

## ANNEXURE - D

महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पत्रणो, गुज्वार ते वृधवार, ऑक्टोबर ६-११, २०१६/आश्विन १४-२०, शके १९३८

### URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 21st January 2016

#### NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1715/862/C.R.98/15/UD-12.—Whereas, Ministry of Environment and Forest, Government of India vide Notification No.S.O.113(E), dated 4th February 2003 under the provisions of Environment (Protection) Act, 1986, and Environment (Protection) Rules 1986, notified Matheran and surrounding region in the State of Maharashtra as the "Matheran Eco-sensitive zone" (hereinafter referred to as "the said Eco-sensitive Zone"). It is stipulated that the area within and outside Matheran Municipal Council area shall have separate Sub-Zonal Master Plan which may be prepared by the State Government as a component of the Zonal Master Plan and concurrence of the Ministry of Environment and Forest shall be obtained on such Sub-Zonal Master Plan ;

And whereas, the Government of Maharashtra had decided to consider the Sub-Zonal Master Plan within Matheran Municipal Council area as the Development Plan of Matheran and directed Matheran Municipal Council (hereinafter referred to as "the said Municipal Council") to revise their Sanctioned Development Plan under the provisions of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") ;

And whereas, the said Municipal Council, being the Planning Authority for the area under its jurisdiction under clause (19) of section 2 of the said Act, by its Resolution No.486, dated 2nd March 2005, made a declaration under section 38 read with sub-section (1) of section 23 of the said Act, of its intention to prepare Revise Development Plan (Second Revision) for the entire area within its jurisdiction and notice of such declaration was published at Page Nos. 316 and 317 of the *Maharashtra Government Official Gazette*, Konkan Division Supplement, Part II, dated 30th June 2005 ;

And whereas, the said Municipal Council, after carrying out a survey of the lands within its jurisdiction as required under section 25 of the said Act, published a notice at page Nos. 30 and 31 in the *Maharashtra Government Official Gazette*, Part II, dated 18-24 November 2010 for inviting objections and suggestions in respect of the draft Development Plan (Second Revision) Matheran prepared by it, under sub-section (1) of section 26 of the said Act ;

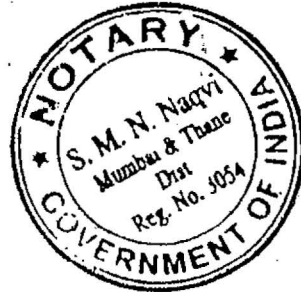
And whereas, the Planning Committee, appointed under section 28(2) of the said Act, heard the suggestions and objections to the published Draft Development Plan received within the stipulated period and submitted its report to the said Municipal Council on 16th March, 2012 ;

And whereas, the said Municipal Council, after considering the Report of the Planning Committee, vide Resolution No. 54(A) and 54(B) dated 27th March 2012 made certain modifications under section 28 (4) of the said Act, to the Draft Development Plan (Second Revision) and published the same in the *Maharashtra Government Official Gazette*, Part II, at Page Nos. 19 to 24 on April 5th November 2012 and *Local News Papers viz "Sakal" and "Lokmat"*, dated 4th April 2012 for information of the general public ;

And whereas, the said Municipal Council, has submitted the said draft Development Plan (Second Revision) (hereinafter referred to as "the said Development Plan") under sub-section (1) of Section 30 of the said Act, to the Government of Maharashtra for Sanction ;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has sanctioned a part of the said Development Plan of the said Municipal Council, (except for the Excluded Parts Nos. EP-1 to EP-18) vide Urban Development Department Notification No. TPS-1712/

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156/C.R.41/12/UD-12, dated the 1st April 2013 and the said Excluded Parts viz. EP-1 to EP-18 were published for inviting suggestions and / or objections from the general public and the Deputy Director of Town Planning, Konkan Division, Navi Mumbai was appointed as the officer under section 31(2) of the said Act (hereinafter referred to as 'the said officer') to hear the suggestions and objections in respect of EP-1 to EP-18 and submit his report to the Government ;

And whereas, after considering the report of the said officer and after making necessary enquiries and also after consulting the Director of Town Planning, Maharashtra State, Pune the Government has decided to sanction the said Excluded Parts of the said Development Plan and Development Control Rules with modifications shown in Schedule 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 on that behalf, the Government of Maharashtra hereby,—

(a) Extends the period under section 31(1) of the said Act, for sanctioning the said Excluded Part from 4th April 2013 upto and inclusive of 21st January 2016.

(b) Sanctions the Excluded Part of the said Development Plan namely EP-1 to EP-18 which are shown in the pink colour on the plan and more particularly as described in the Schedule Appended hereto, subject to the changes, if any, as may be approved by Ministry of Environment and Forest, while approving the Excluded Part of the said Development Plan.

(c) Sanctions the Excluded Part of the said Development Plan as per the provisions of the Maharashtra Regional and Town Planning Act, 1966, subject to condition that for the development of forest land, No Objection Certificate from the Competent Authority under the prevailing Forest Conservation Act shall be necessary and also subject to condition of the approval of the Government of India in Ministry of Environment and Forest, as the Government of India has declared the Matheran and surrounding region as an "Eco-sensitive zone" vide its Notification dated 4th February 2003 ;

(d) After the approval of the Government of India in Ministry of Environment and Forest Department, the notification regarding the implementation of Excluded Part of the said Development Plan along with its Development Control Regulations will be issued separately under the provisions of section 31(4) of Maharashtra Regional and Town Planning Act, 1966.

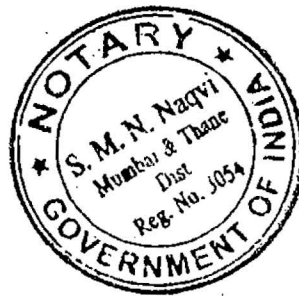
(e) The copy of the Excluded Part of the said Development Plan shall be kept open for inspection by the general public in the following offices during working hours on all working days for a period of one year :—

(i) The Chief Officer, Matheran Municipal Council, Matheran.

(ii) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, 3rd Floor, Navi Mumbai.

(iii) Assistant Director of Town Planning, Raigad-Alibaug Branch, Alibaug.

(iv) The Chief Officer, Matheran Municipal Council, Matheran, Dist. Raigad.



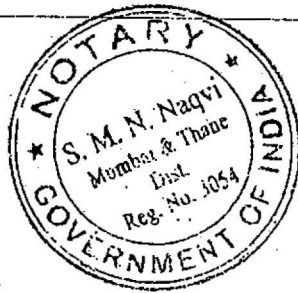
Schedule

Sr. No.	E.P. No.	Site No./ Location	Proposal as per plan published under section 26 of M.R. and T.P. Act, 1966	Modification of Substantial Nature Proposed by the State Government Under Section 31 of M.R. & T.P. Act, 1966.	Modification of Substantial Nature Sanctioned by the State Government Under Section 31 of M.R. & T.P. Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)
1	E.P.1	Site No. 1 (Matheran Plot No. 93 and Forest land.)	Bus Stand Logistic Hub and Parking	1. Site No. 1 is proposed to be divided into the following reservations :— (i) " Site No. 1A-Bus stand, Logistic Hub and Parking " Appropriate Authority- Municipal Council (ii) " Site No.1B- Parking "- Appropriate Authority- Forest Dept. 2. " New site No.1C - Horse and Hand Rickshaw Stand " is proposed on Forest land. with Appropriate Authority Forest Department, as shown on the plan.	Sanctioned as proposed subject to following condition. Condition—For the development of forest land, No Objection Certificate from the Competent Authority under the prevailing Forest Conservation Act, shall be necessary.
2.	E.P.2	Site No. 2 (Matheran Plot No. 41 (pt.))	Museum and Nature park	1. Area of 2000 sqm. in Matheran Plot No. 41 is proposed for new Site No. 2A- " Railway Station." 2. Remaining area of Matheran Plot No.41 is proposed as Site No.2B - " Nature Park "	Sanctioned as proposed subject to condition that the said land shall be developed subject to the prior approval from the Heritage Conservation Committee.
3.	E.P.3	Site No. 10 (Matheran Plot No. 197).	Horse Stable	" Site No.10 - Horse Stable " is proposed to be redesignated as " Tourist Centre ".	Sanctioned as proposed.
4.	E.P.4	Site No. 7 (Matheran Plot No. 200).	Municipal Purpose.	" Site No.7- Municipal Purpose " is proposed to be deleted and the area thereunder is proposed to be included in Residential Zone R <sub>1</sub>	Sanctioned as proposed.
5.	E.P.5	Site No. 9 (Matheran Plot No. 66-A).	Ashramshala for Tribals.	" Site No.9 - Ashramshala for Tribals " is proposed to be deleted and the area thereunder is proposed to be included in Residential Zone R <sub>1</sub> .	Sanctioned as proposed.
6.	E.P.6	Site No. 13 (Matheran Plot No. 234(pt.) and 20(pt.) (2) Site No. 11 (Matheran Plot No. 20 (pt.))	Site No. 13 " Telephone Exchange " Site No. 11 " Extention to Water Filtration Plant "	(1) " Site No.13-Telephone Exchange " is proposed to be deleted and the area thereunder is included in " Site No. 11-Extension to Water Filtration Plant ". (2) Area of 1000 Sqm. is proposed to be carved out from the Eastern side of Site No. 11 and reserved as new " Site No. 13-Communication Tower /Centre " .	Sanctioned as proposed. — Sanctioned as proposed. —
7.	EP-7	Site No. 12 (Matheran Plot No. 19 (pt.) and (20) (pt.))	Government Offices.	Site No.12 is proposed to be redesignated as " Tourist Amenities " - the Appropriate Authority being Municipal Council/ Maharashtra Tourism Development Corporation with permissible FSI of 0.2.	Sanctioned as proposed.



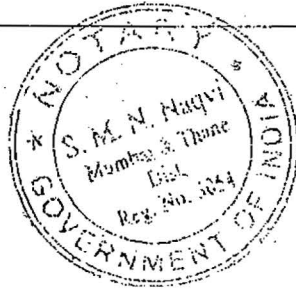
Schedule

(1)	(2)	(3)	(4)	(5)	(6)
8.	EP-8	Site No. 17 (Matheran Plot No. 283(A) (2) Site No. 18 (Matheran Plot No. 283-B and 98-A (pI])	1) Civic Centre 2) Play Ground.	1. " Site No.17-Civic Centre " is proposed to be redesignated as " Primary School ". 2. " Site No.18-Play Ground" is proposed to be retained as per Plan published under Section 26.	Sanctioned as proposed.
9.	EP-9	Site No. 20 (Matheran Plot No. 80R).	Meditation Center	" Site No. 20 Meditation Centre " is proposed to be redesignated as " Affordable Housing ", Appropriate Authority being Municipal Council. / Maharashtra Housing And Area Development Authority.	Sanctioned as proposed.
10.	EP-10	Site No. 22 (Matheran Plot No. 90A)	Play Ground	" Site No.22 - Play Ground " is proposed to be redesignated as " Garden. "	Sanctioned as proposed
11.	EP-11	Site No. 26 Matheran Plot. No. 226).	Horse Care Centre.	Site No. 26 is proposed to be redesignated as "Tourist Amenities", Appropriate Authority- being Municipal Council/ Maharashtra Tourism Development Corporation with permissible FSI of 0.2.	Sanctioned as proposed.
12.	EP-12	Site No. 27 (Matheran Plot No. 241 and Forest land).	Sewage Treatment Plant.	All sites suggested by NEERI along with Site No.27 are proposed to be reserved for "SewageTreatment Plant", as shown on the plan.	Sanctioned as proposed.
13.	EP-13	Site No. 40 (Bazar Plot. No. 141 and 142).	Nursery/K.G.	" Site No.40- Nursery/K.G." is proposed to be deleted and the area thereunder be included in " Public/Semi- Public Zone ".	Sanctioned as proposed.
14.	EP-14	Site No. 41 (Bazar Plot. No. 218).	1. Government Godown. 2. Residential Zone.	1. " Site No.41- Govt. Godown " is proposed to be retained as per Plan, published under Section 26. 2. The allocation of the remaining area under Bazar Plot No.218 is proposed to be changed from "Residential Zone" to "Public/Semi-Public Zone."	Sanctioned as proposed. Sanctioned as proposed.
15.	EP-15	Site No. 43 (Bazar Plot. No. 165).	Shoping Centre.	" Site No.43-Shopping Centre" is proposed to be redesignated as " Municipal. Market ".	Sanctioned as proposed.
16.	EP-16	Site No. 44 (Bazar Plot. No. 178A).	Tourist Information. Centre.	" Site No. 44-Tourist Information Centre" is proposed to be shifted on Bazar Plot No. 194 and the area so released from reservation is proposed to be included in Residential zone R <sub>n</sub>	Sanctioned as proposed.
17.	EP-17	(Matheran Plot No. 237).	Public/Semi Public Zone	Matheran Plot No.237 (C.S.No.149) is proposed to be reserved for new " Site No.46- Sport Centre", appropriate Authority being Municipal Council.	Sanctioned as proposed.



Schedule

(1)	(2)	(3)	(4)	(5)	(6)
18.	EP-18 Development Control Regulations 3(11).		Definition of <u>Basement or cellar.</u>	Regulation No. 3(11) is proposed to be deleted.	Sanctioned as proposed.
	3(40 and 41)		Definition of <u>Garage.</u>	Regulation No.3(40 and 41) is proposed to be deleted.	Sanctioned as proposed.
	3(59)		Definition of <u>Parking space</u>	Regulation No 3(59) is proposed to be deleted.	Sanctioned as proposed.
	3(66)		Definition of Plinth area.	The word "Or the basement or of any storey" is proposed to be deleted and word "ground" is proposed to be added before "floor level."	Sanctioned as proposed.
	3(69)		Definition of Residential zone R-1.	Regulation No. 3(69) is proposed to be retained as published under Section 26 and heading of Regulation No.3(69) is proposed to be changed as "Residential Zone R <sub>g</sub> ".	Sanctioned as proposed.
	3(70)		Definition of Residential zone R-2.	Regulation No.3(70) is proposed to be retained as published under section 26 and heading of Regulation No.3(70) is proposed to be changed as "Residential Zone R <sub>y</sub> ."	Sanctioned as proposed.
	3(83)		Definition of <u>still.</u>	Regulation 3(83) is proposed to be deleted.	Sanctioned as proposed.
	9(F)		Site Plan.	New Regulation 9(F) (p) is proposed to be added as below :— 9(F) (p) :— All the existing trees in the plot with details of trees.	Sanctioned as proposed.
	9(G)	Sub-division layout plans.		"Regulation 9(G) is proposed to be retained and modified as below :— "9(G) Sub-division layout plan :- Subject to provision of sub-regulation 20, the application for subdivision" layout plan shall be accompanied by a key plan showing the location of the plot in the ward, drawn to a scale of not less than 1:4000 and a subdivision layout plan to a scale of not less than 1:5000, which shall be duly authenticated by the appropriate officer of District Inspector of Land Records/ Superintendent of Land Records containing the followings :—	"Regulation 9(G) is retained and modified as below :— "9(G) Sub-division layout plan :— Subject to provision of sub-regulation 20, the application for subdivision" layout plan shall be accompanied by a key plan showing the location of the plot in the ward, drawn to a scale of not less than 1:4000 and a subdivision layout plan to a scale of not less than 1:500, which shall be duly authenticated by the appropriate officer of District Inspector of Land Records/Superintendent of Land Records containing the followings :—



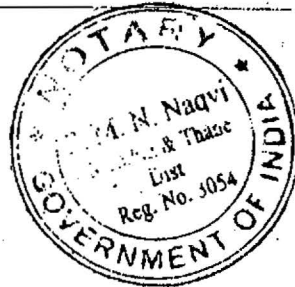
Schedule

(1)	(2)	(3)	(4)	(5)	(6)
				(a) Scale used and North Point. (b) The location of all proposed and existing roads with their existing/proposed prescribed width, within the land. (c) Dimensions of plot alongwith building lines showing the set backs with dimensions within each plot. (d) The location of drains, sewers, public facilities and services and electrical lines etc. (e) Table indicating size, area and use of all the plots in the subdivision layout plan. (f) A statement indicating the total area of the site, area utilized under roads, open spaces for parks, play grounds, recreational spaces and development plan reservations, schools, shopping and other public places alongwith their percentage with reference to the total area of the site proposed to be sub-divided. (g) In case of sub-division of plot, in addition to the above, the means of access to the sub-division from existing streets."	(a) Scale used and North Point. (b) The location of all proposed and existing roads with their existing/proposed prescribed width, within the land. (c) Dimensions of plot alongwith building lines showing the set backs with dimensions within each plot. (d) The location of drains, sewers, public facilities and services and electrical lines etc. (e) Table indicating size, area and use of all the plots in the subdivision layout plan. (f) A statement indicating the total area of the site, area utilized under roads, open spaces for parks, play grounds, recreational spaces and development plan reservations, schools, shopping and other public places alongwith their percentage with reference to the total area of the site proposed to be sub-divided. (g) In case of sub-division of plot, in addition to the above, the means of access to the sub-division from existing streets."
9(L)	Payment of Fees, Deposit, charges etc.		Regulation 9(L)(d) is proposed to be deleted. Regulation 9(L)(C) is proposed to be retained as published Under Section 26.		Sanctioned as proposed.
11	Commencement of Work.		Regulation number 11(d) is proposed to be retained as published Under Section 26.		Sanctioned as proposed.
15	Inspection		In Regulation No. 15(3)(b), the word "lessee" is proposed to be added after the word "owner".		Sanctioned as proposed.



Schedule

(1)	(2)	(3)	(4)	(5)	(6)
16	Land use and the Manner of development.		(i) Regulation No. 16(iv) is proposed to be retained as published under section 26 with modifications "Spectator's gallery" instead of "Stadium." (ii) Table No.5 is proposed to be modified as under : (a) In Sr.No.1, Entry No.(a) in Column No.2 is proposed to be changed as follows (i) Bazar Plots R <sub>0</sub> (ii) Matheran Plots- R <sub>31</sub> (b) " Lessee " word in column No. 3 of Sr. No. 1(b), 2, 3, 5(a) to (c), 7, 9, is proposed to be deleted. Provision after "OR" in Column No. 4 of Sr. No. 1(b), 2, 3, 5(a) to (c),7 and 9 is also proposed to be deleted.		Sanctioned as proposed.
17	Prohibition of Factories in residential building.		Regulation No. 17 is proposed to be retained as per published DCR Under Section 26.		Sanctioned as proposed.
21	Separate Statement.		Regulation No. 21 Table No. 7 is proposed to modified as appended hereto.		Sanctioned as proposed.
21(c)	Exclusion from PSI Computation.		Regulation No.21(C) is proposed to be modified as below (i) Architectural features, elevated tanks of permissible dimensions, lift wells, lift room above top-most storey; (ii) Cantilever balcony as per clause 52. (iii) Electrical meter room, pump room. (iv)Swimming pool tank (excluding changing rooms) and its filter house. (e) Pagodas and like land-Scaping structures in gardens including fountains		Sanctioned as proposed.
22	Additional Floor Space Index which may be allowed in certain categories.		Regulation No.22 is proposed to be deleted		Sanctioned as proposed.
24	Open Spaces.		(1) Heading of this regulation is proposed to be renamed as "Marginal Open Spaces and Set- Backs " (b) In table No.8, front open spaces at Sr.No. (iv) is proposed to be retained as per DCR published Under Section 26.		Sanctioned as proposed.
25	Exemption to open spaces.		Regulation No.25 (c) is proposed to be deleted		Regulation No. 25(c) is reinstated.



Schedule

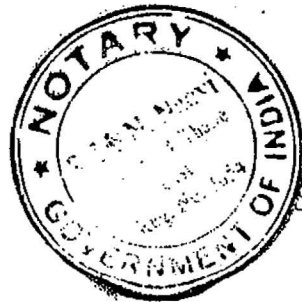
(1)	(2)	(3)	(4)	(5)	(6)
	26	Minimum Size of buildable plot.	Regulation No.26(a) is proposed to be rearranged as below  "The area of plot to be considered as buildable plot shall not be less than 0.40 hectare in respect of Matheran Plots and 100 Sq.m. in respect of Bazar Plots respectively. However, the Bazar or Matheran Plots which are formed by Govt. having lesser area than the prescribed area shall be considered as buildable plots if building activity is possible observing the marginal and set-back distances"	Regulation No.26(a) is proposed to be	Sanctioned as proposed.
	42	Mezzanine floor.	Regulation No.42 is proposed to be deleted	Regulation No. 42 is deleted and the Regulation No. 3(53) is also deleted.	
	45	Basement	Regulation No.45 is proposed to be deleted	Regulation No.45 is proposed to be deleted	Sanctioned as proposed.
	46	Stilt	Regulation No.46 is proposed to be deleted.	Regulation No.46 is proposed to be deleted.	Sanctioned as proposed.
	47	Chimneys	Heading of the regulation is proposed to be renamed as below :— "Chimneys for fire place in bungalows/Hotels"	Heading of the regulation is proposed to be renamed as below :— "Chimneys for fire place in bungalows/Hotels"	Sanctioned as proposed.
	48	Ramps	Regulation No.48 is proposed to be modified as under :— "Ramp wherever necessary for any building, only for handicapped persons shall be permitted with its maximum width as 1.5 mt."	Regulation No.48 is proposed to be modified as under :— "Ramp wherever necessary for any building, only for handicapped persons shall be permitted with its maximum width as 1.5 mt."	Sanctioned as proposed.
	50	Porch	Regulation No.50 is proposed to be reinstated as per published DCR Under Section 26.	Regulation No.50 is proposed to be reinstated as per published DCR Under Section 26.	Sanctioned as proposed.
	52	Balcony	Regulation No.52(ii) is proposed to be modified as below :—  "Balconies may be allowed to be enclosed without removing internal wall and without amalgamating the balcony area into the room, with written permission of Planning Authority. When balconies are enclosed, one third of area of their faces shall have louvers glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters. Fees for enclosures shall have to be paid at the rate of Rs. 250 per sqm."	Regulation No.52(ii) is proposed to be modified as below :—	Sanctioned as proposed.
	53	Revas Projection	Regulation No.53 is proposed to be retained as per published DCR Under Section 26.	Regulation No.53 is proposed to be retained as per published DCR Under Section 26.	Regulation No. 53-Revas Projection is deleted.
	55	Parapet	The word "roof" is proposed to be replaced by word "any"	The word "roof" is proposed to be replaced by word "any"	Sanctioned as proposed.
	58	Septic Tank	Following Note is proposed to be added :— "Note- sewage treatment plant is	Following Note is proposed to be added :— "Note- sewage treatment plant is	Following Note is proposed to be added :—





Schedule

(1)	(2)	(3)	(4)	(5)	(6)
				mandatory for all large hotels in Residential Zone R <sub>M</sub> & for all hotels on bazaar plots more than 2000 sqm."	"Note-sewage treatment plant/systems mandatory for all large hotels in Residential Zone R <sub>M</sub> & for all hotels on bazaar plots more than 2000 sqm."
	67	Signs and Outdoor Display Structures	In Regulation No.67(2)(i & ii) the word "R-2" is proposed to be deleted and sub-regulation No.(7) is proposed to be added as under :— " (4) Advertising Signs and outdoor display structures may be permitted with the permission of Municipal Council. While granting permission, Municipal Council shall ensure that the outdoor display Structures & Signages are erected in an aesthetic way and in harmony with the surroundings."		Sanctioned as proposed.
	70	Residential Zone R-1 (Bazar Plots area).	Heading of this regulation is proposed to be renamed as :— " Residential Bazar Zone R <sub>B</sub> "		Sanctioned as proposed.
	71	Residential Zone R-2 (Matheran plots area).	Regulation is proposed to be renamed as " Residential Zone R <sub>M</sub> and proposed to be modified as below :— (i) Any Residence. (ii) Residential Hotels, Sanatorium, Lodging Houses, Room Houses. (iii) Holiday Resorts, <u>Amusement Parks</u> , Tourists facilities for recreation. (iv) Museums, art galleries, exhibition hall and conference halls. (v) Community Centers and auditoriums. (vi) Medical and Educational institutions, Sanatoriums, Health centers, health forming institutions. (vii) Vrudhashram, orphanage and tribal welfare centers. (viii) Club house, assembly or concert halls dance and music studios with the special written permission of the planning authority. (ix) Trade or other similar schools. (x) Bulk storage of kerosene and bottle gas for domestic consumptions with the special written permission of planning authority. (xi) Vegetable, Fruit, Flower, Fish or Meat Market place with the approval of the		Sanctioned as proposed.



Schedule

(1)	(2)	(3)	(4)	(5)	(6)
				Planning Authority. (vi) Government and Semi-Government offices with staff quarters.	
	77 (iv)			Following modification are proposed in Regulations :— New Sub Rule No. (iv) shall be added in Regulation No. 77 " (iv) adventure sports such as River crossing, valley crossing, Rappling, etc. without cutting of trees."	Sanctioned as proposed subject to following condition. Condition- For the development, No Objection Certificate from the Competent Authority under the prevailing Forest Conservation Act, shall be necessary.
	78, App. XVII	Heritage Regulations.		Heritage Regulations at Appendix XVII are proposed to be replaced as per final decision on proposal of Heritage Regulations already submitted to Govt.	Sanctioned as proposed.
	81(B)			Following modification are proposed in Regulation :— " All the routes shall be paved with laterite stones and available for non-motorised vehicles in Matheran	Sanctioned as proposed.
	83(iii)	Modification of Limit of Zone.		Regulation No. 83(iii) is proposed to be modified as below :— " Modify the limit of zone, where the boundary line of the zone divides a plot, with the previous approval of the Director of Town Planning."	Sanctioned as proposed.
				New Regulation No. 81A- " Design Control and Regulations for the preservation of Existing Townscape Character in Matheran " is proposed to be included in the Regulations. Following modification are proposed in Regulations.- (1) New Sub Rule No. (iv) shall be added in Regulation No.77. " (iv) Adventure sports such as River crossing, Valley crossing, Rappling etc without cutting of trees." (2) New Rule No. 81B shall be added as follow :— " All the routes shall be paved with laterite stones and available for non motorised vehicles in Matheran."	Sanctioned as proposed.



Regulation No. 21

Table No. 7

Modification of Substantial Nature Proposed by the State Government Substantial Nature Under Section 31 of M.R. & T.P. Act, 1966.			Modification of Sanctioned by the State Government Under Section 31 of M.R. & T.P. Act, 1966.
(1)			(2)
Nature of occupancy	Max. FSI	Max. Plinth Area	Sanctioned as proposed.
(i) All users except in (ii)			
(a) Bazar Plot-R <sub>11</sub>	1.3	2/3 of plot area.	
(b) Matheran Plot R <sub>11</sub>	0.10	10% of plot area.	
(ii) Tourist Amenities	0.2	10% of Matheran plot area.	

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

By order and in name of the Governor of Maharashtra,

SUNIL PHATAK,  
Section Officer.

