel Depot.
34.	Primary School and Play Ground.	16	Primary School & play ground.	The site is redesignated as per the advice of the High School Director of Town Planning, Maharashtra State, Pune.
35.	Garden Extension	23	Garden Exten- sion.	Retained.
36.	Children's play ground.	25	Children's play ground.	Retained.
37.	Open space.	24	Island.	To be redesignated as Island.
38.	Open space.	-	-	The site is abundant and shown as forest zone.
39.	Open space.	26	P.W.D. quarters.	The site is partly abundant and only one hectare land adjacent to P.W.D. store is to be redesignated as PWD quarters as per the request of the department.
40.	Extension to Pandye Play ground.	27	Extension to Pandye Play ground.	Retained.
41.	Open space	-	-	The site is abundant and included in the forest zone.

42	Open space.	-	-	The site is abundant & included in the forest zone.
43	Central Exercise	28	Police quarters.	To be redesignated as Police quarters.
44	Zilla Parishad Rest House.	29	Housing	The site is redesignated as the Zilla Parishad does not for dis- wants the same. housed and economically weaker section.
45	Shopping Centre	-	-0	Deleted. Adequate shopping lines are proposed at important places.
46	Garden	30	Garden.	Retained.
47	Garden	31	-do-	-do-
48	Garden and swimming pool.	-	-	Abundant and included in forest zone.
49	Garden	-	-	Deleted and included in forest zone.
50	Garden	32	Garden	Retained.

DRAFT DEVELOPMENT PLAN OF

MATHERAN (REVISED)

DEVELOPMENT CONTROL RULES.

REGULATIONS TO CONTROL THE DEVELOPMENT AND USE OF THE LAND WITHIN THE MUNICIPAL LIMITS OF MATHERAN UNDER SECTION 22(a) READ WITH SECTION 26(2)(iii) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

In addition to the existing building bye-laws as may be amended from time to time by the Matheran Hill Station Municipal Council, the following regulations for development and use of the lands situated within the Matheran Municipal limits shall hold good and if any of the provisions of such bye-laws are inconsistent with the provisions of any of these regulations the provisions of these regulations shall prevail:-

DEFINITIONS.

In the constructions of the following regulations the following words and expressions shall have the meanings hereinafter respectively assigned to them unless such meanings be repugnant to or inconsistent with the context or subject matter in which such words or expressions occur.

i) "Local Authority" means the Matheran Hill Station Municipal Council constituted under provisions of the Maharashtra Municipalities Act, 1968 or any other authority constituted to control the Development in the area.

ii) "Act" means Maharashtra Regional and Town Planning Act, 1966 as amended from time to time being in force.

iii) "Bye-laws" means a bye-law made or deemed to be made by the local authority under Maharashtra Municipalities Act, 1965.

iv) "Dwellings" a building or part of a building which is used or occupied for residential purpose.

v) "Habitable Room" a room intended for living, eating or sleeping for a person or persons and include kitchen but not storeroom, bathroom, corridor, cellars and spaces that are not used frequently for living.

vi) "Accessory Building" means a building separated from the main building on a plot and containing one or more accessory uses.

vii) "Accessory Use" means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

viii) "Floor Space Index" or a plot or premises in the ratio of the combined gross floor area of all storeys including the area of all walls as well as razing floors of a building on a plot or premises to the total area of the plot or premises. The gross floor area of a building shall be calculated as above excepting that the following shall not be counted towards computation of Floor Space Index.

a) A basement or cellar or space under a building constructed on stilts and used as a parking space, store-room and air-conditioning plant room used as accessory to the principal use.

b) Electric Cabin or Sub-Station, Watchman's booth, Pump House and Garbage Shaft.

c) Projections and necessary buildings as specifically exempted under these rules. Anything beyond the permissible limit as well as balconies or galleries used as passages and for giving access to different tenements shall however be counted and included in the gross floor area.

d) Staircase room and/or lift room above the top-most story, architectural features, chimneys and elevated tanks of dimensions as permissible under the regulations.

ix) "Inner Chowk" means an open space enclosed on all sides by a building.

x) "Outer Chowk" means an open unoccupied space similar to an Inner Chowk, but where one of its sides is not enclosed by a building.

xi) "Site" of a building includes not only the land actually covered by the building but also the open spaces around the building required under these regulations.

xii) "Carpet Area" is the net floor area within an apartment excluding the area of walls and half the area of balconies.

xiii) "Row House" are houses built in a row without any open space in between except at specified intervals.

xiv) "Water Course or Nala" means a natural channel or an artificial one formed by training or diversion of a natural channel meant for carrying storm water either from a single property or several properties draining thereto in combination.

xv) "Boarding House" means a building or part of a building in which is carried on wholly or principally the business of the supply of meals to the public or a class of the public for consumption on the premises.

xvi) "Development Plan" means a plan for the development or redevelopment or improvement of the area within the jurisdiction of Matheran Municipal Council prepared under the provisions of the Maharashtra Regional and Town Planning Act, 1966.

xvii) "Hotel" means a building or part of a building used as lodging and boarding house.

xix) "Building Operations" including erection or re-erection of a building or any part thereof, roofing or re-roofing of any part of building or of open space, any material alteration or enlargement of a building as is likely to effect in alteration of its drainage or sanitary arrangements or materially affect its security or the construction of a door opening on any tree, or land belonging to the owner.

xx) "Development" with its grammatical variations means the carrying out of building, engineering, mining or other operations in or over, or under land or the making of any material change, in any building or land or in the use of any

building or land and including layout and sub-division of any land.

xxi) "Alterations" a change or addition in construction, use or arrangement of a dwelling or building without demolition of existing structure in part or entire.

xxii) "Reconstruction" Re-creation of a building or structure after demolition of the existing structure in part or entire.

xxiii) "Front" As applied to building means that portion facing the street. In the case of a building abutting on more than one street the side fronting on the most wide road may be considered as front of the building. In case where building is not fronting on any road, the building front would be decided by the Chief Officer.

xxiv) "Gaotian" It is that village site which is marked on duly authorised and certified revenue sheets.

xxv) "Office Building" means any building intended or used for business purposes and no part of which is used for living purpose except by the caretaker and his family.

xxvi) "Public Building" Except where otherwise defined, means a building used for, constructed or adopted to be used, either ordinarily or occasionally, as place of public workship as a municipal, college, school, hotel, restaurant, theatre, public hall, public concert room, Government and other Semi-Government offices etc.

xxvii) "Group Housing" consist of independent three or more buildings on a parcel of land designed and constructed as per the standard margins, provided further that these cannot be contained in the standard unit plot boundaries.

xxviii) "Temporary Structure" It is a structure erected for temporary use, for certain specified period and is constructed without foundations. The said structure should consist of ground floor only.

xxix) "Layout" It is an indication of the manner in which the parcel of land is to be developed in accordance with planning regulations, which are in force from time to time.

xxx) "Lane" Primarily it serves as means of access to the property or or number of properties.

xxxi) "Road" It is a means of communication of a link which connects different localities of the City or Town. The width of road includes carriage way, gutters, footpaths etc. and is termed as right of way.

xxxii) "Wing" it is that portion of a building which derives independent access, ventilation, light etc.

No person shall within the area included in the Development plan institute or change the user of any land or carry out any development work as defined under the provisions of Maharashtra Regional and Town Planning Act, 1966

2) PERMISSIONS
AND ZONING
WRITTEN PER-
MISSION FOR
DEV. WORK.

sub-divide or layout into building plots or layout or construct any private street or way unless such person has applied for and obtained the written permission of the Chief Officer and the Collector of Raigad, as per terms of lease.

3) MAINTENANCE OF
obtainin
g permission.

Subject to the provisions of Maharashtra Development Plan Rules 1970 every application under section 44 of Maharashtra Regional and Town Planning Act, 1966 for permission to carry out development on land shall be made in Form No.1 appended to these rules.

a) For the purpose of obtaining permission, the applicant shall submit the following plans in quadruplicate.

i) A block plan of such building site which shall be drawn to the scale of the largest revenue survey or the city survey sheets at the time in existence for the locality and shall show the position and appurtenances of the properties, if any, immediately adjoining the widths of the adjoining streets, if any, and the means of access to the building.

ii) A ground floor plan of not smaller than 1:200 showing the appurtenant, open spaces with projections in dotted lines, distances from any building existing on the plot.

iii) The detailed floor plan for each floor on scale not less than

1:100 with projections, if any, showing the use of every room or part of the building.

iv) At least one section through the building showing the height of the plinth above the centre of street and the surrounding ground level, and of each floor and of thereof over the staircase etc.

b) If the development work relates to an industrial or a factory building it/ shall be accompanied by a "No Objection Certificate" of the Industries Deptt.

of Govt. of Mah. 1/15000 showing the surrounding land and existing access to the land included in the layout.

showings:- ii) A plan (in quadruplicate) drawn to a scale of not less than 1/500

z) Sub-division of the land or plot with dimensions and area of each of the proposed sub-divisions and its use according to prescribed regulations.

y) Width of the proposed streets, and.

z) Dimensions and area of open spaces provided in the layout for the purposes of garden or recreation or like purpose.

d) AN EXTRACT OF THE RECORD OF RIGHTS OR PROPERTY REGISTER CARD OR ANY OTHER DOCUMENTS SHOWING the ownership of land proposed to be developed.

e) Plans referred to in sub-rule (i) above shall be prepared by a licensed surveyor.

f) If the plans and the information given under the regulations, do not

give all the particulars necessary to deal satisfactory with the case, the Chief Officer may, within 30 days from the date of receipt of the plans and other particulars, require the production of such further particulars and details as he deems necessary.

The Commencement Certificate to be granted under sub-section (2) of Section 45 of the Maharashtra Regional and Town Planning Act, 1966 shall be in form 2 appended to Development Control Rules and that the Planning Authority shall also endorse copies of their communication granting development permission to the Collector so as to facilitate his office to keep watch on the development.

a) No Development Work shall be in contravention of these regulations and it shall not be commenced unless the written permission under regulation 2 is obtained or deemed to have been obtained by virtue of section 45(5) of the Maharashtra Regional and Town Planning Act, 1966.

b) The development work when completed shall not be used for any purpose except for the sanctioned use or such as can be permitted under the regulations.

c) No building or premises shall be changed or converted to use not in conformity with the provisions of these regulations.

4. FORM OF
COMMENCEMENT
CERTIFICATE

5) DEVELOPMENT
WORK SHALL
CONFORMITY
WITH THE
REGULATIONS.

6) USE TO BE IN
CONFORMITY
WITH ZONE.

Where the use of buildings or premises is not specifically designated on the Development Plan, ^{it} shall be in conformity with the zone in which they fall.

Provided that and subject to the provisions of Maharashtra Regional and Town Planning Act, 1966, and Maharashtra Municipalities Act, 1965 and a lawful use of premises existing prior to the date of publication of the intention to prepare the development plan i.e. 19th May 1977 shall continue.

Provided further a non-conforming use shall not be extended or enlarged except as provided in Rule No.46 and that when a building containing a non-conforming use is pulled down or has fallen down the user of the new building shall be in conformity with these rules.

7) USE PROVISIONS
IN RESIDENTIAL
ZONE.

In residential zones buildings or premises shall be used only for the following purposes and their necessary uses:

- i) Any residences.
- ii) Customary home occupations.
- iii) Medical and Dental Practitioners, Clinics and Dispensaries and group Medical Centres.
- iv) Professional Offices and Studies of a Resident of the premises and incidental to residential use.
- v) Residential hotels, boarding or lodging houses in independent

buildings with the special written permission of the Chief Officer who will take into consideration the suitability of the site, size and shape of plot etc. before granting the permission.

vi) Educational buildings, including hostels, religious buildings, community halls and welfare centres and gymnasiums except trade schools.

vii) Public Libraries, Art Galleries, Museums and Aquariums.

viii) Club Houses not conducted primarily as a business.

ix) Institutions for children, the aged or widows sanatoria and hospitals (except veterinary hospitals) with the special permission of the Chief Officer, provided that these principally for contagious disease, the insane or for correctional purpose shall be located not less than 50 meters from any adjoining premises.

x) Public Parks or Private Parks which are not utilized for business purposes.

xi) Places for disposal of human bodies subject to the approval of the Public Health Officer, Raigad and the Collector of Raigad District and the Municipal Council.

xii) Police Station, Telephone Exchanges, Government and Municipal Sub-Offices, Postal and Telegraph Office, Electric Sub Station, Fire Stations

Pumping Station and Sewage Disposal Works.

xiii) General agricultural and horticulture including poultry keeping not exceeding 200 birds at any one time in an independent premises admeasuring not less than 0.8 hectare(2 acres) in area but excluding dairy farmings, provided that no offensive odours and dust are created and there is no sale of products not produced on the premises and that the necessary buildings are not located within 9.14 meters(30 ft)from any of the boundaries.

a) Shops may be permitted along the road having width 12.25 mtrs and more than 12.25 meters(40ft).

b) No back to back shops would be permitted unless they are separated by a corridor of at least 1.87 meters(6'3")in width and not exceeding 30.5 mtrs (100ft)in length which shall be properly lighted and ventilated.

c) The maximum depth of the shop on the road on which it fronts shall not exceed 6 meters.

d) Convenient shopping dealing with day-to-day requirements(as distinguished from wholesale trade and shops dealing with other articles occasionally needed by the community) shall be permitted on the shopping lines proposed at important locations only.

Use provisions: All goods offered for sale shall be displayed within:-

1) Any use permitted in residential buildings.

USE PROVISIONS
IN RESIDENTIAL
ZONES OF ROADS
WHERE SHOPS ARE
PERMISSIBLE.

- ii) Storage or shops for the conduct of retail business including departmental stores.
- iii) Personal Services Establishment.
- iv) Banks and Safe Deposit Vaults.
- v) Hair-dressing Saloon and Beauty Parlours.
- vi) Frozen Food Lockers.
- vii) Hat Repair and Shoe Shining and Repair Shops.
- viii) Local Offices of any public authority created by law in India.
- ix) Professional Offices.
- x) Shops for the collection and distribution of clothes and other material for cleaning and dyeing establishment.
- xi) Tailor's shops not employing more than 9 persons.
- xii) Cleaning and Pressing Establishments for clothes not occupying a floor area more than 185.80 sq.mts (2000 sq.ft) and not employing more than 9 persons.
- xiii) Shops for gold smith, lock smiths, watch and clock repairs, bicycle rental and repairs, optical glass grinding and repairs, musical instrument repairs, picture framing, radio and household appliances repairs, umbrella repair and upholsters not employing more than 9 persons.
- xiv) Coffee grinding with electric motive power not exceeding ~~ix~~

1.5 horse power.

xv) Restaurants, Eating House, Cafeterias, Ice Creams and Milk Bars.

xvi) Bakeries, confectioneries and establishments for preparation and sale of
estables not occupying for production and area in excess of 68.6 mt (750 sq.ft)
per establishment and employing more than 9 persons.

xvii) Theatres, Cinema Houses, Club Houses, Assembly or concert Halls, Dance and
Music Studios and such other places of entertainment, with the special written
permission of the Chief Officer and subject to the approval of the District
Magistrate, the Superintendent of Police and the Town Planner, Alibag.

xviii) Trade or other similar schools not involving any danger of
fire or explosion nor of offensive noise, vibrations, smoke, dust, odour, glare
heat or other objectionable influences.

xix) Bulk storages of Kerosene and bottled gas for domestic consumption
with the special written permission of the Chief Officer.

xx) Flour Mills not using more than 10 H.P. motive power with the special
written permission of the Chief Officer.

xxi) Vegetable, Fruit, Flower, Fish or Meat Market places with approval
of the Municipal Council.

xxii) Accessory buildings and uses customarily incidental to any

permitted principal use, including storage upto 50 per cent of the total floor area for the principal use.

I) Residential Building:-

i) The minimum size of a residential plot for private residential use shall be 0.2 hectare.

ii) Only one main building together with any out house for the bonafide use of the residences of such buildings shall be allowed, to be constructed in one plot of such minimum size.

iii) Only ground plus one upper floor structures to be allowed to be constructed.

iv) A total built over area in a plot shall not exceed ~~1/10th~~ ^{1/5th} the area of the plot.

v) The minimum marginal distances shall be as follows:-

(a) 6.10 m from the road side.

(b) 6.10 m from the rear side.

(c) 4.57 from the other sides of the plot.

II) Hotel and Sanatoria:-

i) The minimum size of the plot for residential hotel or a sanatorium shall be 0.4 hectare.

ii) The maximum number of suites to be provided in one such plot of minimum size shall be 6.

iii) The total built over area in a plot for hotel or sanatorium shall not exceed ~~1/10th~~ ^{1/5th} the area of plot.

STAIR OR
AT
PLOTS.)
Minimum 26
as per zone
plots)

15
16
17
18
19
20

iv) The minimum marginal distances shall be the same as to be followed for residential building mentioned above.

For bazar area the following building regulations shall be applicable:-

a) Front set back on street:-

Between the buildings and front boundary of the plot, there shall be a minimum space open to sky equal to $\frac{2}{5}$ th or $\frac{1}{2}$ half the height of the buildings as would suit the plot.

b) Side margin:-

Between any building and the boundary of the plot at its sides other than the front and rear, there shall be a space open to sky of not less than 1.52 m.

c) Rear open space:-

Between the buildings and the rear boundary of the plot, there shall be a space open to the sky extending from every point of the rear wall to an average distance of at least 3.05 m subject to a minimum of 1.52 m at any point, such distance being measured at right angles to the wall provided that for buildings which contain a chock on which windows abut, such average distance may be reduced from 3.05 m to 1.83 m.

d) Built up area:-

i) The maximum portion of any plot that may be covered with buildings at any one time in bazar area shall be $\frac{2}{3}$ rd.

ii) Structures with only ground and one upper floor shall be permitted.

iii) F.S.I. shall be 2.00.

e) Main Buildings:-

The plinth or any part of a building or outhouse shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but not at a height less than 45 cm.

Interior Courtyards:-

Every interior courtyard shall be raised at least 15 cm. above the surrounding ground level and shall be satisfactorily drained.

f) Habitable Rooms:-

1) Size:- No habitable room shall have a floor area of less than 9.5 sq.m. except those in the hostels attached to recognised educational institutions, the minimum size of a habitable room for the residence of a single person shall be 7.5 m the minimum width of a habitable room shall be 2.4 m. Where there are two rooms, one shall be not less than 9.5 sq.m. and other 7.5 sq.m.

ii) Height:- The height of all rooms for human habitation shall not be less than 2.75 (9') measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). In case of centrally air conditioned building, height of the habitable room shall not be less than 2.4 m (8') measured from the surface of the floor to the underside of the slab or to the underside of the false ceiling. The minimum clear head-room under beam shall be 2.4 m.

Kitchen:

i) Size: The area of the kitchen shall be not less than 5.60 sq.mt. with a minimum width of 1.8 m(6'). A kitchen which is also intended for use as dining room shall have a floor area not less than 9.5. sq.mt with a minimum width of 1.4 m(8').

ii) Height: The room height of a kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.75 m(9').

h) Bath rooms and Water closets:-

i) Size:- The size of a bath room shall be not less than 1.8 sq.mt. with a minimum width of 1.2 m(4'). The minimum size of a water closet shall be 1.1 sq.mt. with a minimum width of 0.9 .mt. If it is a combine bath room and water closet the minimum area shall be 2.8 sq.m. with a minimum side of 1.2 m(4').

i) Store Room:-

(a) Size: The area of store room in residential building shall not be less than 3.00 sq.mt.

(b) Height: The height of a store room shall not be less than 2.2.m.

j) Garage-private:- The size of private garage in residential buildings shall be not less than 2.5 m x 5 m. The garage if located in the side open space shall be constructed within 3.6 m from the main building.

ii) Height: The minimum head room in garage shall be 2.4 m(7.5').

k) Lighting and Ventilation of Rooms:-

i) Lighting and ventilation of rooms:- All habitable rooms shall have, for the admission of light and air, one or more apertures, such as windows and fan lights, opening directly to the external air into an open verandah, not more than 2.4 m (7'-6") in width.

ii) Where the lighting and ventilation requirements are not met through day lighting and natural ventilation the same shall be ensured through artificial lighting and mechanical ventilation, as per Part VIII of building services section I Lighting and Ventilation of "National Building Code of India" published by the Indian Standards Institution. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of the Building Byelaws.

iii) Notwithstanding the above the minimum aggregate area of opening of habitable rooms and Kitchens excluding doors shall be not less than 1/10th of the floor area for wet-hot climate and 1/6th of floor area for dry hot climate.

iv) No portion of a room shall be assumed to be lighted if it is more than 7.5 m from the opening assumed for lighting that portion.

ll) GENERAL REGULATIONS.

INNER AND OUTER CHOWK.

1) No dimension of inner chowk on which doors and windows abut shall be less than 3.05 m.

2) Inner chowk on which doors or windows abut shall have an area of all levels of the chowk of not less than the square of 1/5th of the height of the highest wall abutting a chowk. Provided that when only closets and

both about the chowk then one of its dimensions may be 2.44 m and its area need not exceed 13.60 sq.mt. for any height. Provided further when any room(excluding staircase bay) is dependent for its light and ventilation on an inner chowk, the dimension of the chowk shall be such as is required for each wing of the buildings.

3) No length(as distinguished from its depth)of an outer chowk shall be less than 2.44 m.

One room tenements:-

No one room tenement shall be allowed to be constructed or used as residence except for the bonafide hostels, attached to schools, housing project undertaken by public and semi public bodies.

Nature of Construction:- All buildings shall be constructed of pucca construction and no easily combustible material shall be used in their construction. If roof is of corrugated iron sheets, grass thatches could be put over the roofs.

HEIGHT OF COMPOUND WALL:- No compound wall or fence shall exceed 1.52 m in height above the Karb or average ground level. The compound wall or fence may be raised further to the height of 0.91 m with open type construction of a design to be approved by the Chief Officer.

LENGTH OF BUILDING:- The over all dimension of any residential building or residential building with shops on ground floor shall not exceed 30.48 m.provided that hospitals, educational buildings and any other non residential buildings used for public purposes shall be exempted from the application of this regulations.

SET BACK FROM WATER COURSES:- No development whatsoever by filling or

otherwise shall be carried out within 18.25 m. on either side of the bank of a nalla or a water course. The Chief Officer may, however, permit construction of a building at a distance of not less than 7.5 m. from the bank of the nalla after ascertaining the engineering details after satisfying himself that the nalla or water course has sufficient water way in extreme conditions of precipitations.

SET BACK FROM BURIAL GROUNDS: For construction a minimum set back of 31 meters shall be provided from all sides of burial ground.

ACCESSORY BUILDINGS:- Accessory buildings such as, out houses, W.C. blocks, store rooms, servants quarters or a kitchen, etc. are allowed to be constructed in the rear open space of the main building provided the height is restricted to one story only with open space of at least 3.05 m. from the boundaries of the plot and such margin shall be 1.52 m. in case of W.C. blocks provided that distance between main building and accessory building and privies on this side shall be 3.05 m.

12) GENERAL.

In addition to these rules, the building bye-laws framed under section 322 of the Maharashtra Municipalities Act, 1965, shall also apply as and when sanctioned by Government.

13) DISCRETION-
ANY POWERS.

In conformity with the intent and spirit of these regulations the Chief Officer may with the approval of the Municipal Council.

i) decide on matters where it is alleged that there is an error in any order, requirement, decision, determination or interpretation made by him in the application of these regulations.

ii) authorise the erection of a building or use of premises for a public service under taken for the public utility purposes only, where he finds such an authorisation to be reasonably necessary for the public convenience and well fair.

V.V. Modak
4.1.83

(V. V. Modak)
Town Planner, Alibag.

AND

TOWN PLANNING OFFICER,
MATHERAN.

By :-sg/-

A.B. BHOIR
4.1.83
(A. B. BHOIR)

Administrator,
Matheran Hill Station Municipal Council,
Matheran.



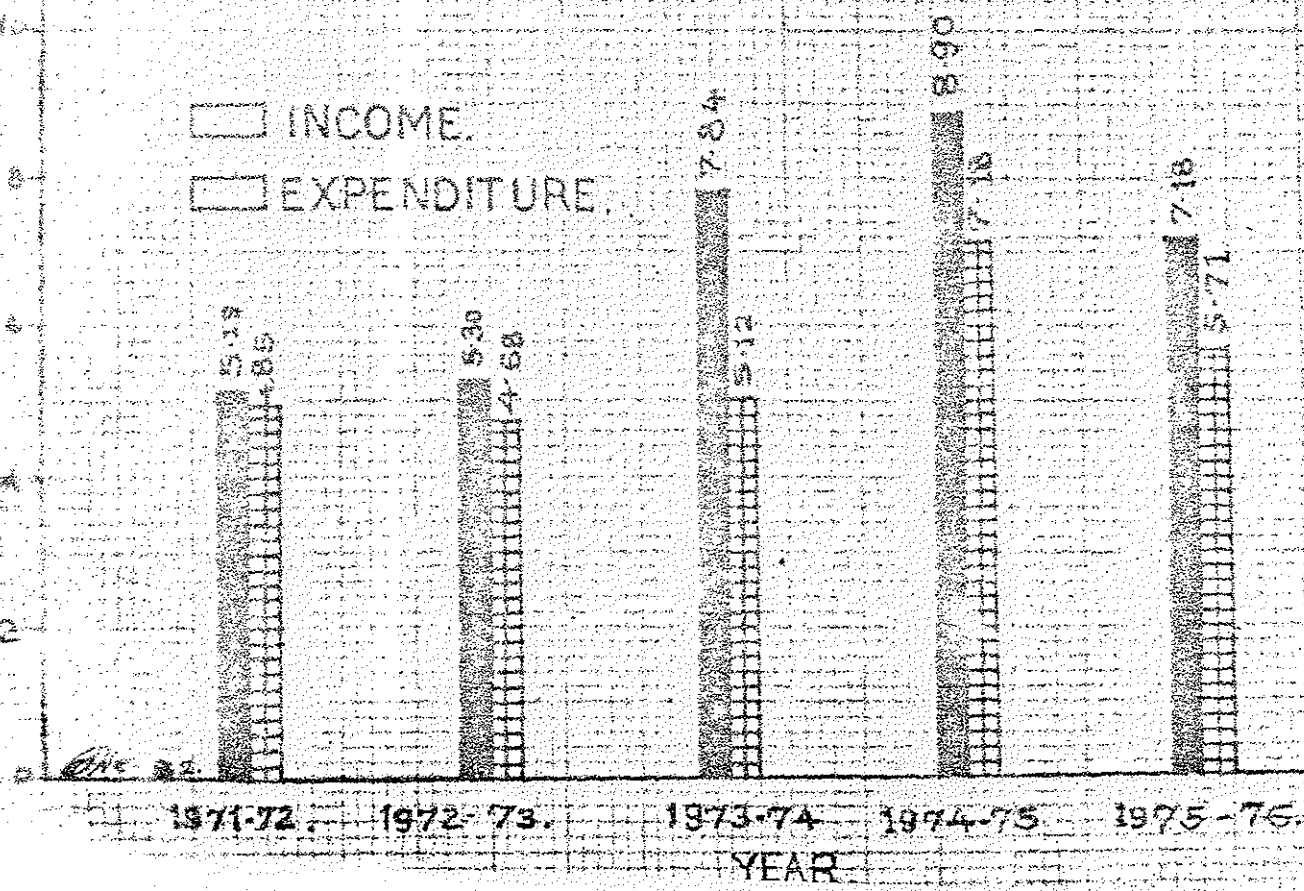
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DEVELOPMENT PLAN OF MATHERAN (REVISED)

GRAPH SHOWING MUNICIPAL FINANCE—INCOME—EXPENDITURE

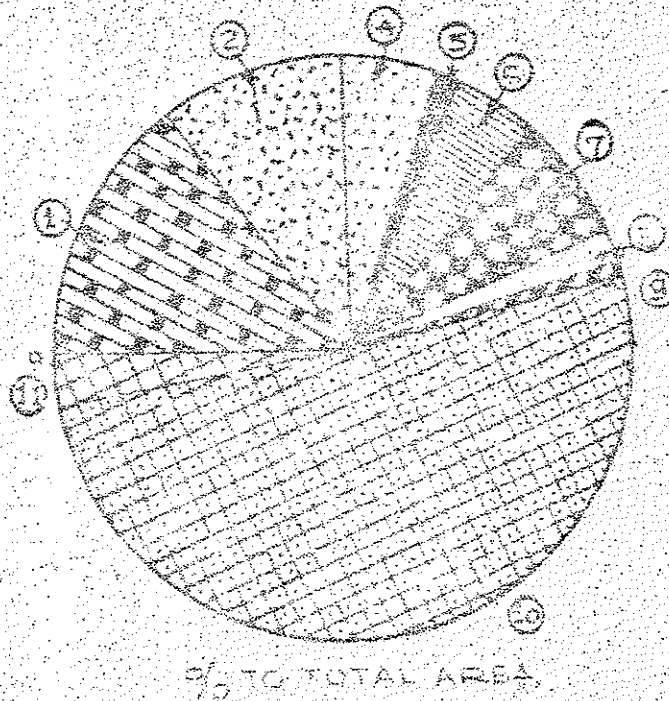
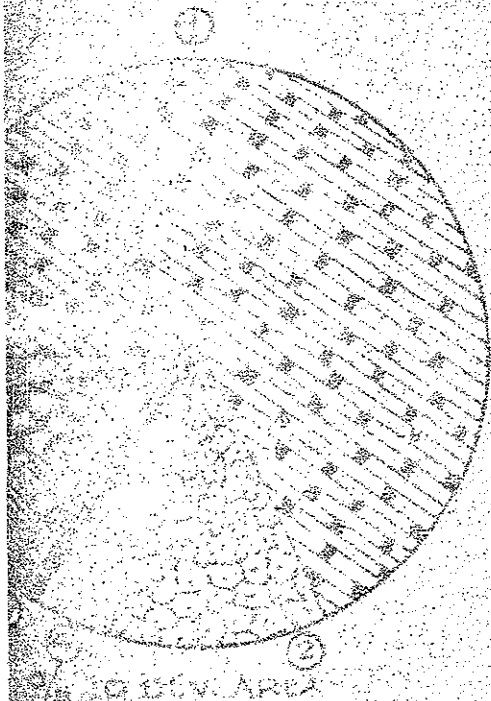
RS IN LAKHS

INCOME
EXPENDITURE



PLAN NO/ 82

DEV. PLAN OF MATHERAN, EXISTING LAND USE ANALYSIS.



USER	% TO DEV. AREA	% TO TOTAL AREA
1) RESIDENTIAL	25.57	22.42
2) COMMERCIAL (HOTEL, SANATORIA) & MARKET	5.34	5.58
3) INDUSTRIAL	NIL	NIL
4) PUBLIC PURPOSE (1) RELIGIOUS 2) GOVT OFFICE & EDUCATIONAL	6.04	2.13
5) PUBLIC UTILITY	0.15	0.34
6) TRANSPORT & COMMUNICATION (1) ROAD (2) RAILWAYS	5.74	2.96
7) GOLF & PLAY GROUND	7.44	2.77
8) BIRLA & CAMPAIGN GROUND	1.54	0.60
9) VACANT LAND	—	0.53
10) FOREST LAND	—	41.32
11) WATER BODIES	—	1.90
TOTAL DEVELOPED AREA	50%	45%
TOTAL UNDEVELOPED AREA	50%	55%

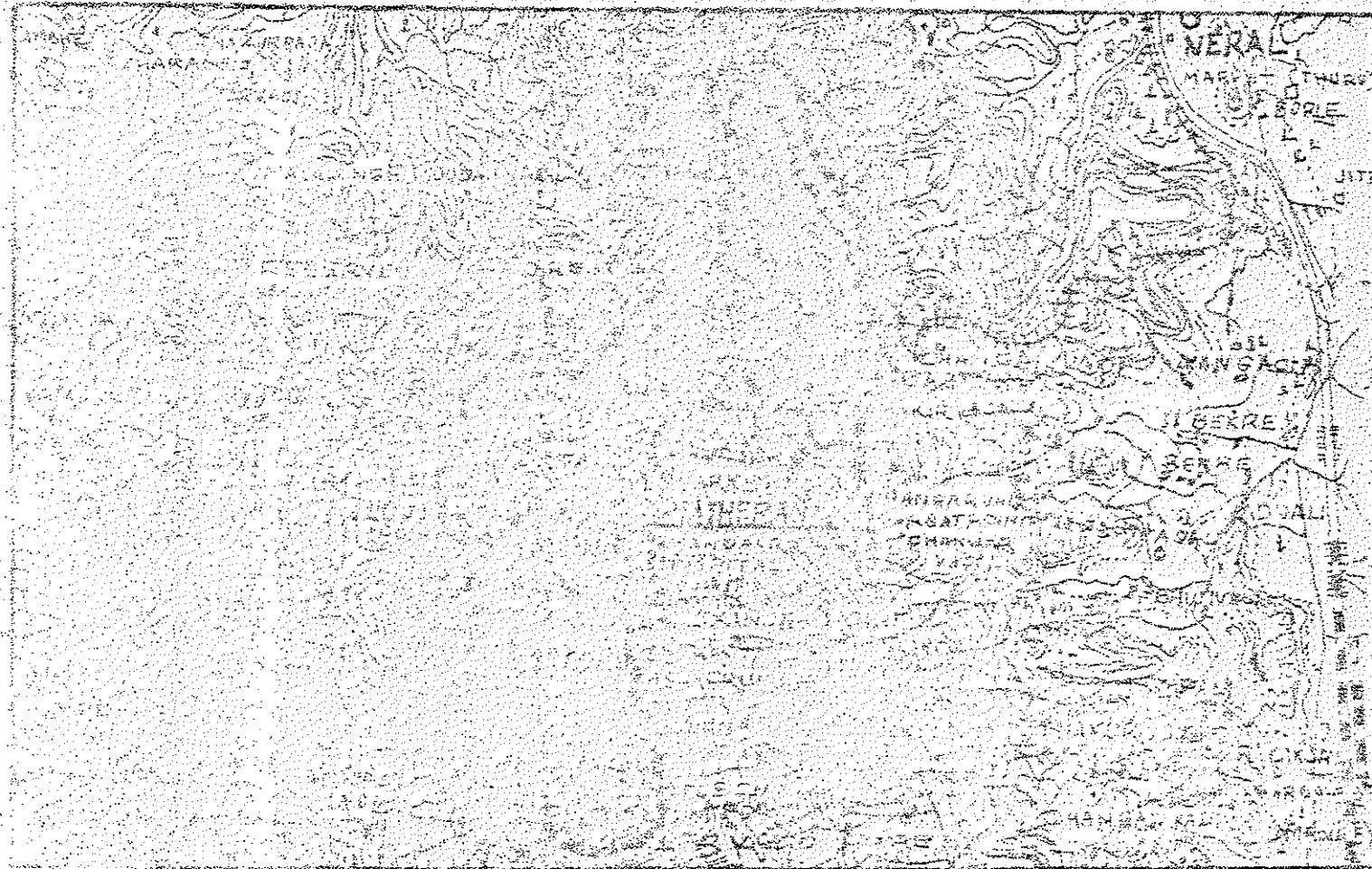
DEVELOPMENT PLAN OF MATHERAN

PLAN NO. /

82

INDEX-PLAN

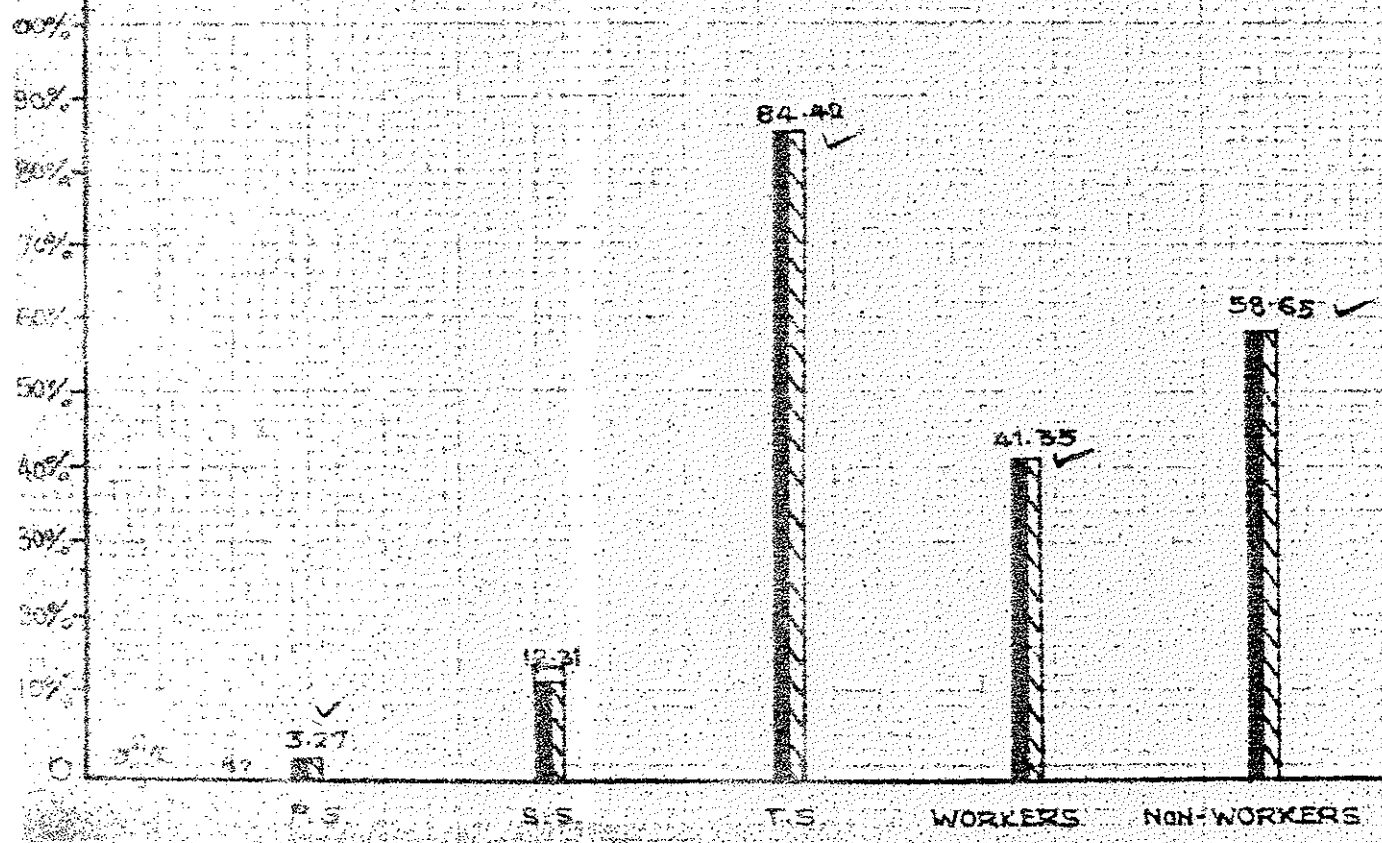
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DEVELOPMENT PLAN OF MATHERAN (REVISED).

DEMOGRAPHIC CHARACTERISTICS: POPULATION PROJECTION.

AS PER 1971 CENSUS — TOTAL POPULATION 3397 SOULES.



Maps of Proposed International Airport at Navi Mumbai

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संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे
 याचे कार्यालय, मध्यवर्ती कार्यालय, पुणे: ४११००१,
 दिनांक २५ जून १९९१.

गुणवत्तापत्राक

क्रमांक: वियो-माथेरान/लक्ष्मरी हॉटेल्स/वि.नि.नि./टीपीव्ही-३/४२७४

महाराष्ट्र
 प्रादेशिक व
 नगर रचना
 अधिनियम,
 १९८६.

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे याचेवतीने निर्माणित केलेल्या
 अधिसूचना क्रमांक वियो-माथेरान/लक्ष्मरी हॉटेल्स/वि.नि.नि./टीपीव्ही-३/८१७९,
 दिनांक १५/१०/१९९० जी, महाराष्ट्र शासन राजपत्रा, भाग-२, कोंकण विभाग
 पुरवणी दिनांक १५/११/१९९० मध्ये प्रसिध्द झाली, त्यातील अंतिम परिच्छेदातील
 अनुक्रमांक [१] मधील

" हॉटेल व सॅनिटोरियमच्या भूखंडामधील बांधकाम क्षेत्र हे एकूण
 भूखंडाच्या क्षेत्राच्या १/२० पेक्षा अधिक असू नये."

या ओळी काढून त्याखेवजी घालील ओळी समाविष्ट करण्यात
 येत आहेत.

" हॉटेल व सॅनिटोरियमच्या भूखंडातील सर्व मजल्यावरील एकूण
 बांधकाम क्षेत्र, भूखंडाच्या १/१० पेक्षा अधिक असू नये,
 तथापि, तळमजल्यावरील अनुज्ञेय बांधकाम क्षेत्र हे भूखंडाच्या
 १० [दहा] टक्क्यापर्यन्त मर्यादित असावे, परंतु जर, खाद्या
 भूखंडामध्ये पूर्ण बांधकाम क्षेत्र तळमजल्यावर वापरताना जास्त
 प्रमाणात वृक्षतोड आवश्यक आहे अशी नगरपरिषदेची खातरजमा
 झाली तर अशा भूखंडामध्ये नगरपरिषद ही वृक्षतोड थांबविण्या-
 कीरता तळमजल्यावरील बांधकाम क्षेत्र हे भूखंडाच्या १/१०
 पेक्षा कमी क्षेत्रासाठी सिमीत करू शकते."

(Signature)
 [गुणवत्ता मंदापे]
 संचालक, नगर रचना,
 महाराष्ट्र राज्य, पुणे.



महाराष्ट्र शासन राजपत्र

असाधारण
प्राधिकृत प्रकाशन

गुरुवार, जानेवारी २९, १९८७/माघ ९, शके १९०८

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक—बोकण विभागीय पुरवणी

अधिमूचना

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Bombay 400 032, dated 16th January 1987

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

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

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

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

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

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

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

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

(b) Fixes 1st March 1987 to be the date on which the final Development Plan as sanctioned shall come into force.

भाग एक (को. वि. कु.)—१३

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

SCHEDULE OF MODIFICATIONS

(1) Designation of Site No. 19 shall be changed from "Open Space" to "Dispensary" as shown in orange verge on the Development Plan.

(2) Motorable Road from Dasturi to Matheran Club shall be deleted as shown in orange verge on the Development Plan.

(3) Except main M. G. Road and roads leading to Sunrise Point and Sunset Point all other proposals for widening of roads shall be deleted as shown in orange verge on the development plan.

(4) Designation of Site No. 34 shall be changed from "Housing for Mali, Dishoused and Hostel for Adivasi Students" to "Housing for Dishoused, Economically Weaker section and Hostel for Adivasi Students" as shown in orange on the Development Plan.

(5) Road between Pay Master's Park and the deleted Site No. 12 shall be corrected as it exists on site and shall be shown in Black on the Development Plan.

(6) Area of Site No. 15 which is carved out of Site No. 13 shall be deleted and the area so deleted shall be reincluded in Site No. 13 reserved for Veterinary Dispensary and Staff Quarter.

Similarly site No. 15 of the published plan which is deleted by Planning Authority shall be reinstated for "Godown" as shown in orange verge on Development Plan.

(7) 30' link road between Motorable Road (From Dasturi to Site No. 11) which is deleted vide modification No. (2) above and 9-14 m. road near Plot No. 195 shall be deleted as shown in orange verge on Development Plan.

(8) Site No. 29 reserved for "Housing the Dishoused" shall be deleted as shown in orange on Development Plan.

(9) Boundary of the existing residential bungalow to the South-West of Charlottee Lake shall be corrected as it exists and shall be shown in Black on Development Plan.

(10) Boundary of B. J. Hospital shall be corrected as it exists and shall be shown in Black on Development Plan.

(11) Designation of Site No. 33 shall be changed from "Housing for Dishoused" to "Housing for Dishoused and Economically Weaker Section" as shown in orange on Development Plan.

(12) Designations of Site No. 17 shall be changed from "Open Space" to "Children's Play Ground" as shown in orange on Development Plan.

(२४)

(13) Plot No. 204 shown in Green Zone (Forest) shall be deleted from the said Zone and included in residential zone. While transferring this plot an area of 1524 meters affected by the Development Plan Road shall be excluded.

(14) The designation of Site No. 14 (Open Air Theatre) shall be changed to "Community Centre".

(15) Sub Rule No. (viii) of Rule No. 1 of Development Control Rules shall be deleted.

(16) Sub-Rule (b) of Rule 3 of Development Control Rules shall be deleted.

(17) In Sub-Rule (a) of Rule 5 of Development Control Rules the words "Only on ground floor" after word "Shops" shall be added.

(18) In Sub-Rule I (iv) and Sub-Rule II (iii) of Rule 9 of Development Control Rules figure 1/5th shall be replaced by figure "1/10th."

(19) Sub-Rules d (iii) of Rule 10 of Development Control Rules shall be deleted.

(20) Sub-Rule (j) of Rule 10 of Development Control Rules shall be deleted.

(21) In Sub-Rule k (iii) of Rule 10 of Development Control Rules the words "for wet hot climate and 1/6th of floor area for dry hot climate" shall be deleted.

(22) In Rule 11 (General regulation) the regulation regarding Set Back from Burial Ground shall be replaced by the new regulations viz. "Set Back from Burial Grounds and cremation Grounds shall be as prescribed by Government from time to time."

(23) Rule No. 13 of Development Control Rules shall be replaced by following new Rules :—

"In conformity with the intent and spirit of these regulations, the Chief Officer may with the prior approval of the Deputy Director of Town Planning of the concerned Division, relax any of the bylaws provided the relaxation sought for does not violate the health safety, fire safety, structural safety and public safety of the inhabitants and the buildings of the neighbourhood. However no such relaxation shall be permissible in respect of built over area or number of stories permissible."

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

V. P. WAGH,
Section Officer,

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Bombay 400 032, dated the 16th January 1987.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1484/CR-367/86/2662/UD-1.—Whereas, on the 14th January 1983 the Administrator, Matheran Municipal Council (hereinafter referred to as "the said Municipal Council") has submitted the Revised Draft Development Plan for the area within its municipal limits (hereinafter referred to as "the said Development Plan") to the State Government for sanction in accordance with the provision of sub-section (1) of section 30 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas, in accordance with the provisions of sub-section (1) of section 31 of the said Act, the said draft Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or within such further period as State Government may decide;

And whereas, it is expedient to extend the period sanctioning the said Development Plan, by a period and inclusive of 20th January 1987;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby extends the period for sanctioning the said Development Plan for a period upto and inclusive of the 20th January 1987.

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

V. P. WAGH,
Section Officer.