

# **NAVI MUMBAI MUNICIPAL CORPORATION**

**(Under section 37 of Maharashtra Regional and Town Planning Act, 1966)**

## **NOTICE**

Whereas, the Government of Maharashtra in exercise of the powers conferred by Sub Section (1) of Section 113 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") has designated site for New town of Navi Mumbai vide Urban Development & Public Health Department Notification No.RPB-1171/18124/I.W, dated 20<sup>th</sup> March 1971 and City Industrial Development Corporation Limited (CIDCO), has been appointed as a "New Town Development Authority" for the said New Town of Navi Mumbai;

And whereas, the Government of Maharashtra vide urban Development and Public Health Department Notification No.RPB-1175/635/UD-5, dated 18<sup>th</sup> January 1980 has sanctioned the draft Development Plan in the form of structure plan, prepared and submitted by CIDCO for the area comprised in the New Town of Navi Mumbai and the same has come into force with effect from 1<sup>st</sup> March 1980;

And whereas, Navi Mumbai Municipal Corporation has been constituted under Government Notification No.NBC/1091/140/CR-14/91/UD-20, dated 17<sup>th</sup> December 1991 under Section 3 of the Bombay provincial Municipal Corporation Act,1949 (hereinafter referred to as the "said Municipal Corporation") for the local areas of 44 revenue villages specified therein. Out of 44 villages included in Navi Mumbai Municipal Corporation's limit 29 revenue villages are comprising of the sanctioned Development Plan of Navi Mumbai Project Area while remaining 15 villages are comprising of sanctioned Regional Plan of Mumbai Metropolitan Region.

And whereas,the Government in urban Development Department vide Notification No.NMC-112000/CR54/04/UD-28 dated 08/06/2007 has altered the limits of the City of Navi Mumbai Municipal Corporation thereby excluding the areas of 14 revenue villages of the sanctioned Regional Plan of Mumbai Metropolitan Region retaining only village Adivali-Bhutavli to be in the Corporation limit out of the total 15 villages within the limit of Mumbai Metropolitan Region.

And whereas, the Government, in Urban Development Department vide its Order No. NMMC/1692/1187/CR-138/94/UD-24, dated 15<sup>th</sup> December 1994 has delegated all the powers of the Planning Authority under Chapter 3 & 4 (Secton 21 to 58) of the said Act to the Navi Mumbai Municipal Corporation ( hereinafter referred to as the 'Said Planning Authority') within its area from the date specified by the State Government in this behalf in respect of the developed nodes of Vashi, sanpada, Nerul, Belapur-CBD, Koperkhairane and Airoli in accordance with the provisions of Section 2(15) (a) and Section 2(19) of "the said Act".

And whereas, Government in Urban Development Department vide its order No. TPB/4306/2964/CR-176/08/UD-11, dt. 29<sup>th</sup> July 2008 has issued directions as per the powers vested under section 154 of the said Act that the Navi Mumbai Municipal Corporation shall act as a Planning Authority in respect of developed node of Ghansoli comprising of revenue villages of Ghansoli (pt), Rabale (pt), Gothivali (pt), Talvali (pt) (parts which are not included in MIDC Area) in accordance with the provision of Section 2 (15) (a) and Section 2(19) of the said Act.

And whereas, Nodel & sectoral plans prepared by CIDCO in which plots are earmarked by CIDCO for the various public purposes, e.g Play Ground, Garden, Shool, Market etc Out of those plots few plots had been handed over to NMMC as local Authority. However, some plots are not yet handed over to the NMMC.

And whereas, Development plan prepared by CIDCO for New Bombay project area is in the form of structural plan and it is in force for NMMC Jurisdiction. CIDCO had earmarked plots for public purposes as per the then requirements. However, as per the present requirements of public purpose plots, local public representatives used to submit suggestions for the change of land use of some plots. And considering all those suggestions, it is decided by the Resolution no 338 dt. 23-09-2013 of the General Body Meeting of NMMC, to change the land use of the plots as mentioned in the table given below, by following the procedure stipulated under section 37 of the said Act.

**Table Showing Proposed Modification**

Sr. No.	Node	Sector No.	Plot No.	Approximate area	User as per Sanctioned Development Plan	User as per Nodel plan	Proposed land Use (Reservation)
1.	Nerul	19-A	53 to 61 { Including area of internal roads (East-West) }	25600.00 m <sup>2</sup>	Residential Zone	1) Plot No. 54 to 56 & 58 to 61, Residential & Commercial. 2) Plot No. 53 & 57 – Public utility. 3) Internal Roads.	Science Centre
2.	C.B.D. Belapur	26/27	153 to 155 158 to 160	3200.00 m <sup>2</sup>	Residential Zone	Residential	Garden
3.	Ghansoli	12-A	Vaccant plots on Northern & Southern side of GOM'S Sports Complex	1) 19877.31 m <sup>2</sup> plot on Northern side 2) 72066.75 m <sup>2</sup> plot on Southern side	Residential Zone	Residential & Internal Roads	Extension to Sports Complex
4.	Ghansoli	08	10	1420.14 m <sup>2</sup>	Residential Zone	LPG Godown	Public utility.

And therefore, the Navi Mumbai Municipal Corporation, hereby publish this Notice for said proposed modification and invites objections and /or suggestions from public in writing with respect to the said proposed modification within the period not later than one month from the date of publication of this notice. The objections and or / suggestions shall be sent to the Assistant Director of Town Planning, Town Planning Department, Navi Mumbai Municipal Corporation, Shopping Center Building, opp. Bank of Maharashtra, Sector 1. CBD. Belapur, Navi Mumbai - 400,614.

Plan for the proposed change of use is available for inspection in the office of the Assistant Director of Town Planning, Town Planning Department, NMMC.

Place : Navi Mumbai  
Date : /12/2013

**(A. L. Jarhad)**  
**Municipal Commissioner**  
**Navi Mumbai Municipal Corporation**

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**Table Showing Proposed Modification**

<b>Sr. No.</b>	<b>Node</b>	<b>Sector No.</b>	<b>Plot No.</b>	<b>Approximate area</b>	<b>User as per Development Plan</b>	<b>User as per Nodel plan</b>	<b>Proposed land Use (Reservation)</b>
1.	Koperkhairne	14	16 (Part)	39325.00 m <sup>2</sup>	Residential Zone	Area developed as garden at old dumping ground	Iconic Structure
2.	Nerul	19	87 (Part)	36893.00 m <sup>2</sup>	Residential Zone	Garden	Play Ground
3.	Nerul	03	18-B	500.00m <sup>2</sup>	Residential Zone	Garden	Public parking
4.	Koperkhairne	22	06	514.19 m <sup>2</sup>	Residential Zone	Religious	Extension to NMMC Hospital

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