

**THANE MUNICIPAL CORPORATION, THANE**  
**Town Planning Department**

NOTICE

(Under Section 37 (1) of Maharashtra Regional & Town planning Act,1966)

No. TMC/ Hq.1/TDD-29/ DPIC/207

Date :- 28/04/2022

Whereas, the Revised Development Plan of the city of Thane has been Sanctioned by Government vide Notification No. TPS/1297/1319/CR -148 /97 /UD - 12, Dt. 4 th October, 1999 & came in to force from 22 nd November,1999. Also the Excluded portion (EP) from Revised Development plan were sanctioned vide Government's Notification No. TPS/1201/274/CR-28/2009/UD-12, Dt. 3rd April, 2003 & came in to force from 14<sup>th</sup> May, 2003 (Herein after referred to as "The said Sanctioned Development plan")

And Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter referred to as "the said Regulations") for the state except Municipal Corporation of Greater Mumbai, other Planning Authorities / Special Planning Authorities/ Development Authorities within the limits of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive / Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MSRDC, in Maharashtra under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No.TPS-1818/CR-238/18/DP.&RP./Sec37(1AA)(c)& sec.20(4)/UD-13,dated 02/12/2020 and came in to force from 03/12/2020.

And whereas, Government has given directives, under the provisions of Section 37(1) of Maharashtra Regional & Town Planning Act,1966 for Provision/ Modification in Regulation no 10.2, sub regulation no 10.2.1(i) & (ii) as below, vide letter no. TPS-1818/CR-236/ 18/Sec.37(1)/ UD-13, dated 18/01/2022

Sr. No.	Regulation No.	As per Sanction UDCPR	Provision /Modification proposed
१.	१०.२	THANE MUNICIPAL CORPORATION	THANE MUNICIPAL CORPORATION
	१०.२.१	<p>Development along Ram Maruti Road and Gokhale Road</p> <p>Front setbacks for development on above roads shall be as below :-</p> <p>i) In the case of plot fronting on Ram Maruti Road, only ground floor of the structure shall be set back by 3.05 mt. from the road line and rest of the floors shall be setback at a distance 4.5 mt. subject to the condition that the front terrace so formed shall be kept inaccessible.</p> <p>ii) In the case of any plot fronting on Gokhale Road, from the portion between Ashok Talkies and its junction with M.G.Road the ground floor of the building shall be setback by 2.3 mt. from the road line and the upper floors shall be setback at a distance of 4.5 mt. subject to condition that the owner of the plot shall pave the front open space.</p>	<p>Development along Ram Maruti Road and Gokhale Road</p> <p>Front setbacks for development on above roads shall be as below :-</p> <p>i) In the case of plots fronting on Ram Maruti Road, only ground floor of the structure shall be setback by 3.05 mt. from the road line and rest of the floors shall be setback at distance 4.50 mt. <b><u>The front terrace so formed shall be allowed to be accessible.</u></b></p> <p>ii) In the case of any plot fronting on Gokhale Road, from the portion between Ashok Talkies and its junction with M.G.Road the ground floor of the building shall be setback by 2.3 mt. from the road line and the upper floors shall be setback at a distance of 4.5 mt. subject to condition that the owner of the plot shall pave the front open space. <b><u>The front terrace so formed shall be allowed to be accessible.</u></b></p>

And whereas, Thane Municipal Corporation (Administrative Approval) vide its Resolution No 7, Dt.18/04/2022 has accorded sanction for the above said procedure of modification. (hereinafter referred to as “the said Modification”)

And therefore, this notice is published for inviting suggestions/objections from the public to carry out "The said Modification in said Regulations" as per the provisions under section 37(1) of Maharashtra Regional & Town Planning Act 1966. Any person interested may submit his suggestion/objection to the said modification within 30 (Thirty) days from the publication of this notice, in the news paper, on the website [www.thanecity.gov.in](http://www.thanecity.gov.in) , Maharashtra Government Gazette and on the notice board in the office of Assistant Director Town Planning, Town Development Department, Thane Municipal Corporation, to the Municipal Commissioner, Thane Municipal Corporation, Thane or on the E-mail ID - [adtp@thanecity.gov.in](mailto:adtp@thanecity.gov.in)

**Web Site - [www.thanecity.gov.in](http://www.thanecity.gov.in)**

( S. P. Ugile )  
Asst. Director Town planning,  
Thane Municipal Corporation, Thane

Thane, dated: 28/04/2022