

## mYgkl uxj egkuxj i kfydk

I pdkpsuko %& Jh- jktq tX; kl h

vu&ndkpsuko %& Jh- inhi jkepalkuh

### LFkxr iZrko

fnukd 19@10@2013 jksth lk; a5&00 ok- vk; kstr dsyuh fo' ksk egkl Hkk fnukd 21@10@2013 jksth nqkj 12&00 okts; t LFkxr dj.; kl iZrkfor-

### egkl Hk Bjlo Ø- 10 Q

fnukd %19@10@2013

gh egkl Hkk ojhy iZrko fopkjkr ?rk fnukd 19@10@2013 jksth lk; a5&00 ok- vk; kstr dsyuh fo' ksk egkl Hkk fnukd 21@10@2013 jksth nqkj 12&00 okts; t LFkxr dj.; kl ekk; rk nr vkgs

I pdkph I gh&

vu&ndkph I gh&

### I oZers

egki k@i hBkl hu vf/kdkjh

fo' ksk egkl Hkk

mYgkl uxj egkuxj i kfydk

## mYgkl uxj egkuxjifdyk

I pdkpsuko %& Jh- jktq tX; kl h

vu&ksdkpsuko %& Jh- inhi jkepalkuh

### LFfkr izrko

fnukal 19@10@2013 jksth LFfkr d: u fnukal 21@10@2013 jksth nqkjh 12&00ok-  
vk; kstr dsyuh fo'ksk egkl Hkk fnukal 8@11@2013 jksth lk;a 4&00 okts; r LFfkr  
dj.; kl izrkfor-

egkl Hkk Bjko Ø- 31 v

fnukal %21@10@2013

gh egkl Hkk ojhy izrko fopkjr ?ksk fnukal 19@10@2013 jksth LFfkr d: u fnukal  
21@10@2013 jksth nqkjh 12&00 ok- vk; kstr dsyuh fo'ksk egkl Hkk fnukal 8@11@2013  
jksth lk;a 4&00 okts; r LFfkr dj.; kl ekk; rk nr vkgs

I pdkph I gh@&

vu&ksdkph I gh@&

### I olzqrs

egki k@ihBkl hu vf/kdkjh

fo'ksk egkl Hkk

mYgkl uxj egkuxjifdyk

## mYgkl uxj egkuxjifdydk

I pdkpsuko %& Jh- jktq tX; kl h

vuekndkpsuko %& Jh- inhi jkepakuh

### LFkxr izrko

mYgkl uxj egkuxjifdydk fo' lsk egkl Hkk 'kfuokj fnukd 19@10@2013 jksth I ka dkGh 5-00 oktrk vk; kstr dj.; kr vkyh gksh- Injph I Hkk fnukd 21@10@2013 jksth nqkjh 12-00 oktsi; tr LFkxr dj.; kr vkyh- R; kurj gh I Hkk itgk fnukd 8@11@2013 jksth I k; a 4&00 oktsi; tr LFkxr d#u fnukd 20@11@2013 jksth nqkjh 3-00 oktsi; tr LFkxr dj.; kl izrkfor-

egkl Hkk Bjlo Ø- 31 d

fnukd %8@11@2013

gh egkl Hkk ojhy izrko fopkjr ?sk fnukd 19@10@2013 jksth LFkxr d#u fnukd 21@10@2013 jksth vk; kstr dsyh o fnukd 8@11@2013 i; tr LFkxr dsyh I Hkk itgk fnukd 20@11@2013 jksth nqkjh 3&00 oktsi; tr LFkxr dj.; kl ekl; rk nr vks

I pdkph I gh@&

vuekndkph I gh@&

### I olzqrs

egki k@ihBkl hu vf/kdkjh

fo' lsk egkl Hkk

mYgkl uxj egkuxjifdydk

# mYgkl uxj egluxj ikydk

## itrlouk

jk'Vbknh dklkl iKvHP;k 21 ikydk InL;ka[h] Hkkjrh; turk iKvHP;k 11 ikydk InL;ka[h] IØ;vyj vyk;Ul vKQD bñM;k ¼ kb½ i{KWP;k 4 ikydk InL;ka[h] o Hkkjrh; jk'Vh; dklkl ;k i{KWP;k Jh- jktsk onkfj;k ;k ikydk InL;kus Lok{kjh d#u dSY;k fo'ksk egkl HKB;k y[th ekx.khr dY;k.k væjukFk jKM ;k jLR;kps : ahdj.k >KY;kl rFky ukxjhdKps xkGs o ?kjs rV.;kph 'kD;rk vkgs rls>KY;kl R;k ifl jkrhy ukxjhdKph iflFkrh fcdV gkbzy] ykd cskj gkrhy o R;kps rlp 'kgjkps n[thy ekB;k iek.kkr upl ku gk;kph 'kD;rk ukdkjrk ;s ukgh-v'lh 'kD;rk orDq Inj iØ;k Fkæ.;kl kBh fopkjofue; dj.kl kBh egkl Hkiqs fo'k; Bøyk gkrk

egkl Hk Bjlo Ø- 32

fnulal %20@11@2013

I pdkpsuko %& Jh- jke ikjokuh

vuøkdKpsuko %& Jh- jktnfl g HkYy

gh egkl Hk oj iLrr dSY;k fo'k;koj I Hkxgkr >kyY;k ppzD kj 'kkl ukus iLrkfor dSYyk 100 QV #mhp dY;k.k&væjukFk jLrk gk mYgkl uxj egluxj ikydkB;k gnahr #ahdj.k vko';d vLY;kus R;kfBdk.kh tklrhr tklr 80 QV #m o moJhr fBdk.kh iLrkfor #ahiek.k s mi yC/k vkgs R;kiek.k s #m Bø.;kr ;kok-

## dlj.k&&

- 1- Inj jLR;koj olgrndhp iek.k y{kr ?kr 80 QV #m ijs ks vkgs
- 2- dY;k.k væjukFk ;k jKWP;k nkgk cktYk 1947 ikl u folFKfir >kyY;k ykdka[h mnfuokgdjrk ygku mn;ks/ks pkywdsys vkgs-
- 3- dY;k.k væjukFk jKM yxr vlyY;k nkgk cktR;k nplkunkjka[h ikr vf/kdkjh dk;kz; ;kpsdMuu lykM ua ;q ua @bz ua ns;kr vkysys vkgs-
- 4- dY;k.k væjukFk ;k jKWP;k nkgk cktYk vlyY;k dkgh nplkunkjka[h 'kkl ukdMuu jkT; mRiknu 'kD ;kpsdMuu ijokuk ikr d#u 0;olk; djhr vkgs o I |fLkrhr R;kph frljh fi<h Injpk 0;olk; djhr vkgs
- 5- dY;k.k væjukFk gk jKM 80 QV dSYk rjhgh [kij 0;olkf;dkps mRi lukps l kku cm gknu R;kps ipM upl ku gkbzy rlp R;kB;kekQZ ;sk&;k mRi lukl epkos ykxxy-rjh rlk iLrko 'kkl ukdMs ikBfo.;kr ;kok R;kkl gh egkl Hk eajih ns vkgs

I pdkph I gh&&

vuøkdKph I gh&&

## cgqrkus

egki k@iBkl hu vf/kdkjh  
fo'k'k egkl Hk  
mYgkl uxj egluxj ikydk

## mYgkl uxj egkuxjifydk

fo'k; Ø- 1 %& mYgkl uxj egkuxjifydk ik#i l qkkjhr fodkl ;kstud eatjgh nsk

### izrlouk

egkjk<sup>V</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 23½ o dye 33 l g dye 38 P; k rjrmh[kkyh 'kkl ukus i whP; k mYgkl uxj uxjifydk] ifj"knP; k gnnhl kBh eatj dsysk 'kgj fodkl vkjk[kMk l qkkfjr dj.; kl kBh mYgkl uxj egkuxjifydk l o l k/kj.k l Hkpk Bjko dz 71] fnukad 07@03@2005 vlo; s bjknk tkfgj dsysk gkrk- l nj bjkn; kps tkfgj ifl /nej.k fnukad 05@04@2005 jksthP; k nš ykder] nš ver dy'k] nš uxjll; q] nš /kuqk/kkjh oržekui=kr rlp egkjk<sup>V</sup> 'kkl u jkti=kr fnukad 18@03@2005 jksth ifl /n- >kysys gkrk mYgkl uxj egkuxjifydkP; k {k-kl kBh fo|eku tehu okij udk'kk o ik#i l qkkfjr fodkl ;kstuk r; kj dj.kps dke CEPT] vgenkckn ;kauk egkuxjifydkus fnys vkgs CEPT] vgenkckn ; k l l.Fkus fu; ktu ikf/kdj.kkDMs fo|eku tehu okij udk'kk fnukad 31@12@2011 jksth l qmZ dsyk vkgs

egkjk<sup>V</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 24 P; k rjrmh[kkyh mi l pkyd] uxjppuk] dkd.k foHkkx ; kP; kdMhy tkuokjh] 2010 ps vkns kkllo; s fodkl ;kstuk r; kj dj.; kl kBh uxjppukdj Eg.kuu l gk.; d l pkyd] uxjppuk] mYgkl uxj egkuxjifydk] mYgkl uxj ; kph fu; qrh dsysyh vkgs

fu; qrh dsysy; k uxjppukdj o CEPT] vgenkckn ; k l l.Fkus ik#i l qkkfjr fodkl ;kstuk o vgoky r; kj d#u i p l fl /nhdfjrk vko'; d R; k ekl; rd kBh fu; kstu ikf/kdj.kkDMs l knj dsys gkrk R; kvuqkakkus egkjk<sup>V</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 26 o 28 vlo; s i p l fl /nhP; k ekl; rd kBh o fu; kstu l ferh xBhr dj.; kdfjrk iz kkl ukDMu ek- egkl Hkl ekj fnukad 22@03@2013 jksth izlko l knj dsyk gkrk- l nj izlko ek- egkl Hkl Bjko dz 71 fnukad 02@04@2013 vlo; s ekl; rk fnyyh vkgs

egkjk<sup>V</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 26½ P; k rjrmh vlo; s mYgkl uxj 'kgjkph ik#i fodkl ;kstuk ifl /nh dj.; kph fofgr emr fnukad 05@04@2013 jksthph gkrk- R; kvuqkakkus egkuxjifydkus ek- egkl HkP; k ekl; rnarj egkjk<sup>V</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 26 ½½ vlo; s LFkkfud nku oržekui=kr nš /kuqk/kkjh o nš ver dy'k o egkjk<sup>V</sup> 'kkl ukP; k jkti=kr fnukad 04@04@2013 jksth ifl /n- dj.; kr vkysyh vkgs

Ekk- egkl Hkl Bjko dz 71 fnukad 02@04@2013 jksthP; k ekl; rnuq kj fu; kstu l ferhoj LFkk; h l ferhus rhu l nL; fuoM.; k, oth l gk l nL; kph fuoM ek- egkl Hkus dsyh gkrk- R; kvuqkakkus vko'; d rks izlko ek- l pkyd] uxjppuk i qks ; kpsDMs ikBfoys vl rk R; kauh R; kpsDMhy i = Ø- ikfo; k@mYgkl uxj@dye 28@Vhi h0gh&3@2346] fnukad 2@5@2013 vlo; s vf/kfu; ekrhy dye 28 ½½ e/khy rjrmhud kj fu; kstu l ferhe/; s egki kfydP; k LFkk; h l ferhrhy tkLhr tkLr 3 l nL; kph fu; qrh dj.; kr ; koh vl s dGfoys gkrk R; kuq kj iz kkl ukDMu Qji l rko ek- egkl Hkl ekj fnukad 06@05@2013 jksth l knj dsyk gkrk- R; kl ek- egkl Hkl Bjko dz 2 fnukad 22@05@2013 jksth vUok; s LFkk; h l ferhP; k 3 l nL; kph fu; kstu l ferhoj fu; qrh dY; kpk Bjko eatj dsyk gkrk- rnarj egkjk<sup>V</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps fofgr dyekud kj 7 l nL; kph fu; kstu l ferh xBhr dY; kps vkns k l afi/krkauk fnukad 28@5@2013 jksth fuxfer dj.; kr vkys gkrk

egkj'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 26 1/2 vlo; s i k#i l qkfr fodkl ; kstuk ifl /n- dY; kurj fofgr dkye; khr 17033 gjdrh o l puk i tr >ky; k gk; k- l c/kr gjdrh o l puk /kkj dkaug egkuxj kfyddMuu luko. khdfjrk y[ kh uk/hl k nou fu; kstu l ferh ekj fnukad 11@06@2013 rs fnukad 07@08@2013 ; k dkyko/khr gjdrh o l pukoj luko. kh ?ks ; kr vkyh gkrh- o l nj fu; kstu l ferhps luko. khps dkedkt fnukad 07@08@2013 jksth i q kZ >kys gkr s

; kr iz kkl ukdMuu fnukad 04 l IVc] 2013 o fnukad 24 l IVc] 2013 vlo; s y[ kh i= nou rkrMhus luko. kh vgoky l knj dj.; kl fourth dj.; kr vkyh gkrh- i jar ekB; k i ek. kkr gjdrh o l puk i tr >ky; keGs luko. kh varh vko'; d rks vgoky r; kj dj.; kl foye gkr v l Y; kus ; k dkekckcr ' kkl ukdMuu rhu efgl; kph eprok< ekfuo fnukad 05@10@2013 gh v l u ; kckcrpk i Lrko ; k dk; ky; kps i= dz meik@vk-dk-@164@2013 fnukad 27 l IVc] 2013 o i= dz meik@vk-dk-@218@2013 fnukad 30 v k D V k c j ] 2013 vlo; s l knj d#u eprok< ekfxryh vkgs fu; kstu l ferhdMuu vgoky luko. kh varh vko'; d f' kQkj' khp vkoky i tr >kyk v l u l nj vgoky fopkkr ?kou egkj'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 30 vlo; s fu. kZ gks ; kLro ek- egkl Hki s l knj dj. kr ; r vkgs

ek- egkl HkP; k ekL; rnarj ; kckcrps l qkfr udk' ks r; kj d#u R; kl vko'; d rh ' kkl u jkti=kr ifl /nh nou vare eat yhl kBh egkj'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 30 vlo; s ' kkl ukdMs l knj dj. kph rjrm vf/kfu; eke/; s vkgs rjh fu; kstu l ferhpk vgoky egkj'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 30 vlo; s ; kx; rks fu. kZ ?ks kd kBh ek- egkl Hkd ekj l knj-

**egkl Hk Bjlo dald**

**fnukad%17@1@2014**

l pdkps uko %Jh /kuat ; ckMkjs

vupkndkps uko%Jh jkt s k onkfj ; k

gh egkl Hk ik: lk fodkl vkjk[kMk@fu; a.k fu; ekoyh l nHkkr i tr gjdrh@l puk o l ferh l nL; kauh R; kckcr l knj dsys vgoky r l p mYgkl uxj "kgjkph Hkksksyhd jpuj" "kgjkps {ks=QG} ykd l [ ; k] mYgkl uxj "kgjkrhy vuf/kdr ckdkdke fu; ekf/ku dj. ks ckcrpk vf/kfu; e DyLVj Mgyi ev/ l kBh "kkl ukps /kkj. kl fodkl vkjk[kMk l nHkkr "kkl ukus fu; p r dsy; k vutkoh vf/kdkl; kps ekxh" kZu] tfeu vf/kxg. kkl kBh u0; kus Hkkr l jdkjus dsy; k vf/kfu; e o R; keGs + kok ykx. kkjk ekcnyk o up l ku Hkji kbZ kvh ekB; k i ek. kkoj gskkj k [kp] egki kfydph fofRr; i fjfLFkrh] gLrkrj. kh; fodkl gDd ; k l oZ ckch y{kk r ?kou egkj'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 P; k dye 26 vlo; s egki kfydus ifl /n dsyhy mYgkl uxj "kgjkph l qkfr ik: l fodkl ; kst upk vkjk[kMk o ik: l fodkl fu; =.k fu; ekoyh ; kaur gh egkl Hk fu; kstu l ferhP; k i kp l nL; kauh varefjR; k l pfoy; k nq LR; k y{kk r ?kou [kkyh uein dsy; k Qj Qkj kP; k vf/ku jkgu ekL; rk nr vkgs egki kfydk l Hkkl nka h ekL; dsy; k nq LR; k l puk [kkyhy i ek. ks vkgr-

- 3- Modification to DP Report : Annexure B.
- 3-1 LIST OF MODIFICATION OF DP REPORT

ALL MAJOR GRAMMATICAL, DIMENSION ERROR, NAMES OF LOCATION SHALL BE RECTIFIED IN DP REPORT

CLUSTER DEVELOPMENT SCHEME SHALL BE REPLICATE THE WORD "URBAN RENEWAL SCHEME " Wherever applicable

Concept of Urban Renewal scheme (URS) in UMC Area

The URS applicable for dilapidated /structurally unsafe building, co-op society, buildings erected before, open plots in congested area and beyond congested area in the UMC-

The applicability of FSI, marginal open space, minimum plot size, requirement of surrendered land as (Amenity space) shall be different as per following details;

A) URS for dilapidated building, co-op society, building.

1. Min plot Area – 2000 sq mts
2. The total permissible 4-00 FSI shall be on gross plot area excluding reservation/ D.P. road but including built up area under reservations.
3. Applicable FSI – Base FSI is 2-00 and additional 2-00 shall be avail with payment of premium @ 25% of RR value.
4. Recreation open space 10% of balance plot area. In Addition of this 10% of gross plot area shall be earmarked for Amenity space as which can be adjusted against D>P> reservations and D.P. roads if any (which is surrounded land).
5. Marginal open space minimum- 6 m all around without any condonation

B) URS for congested area as mentioned in D.P. plan

Urban renewal scheme congested area shall only applicable to plot abutting 12 m road width and above.

The criteria are as follows:

- 1- Minimum plot area – 2000 sq mtr.
- 2- The total permissible 4-00 FSI shall be on gross plot Applicable FSI- Base FSI is 2-00 and additional 2-00 shall be avail with payment of premium @ 50% of RR value OR acquire of DR from Developed amenities, roads, nallas, or excess reservation in the same plot can be also used as FSI by surrendering the land to planning authority or to purchase DRS from outside.
- 3- Marginal open space – Minimum 6 m all around without any condonation.
- 4- Surrenderd Land – should be 30% of Balance plot area which shall be earmarked as amenity space and can be adjusted again any D.P. reservation and any D.P. road
- 5- Recreation open space 10% of balance plot area.

C) URS for other than congested area

1 minimum plot area – 4000 sq- mtr

2- the total permissible 4-00 FSI shall be on gross plot applicable FSI – Base FSI is 1-00 and additional 3-00 shall be avail with payment of premium @ 50% of RR value OR acquire of DR from developed amenities, roads, nallas or excess

reservation in the same plot can be also used as FSI by surrendering the land to planning authority or to purchase DRS from outside-

3- Marginal open space – in front should be 12-00 mtrs and for other sides the marginal open space should be 9-00 mtrs and When the one is fronting R.G./PODUIIM than the marginal space will be 6-00 mtrs and when their ia no ventilation, (dead Wall) the marginal open space will be 6-00 mtrs.

4- surrendered land- should be 30% of balance plot area which shall be earmarked as amenity space and can be adjusted against any existing D.P. reservation and any D.P. roads-

D) For above mentioned ABC categories, developer shall have option to construct 1-00 FSI and hand over the same to planning Authority in lieu of surrounded land and premium for 1-00 FSI.

E) The uniform development control Regulations OF MMR ia applicable to this DCR wherever is necessary.

### URS (cluster development)

fodl hr djrkauk fodkl dkus >ki Mh/kkj dkl @feGdr/kkj dkl dehr deh 350 pks Qly/kph {ks=QG vl ysyh l nfudk nskscalkudkj d jkghy-

lkj r w T; kps i phps {ks=QG 300 pks Qly/ki {kk tkLr vl sy v"; k feGdr/kkj dkl vl ysy; k {ks=QGki {kk 10 VDds ok<ho pVbz {ks= vl ysyh l nfudk nskscalkudkj d jkghy-; k 0; frfjDr fodkl dk cjkscj okVh?kkVh dj.; kpk l a qkz vf/kdkj feGdr/kkj dkl jkghy-

R; kp i ek.ks URS (cluster devlopment) fodl hr djrkauk fodkl dkus egki kfydsyk gLrkrjhr djko; kph ekyeRrk (Amenities) o jfgok"; kauk ns; kr; skkU; k l nfudk i Eke i k/kkU; kus i qkz dY; k urjp mojhhr fodkl dj.ks calkudkj d jkghy-

URS fodl hr djrkauk

Tkkxph fder@egki kfydsyk n; ko; kpk premium fdok fodkl vf/kHkkj r l p l nfudk feGdr/kkj dkl gLrkrjhr djrkauk ylx.kkjs emkd "kYd (Stamp duty) fodkl dkus Hkj.ks calkudkj d jkghy- feGdr/kkj dkl l nfudk gLrkrjhr djs i; rP; k dkyko/khr R; k foHkkxkr vl ysy; k HkkM; kph jDde feGdr/kkj dkl nskscalkudkj d jkghy-

URS (cluster devlopment) fodl hr djrkauk

R; k foHkkxkrhy jfgok"; kpk fopkj d: u dehr deh ns[kHkkj nq Lr [kpZ; kok R; k djhrk R; k foHkkxkr dkgh G + 4 ekG; kP; k bekjrh mHkkj.ksr; k0; kr r l p l q okrhP; k i kp o'kkok ns[kHkkj nq Lrh [kpZ fodkl dkus l nj bZkjrhP; k (URS) P; k l ferhP; k cWd [kkR; ke;/; s tek dj.ks vko"; d vkgs



## dkyko/kh

mov r; kj >KY; kurj fodkl dkus 3 o'kkP; k vkr e/; s >ki Mi VVh/kkj dkl  
I nfudk gLrkrjhr dj.ks cakudkj d jkghy- i jarw dkgh rka=hd fdok us xhd vMp.kh  
vKY; kl R; kyk R; k foHkkxkrhy dfeVh dMuu o vk; QrdMuu tkLrhr tkLr 6 efgU; kph  
emr ok< ?ksks cakudkj d jkghy- R; kurj I qnk fodkl d fodkl d: "kdyk ukgh rj  
R; kph I uko.kh d: u egki kfydk Lrjh; I ferhus fu.kz n; kok- ¼ R; ke/; s I nj  
fodkl dkph I nj ; kstuk rkC; kr ?kou rh egki kfydP; k orhus fdok I ferh Bjosy R; k  
fodkl dkyk i qhy dkekl kBh i qhP; k dkeqph rif"ky ?kou fodkl dkl ns; kps Bjosy  
rl p i qhP; k fodkl dkyk vik= Bjow dkjokbz djsy ½

njE; kuP; k dkyko/khe/; s fodkl dkus I njps >ki Mh/kkj dkl T; k vFkZ  
"kkl ukus mYgkl uxj e/khy 2005 i qhph vuf/kdr cakdkes fu; ekf/ku dj.; kdjhrk 2006  
e/; s v/; kns'k dk<sysk vkgs R; kpkp vFkZ "kkl ukus 2005 i qhph vuf/kdr cakdkes  
feGdr/kkj dkauk R; kpk ekydh gDd ns kps ekU; dsys vkgs

i jarw I nj v/; kns'ke/; s cakdkekyk bEkr LFKZ i ek.ki=kph ½structural  
stability½ vV VkdY; keGs cgrkark ukxjhd R; k v/; kns'kkP; k Qk; nk ?kou "kdyk ukghr-

"kkl ukus tj I njpk fodkl vkjk[kMk eatj djrkauk fdok URS (cluster  
development) ; kstuk mYgkl uxj e/; s jkfo.; k djhrk "kkl ukps orhus 1 o'kkZ \$kk tkLr  
dkyko/kh ykxyk rj mYgkl uxj e/khy feGdr/kkj dkauk "kkl u fu.kz ki ek.ks 1995  
feGdr/kkj dkauk @>ki Mi VVh/kkj dkauk ; q- pkyrk ua fdok vDl i korhP; k vk/kkjs R; kauk  
ekydh gDd inku dj.; kpk vkn'sk dk<kok- dkj.k mYgkl uxj e/; s; ki qhZ 1965 i qhpk  
rkck vl .kkU; k feGdr/kkj dkauk C.D. ¼ un½ ekydh gDd fnyk tkr gsrk-

Rkl p u0; kus Eg.ktp 2007 e/; s mYgkl uxj egkuxjikfydk gnntar I ekfo'B  
dsy; k vejukFk e/khy nqkzhohi kMk] /kekZth i kVhy dkW/uh] I rkskhekrk dkW/uh]  
v"kkduxj] , drkuxj] ; k ifjIjke/khy feGdrhuk vktrkxk; r egki kfydsus ekyeRrk  
dj ykoyyk ukgh- v"kk feGdrhuk 1995 i qhP; k vejukFk uxjikfydP; k i kor; k  
vl y; k ekyeRrkauk ekydh gDd inku dj.; kps vkn'sk ns; kr ; kor-

Tk, uvkj; we vrxt vl y; k ik.kh i jobk ; kstuk vrBkr d: u rl p  
tsu; qkj, e fdok dnz "kkl ukdM\$ egkj k'V" "kkl ukdMs eatj h djhrk i kBfo.; kr vky; k  
vMj xkmUM Mst flde ; k Mh-i h-e/; s I ekfo'B djkoh-

jkM , e 2 bz fcykZ xV rs mYgkl uxj i syhl LV'sku i; rpk jLrk VRQhd  
datD" kueGs rl p R; k fBdk.kh brj fBdk.kh Mk; Og"ku ul Y; kus I /; k vkfLrRokr 35 rs  
40 QV vkgs , e 11 bzgk 12 feVj i Lrkfor dsy; k vkgs rks 18 feVj dj.kr ; kok-

3) Area of amar dye company be kept for water treatment and purification plant  
justification for water treatment plant

- a. There is an acute shortage of land in Ulhasnagar for the purpose of installation of water purification and Treatment plant
  - b. The river Ulhas is adjacent to Amer dye company and the same will be technically viable to serve the purpose of plant.
  - c. Water being an inevitable and utmost basic need, it is moral duty of the corporation provide clean and purified water to the citizen of Ulhasnagar
4. site No- 311- deleted from recreational open area and included in adjoining R zone for relocation as amenity space in URS and 18 mts road passing from site No- 322 should be modified to width 24 mts.
  5. M-12 Deleted from Industrial zone & included in I zone to be modified and kept reserved for truck terminal
  6. site in 21 & 22 to be modified from recreational open space to residential zone
  7. the land in commercial zone towards sloth of murbad road and surrounded by the road in between site No- 21 & 22 proposed draft development plan should be changed to khuni khadda and khuni khadda reservation site No. 22 be changed from commercial to residential zone
  8. road starting from kalyan- ambarnath road near site No. 116 abutting industrial zone should be modified with width of 18 m instead of 9m passing through technical school and opening on 18 m road near site No. 109.
  09. Utility space near site No. 127 and opp site No. 120 should be converted to school purpose
  10. site No. 282 deleted from recreational open area and included in commercial zone for relocation as amenity space in URS
  11. site No. 283 Deleted from market and included in the commercial zone relocation as amenity space in URS. ( the part of 283 is Municipal vegetable Market should be converted to parking and UMC Market
  12. Reservation site No. 13, Use detail " Health center " to be replaced to " Hospital "
  13. site No. 255 be deleted from Educational facilities and included in R Zone
  14. Alignment of road from Anil Gulab Jamun mart to Bharat chowk Ulhasnagar 1 be shifted as Anil Gulab Jamun mart to fish market via vegetable market.
  15. Road between site No. 7 & 8 should be 18 mtr. Instead of 12 m
  16. site No. 51 (M 36 b) deleted from recreation open area and included in I zone for relocation as amenities space in URS to be modified existing public utility (shamshan bhumi)

17. proposed 9 mts wide road near site No. 59 to be deleted
  18. M 43 C 12 mts wide road is deleted and included in R Zone should be modified by partly deleted from japani bazaar to nalla (bholenath colony) and 12 m road proposed from kamgar hospital (ESIC) up to nalla
  19. Road from Bk- No. 89 to Bk- No. 95 (M-10 partly deleted) and near by existing road 9 mts width road to be continue intersecting to M 11 E
  20. from o.t- chowk to venus cinema both side of road area should be earmarked for commercial use up to 50 mts depth.
  21. M 42 B 12 mts road is widened as 18 mts wide road to be modified up to 12 mts.
  22. Existing public/semi public utility Nr- site No. 272 Gandhi road, Guru teg bhahadur darbar Ulhasnagar-5 should be modified and kept in R Zone
  23. road near sadhubela high school passing from Bk- 151, 121 9 mts width road to be deleted.
  24. reservation No. 148 ( M 104) deleted from educational facilities and included in R Zone for relocation as amenity space in URS to be modified and kept reserved for educational facilities.
  25. site No. 300 M 201 deleted from utility services (parking) and included in commercial Zone to be modified area should be earmarked for commercial use upto 50 mts depth from the main road site. Balance area should be reserved for recreational open space.
  26. site No. 317 ( M 204 C) deleted from recreational open space area and included in adjoining R Zone to be modified and kept reserve for recreational open space.
  27. Brk- 2118, Room No. 12, 13, 14 and 2119 & Brk. 2123 to be kept in residential Zone from existing utilities Nr. Hill line police station Ulhasnagar-5
  28. site No. 18 & 29 reserve for recreational open space to be modified and kept for residential purpose only kept in URS. The same reservation will be on the open plot in front of sant Dhyaneshwar school
  29. existing public/semi public utility (Swami Lilashah nari shala) opp No. 176 to be modified and kept for residential purpose only.
  30. Radhaswami satsang located in o.t. chowk Ulhasnagar-3 is shown as existing public/semi public utility use. They are developing residential Quarters and hence lands be included in residential Zone ( 1.10 item No. 2) to be modified and kept reserve for open space only
- Ekj vkj {k.k dekad Qkjoj ykbzUl ekj lykV ua 331, 332, 333, (public/semi public utility)

31. portion of plot No. 249 chalata NO. 174 sheet No. 41 near saraswati maidan, Ulhasnagar-4 existing public and semi public utility use shall be included in R Zone. ( 1.10 item no. 15) to be modified and kept reserved for recreational space only
32. 12 mts width road newly to be proposed in between Kailash complex and lassi compound toward chauhan furniture mart ( link road UNR-2)
33. sindh national high school and M 131 A – 18 mts road surrounding commercial area to be modified and kept for residential use only
34. U No. 3 sheet No, 51, opp prakash auto UNR-3 the complete area of U No. 3 should be reserve for recreational open space.
35. site No. 7 & 8 reserve for recreational open space to be modified and kept for residential use only in URS scheme
36. plot No. 596 Sheet No. 75 opp nilkanth apt. should be kept reserve for public/ semi public utilities for polic dept.
37. site No. 96 (M 74 D) and site No, 97 (M74) and site No. (M75) should be reserve for exclusively hospital. In URS-
38. M 74 B 9 mts road should be deleted
39. existing public/semi public utility and boat club hira ghat 50% area of boat club should be reserved for recreational open space
40. whole area of site No. 59 ( M 24) and (M 42 E) should be reserve for recreational open space
41. Mahadev nagar UNR-4 the area in between reservation site No. 197 and 12 mts road near patali shiv mandir should be in URS R Zone
42. Sheet No. 50 U.No. 74, 75 Adjoining to M 64 E public utility connected in R Zone.
43. samrat biscuits to khadegoliwali octroi naka existing road should be 12 mts
44. site No. 200 (M 144 A) and site No. 195 50% of area should kept for commertial purpose only
45. Existing road from O.T. section to station will be 12 mts. Road from Hindustan pencil factory to O.T. should be 12 mts.
46. site No. 239 (177H) deleted from recreation open space area and included in adjoining R Zone relocation as amenities space in URS to be modified and kept for only residential purpose
47. M 187- M187A- M 187C-M187D deleted site No. 257 reserve for press reporter building on recreational open space

48. road from shahad railway station to chopda court be modified and width of road should be kept 18 mts only.
49. area of M203C the area of recreational to be extended upto public/semi public utility
50. The area shown opp M198G for residential purpose to be modified and kept user for commercial purpose only
51. site No. 131 shown in commercial Zone to be modified public/semi public utility only
52. M 124A should be modified the width of road should be kept 18 mts upto chanda Ramani budha vihar Ulhasnagar-4
53. site 143 A & B recreational space should be delited
54. New 9 mts road proposed road from site NO. 184 to dattatray vayam shala should be deleted
55. existing public/semipublic utility shown above site No. 184 be modified should be kept for residential purpose only
56. M 141C to be deleted
57. Aligment of ring road 167 C should be kept without affecting any Govt. built block
58. M 177D should be kept only 9 mts wide road'
59. plot shown opp manas hospital (right side) should be kept for recreational open space
60. M 195 to be modified and kept for residential purpose only
61. M 200 should be converted in R Zone
62. site No. 285- site No. 286 to be reserve for fire station and near portion 285-286 between M 197 and 198 portion reserve for hospital area 4000 Sq mtrs
63. Green Zone shown M 125 A toward railway track should be converted in R Zone
64. area under sheet No. 80 plot No. 483 to 489 is already sanction as residential now it is shown in green Zone it should be included residential Zone
65. road M 11 E 12 mts widen road Birla gate to police station UNR 1 (shiv road) should be converted to 18 mts.
66. shahad goanthan area should be declared as goanthan vibhag and facility should be provide as per goanthan. (Ulhasnagar 1)

67. the width fo ring road is redused from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts

68. kalyan ambarnath road is redused from 30 mts to 24 mts but at the time the width of road should be 30 mts

69. fodkl fu; ekoyhud kj Vh-l h: y½ e/; jYos ykbZP; k gnnhi kl u fu; eki æk.ks 30 feVj varj Bõu ckakdke ijokuxh nskr ; koh

70 "kgkM jYos LFkkudkl ekj f"KV ua 94 rs 96 l h-Vh, l - ua 1663 o 1664 e/; s MKW tkdhj gñ su mnñ "kkGd kBh jk[kho n"ko.kš xy"kuuxj o jfgok"kh {ks= ; qvkj-, l - o jYos LFkkud fodkl vkj{k.k Bõ.kr ; kos

71- 197& Mh] dñi ua 5 Hkktth ekdñ i kdñkl kBh vkj{kh dj.; kr ; kos 74- ; qua 1 o 2] pkyrk dækd 107] f"KV ua 81] dñi ua 1] ; k Hkq[kM/krw jktho xkakh o ckGd'.kuxj ; Æku dkrhuxjdMs tk.kkj k l koñfud 28 Qv : nhpk ukyk tkrks l nj Hkq[kMkrhy ukyk moñjr tkxõjpk Hkq[kMkpk oki j gjhr i VV; kps vkj{k.k

72- lykñ ua 224] 225 l k/ksyk gk; LdñP; k mRrj syk] dñi ua 1] Hkq[kMkpk oki j ukxjh l ñp/kkps vkj{k.k ¼ fcyd ; ÷/hyhVh½

73- MñWQhu Dyc vl syk Hkq[kM] dñi ua 3 ; k Hkq[kMkoj ukxjh l ñp/kk ¼ fcyd ; ÷/hyhVh@l eh i fcyd ; ÷/hyhVh½

74- lykñ ua 249 pk dækd 174 f"KV ua 41 dñi ua 4 ; k Hkq[kM gjhr i VV; kpk oki j kps vkj{k.k Bõ.kr ; kos

75- l oZ fl uæxgkP; k Hkq[kMkoj 40 VDds eukjat ukl kBh vkj{k.k o 60 VDds ok.khT; oki j kps vkj{k.k Bõ.kr ; kos

76- jk'Vh; egkekxZ ÷uñkuy gk; o½ dækd 222 ; k e/; scny dj.kr ; õu; s

77- rkukthuxj ; Æky eatj vkjk[kMk vkj{k.k dækd 172] ik: i fodkl vkjk[kMk vkj{k.k dækd 314] 316] 317] 318] 100 Qv/kpk jLrk gk Hkq[kMkoj ikyhl ny oki j kps vkj{k.k Bõ.kr ; kos vkj{k.k dækd 169 ik: l vkj{k.k dækd 268] 269] 270 ikyhl nyk djhrk vkj{kh Bõ.kr ; kok-

78- dñi ua 1] ePNh ekdñ o ekrk enhjekexš jk.kk Vñhæpk Hkq[kM i qñl u oki j kps vkj{k.k Bõ.kr ; kos

79- l oZ uohu iLrkfor jLrs oxG.kr ; kos rl p fjæ : V iLrkfor dY; k i æk.ks 18 feVj : an Bõ.; kr ; kok-

80- vkj{k.k dækd ,e 147 vk.kh 144&, oxG.; kr ; õu rks l koñfud mi dæ ¼ fcyd ; ÷/hyhVh½ djhrk vkj{kh Bõ.kr ; kok- R; k djhrk l koñfud mi dæph 0; k[; k fopkjkr ?ks; kr ; koh mnk- ukV; xg] [kyjæep] bR; knh-

81- vkj{k.k dækd ,e 104 jnn-d: u R; kP; kp cktwyk vl syk jfgokl {ks= nk[kfo.kr vkysyk Hkx oxGñ rs "kš.k.khd mi dækl kBh jk[kho Bõ.kr ; kok-

82- f0g-Vh-l h o R; kyxr vl ysyk Qk; j LV'sku ,df=r d: u egkuxj ikfyds i kjhr d; y; k Bjkokud kj feuh LVMh; e] ckGkl gcs Bkdjs fdMk l dny mHkkj. kl kBh vkj {khr dj. ; kr ; kok-

83- e/; orhZ : X.kky; kekxs dWi ua3 P; k HkqkM i ksyhl ny o i=dkj fuokl LFkkukdjhrk vkj {khr dj. kr ; kok-

84- vkj {k.k dkd 244 o 245 fl /nkFkLxj mYgkl uxj&4 ; Fkhy vkj {k.kkojhy 30 VDds Hkkx jfgok" k {ks= ; vkj, l e/; s dj. ; kr ; kok-

85- ,e 129 yxr vl ysys ifcyd ; W/hyhVhps vkj {k.k "kkGdjhrk vl ysys oxGw jfgokl ] ok.khT; ] o ifcyd ; W/hyhVh ; vkj, l [kkyh vkj {khr dj. kr ; kos

86- lykW ua 46 f"kv ua 47 ; qua 20] l njpk lykW "kkGdjhrk vkj {khr B0. kr ; kok- ¼ e 186 Mh ½ toG

87 "kgkM LV'sku rs pki Mk ekxZ mYgkl uxj egkuxj ikfydk e[; ky; ki ; rP; k pki ; rpk jLrk iLrkfor 24 feVj oxGw 18 feVj dj. kr ; kok-

88- ,e 29 dWi ua 1 l r Kku'soj "kkGd ekjhy ekdGk HkqkM gjhr {ks=kr vkj {khr dj. kr ; kok-

89- ,e 224 o 225 ?ku?kij pki mlur viKVzW l ekj] mYgkl uxj&1 [kGkps eñku rl p vkj {khr B0kos

90- DWi ua 3 vllckfl k; k gkVsy ykxw ekdG; k tkxr i phps vkj {k.k Vd VfeZl @ i kfdZl kBh vkj {khr B0kok

91- oky/kwh unhP; k fdukjh vl ysyk fxu >ksuP; i krGh iLrkfor unh fdukl; ki kl w 9 feVj iLrkfor vl w rh ijjski kl w ejh ½x0guzW½ ph rjrm y{kk r ?kw 12 feVj iLrkfor dj. kr ; r vkgs

92- l hvkj>M] , uMh>M] vk.kh fxu >ksuP; k djhrk "kkl fd; fu; ekoyhps dkVdki i .ks ikyu dj. ks vko"; d vkgs R; k djhrk udk"; koj ck/khr gskkjh {ks= n"ko. kr ; koh- mnk- mYgkl unh] oky/kwh unh\ bR; knh

93- l /; k vkfLrRokr vl y; k "kkl fd; tehu] "kkl fd; oki jkl kBh vl rhy o rl s vkj {k.k vl sy rl p mYgkl uxj egkuxj ikfydk {ks=kl kBh r; kj dj. kr vky; k fodkl vkj k [kM; koj Nks/s Nks/s HkqkM i nf"kr gks ul Y; kus i jarw cl; kp foHkkxke/; s "kkl fd; fdok egki kfydP; k tehuoj l ; k vkfLrRokr vl ysys cxhp; Nks/h Nks/h [kGkph eñku; ekdGs HkqkM vkgs- rs rl p B0kos o R; kpk rkrMhus l o; d: u egki kfyds rlc; kr ?; kohr-

TO BE INCLUDED

- 94. U No 1 sheet no 38 Unr 3 Exiting public/semi public utility shown be modified and kept for commercial zone only.
- 95. 18 mts road passing from Block no C- 617 Unr 5 to Netaji chowk be modified and kept width upto 12 mts only
- 96. Site no 121 M 49 B reserved for utility services (parking cum transport mall/Truck terminus) also change in reservation Boundaries be modified and kept in commercial zone
- 97. whole area of Site no 59 (M 42) and M 42 E should be reserved for recreational open space

98. Site no 243, 244, 245 I be modified partly only Sidharth nagar and front side shopen should be kept in R zone
99. Site no 61 M 43 deleted and included in multi storied parking to be modified and include in R zone for relocation as amenities space in URS
100. 12 mtrs width road newly to be proposed in between kailash complex and Lassi compound towards chawhan furniture mart (link road Unr 2)
101. M 167 B 9 mts road from Block B- 312 to 314 should be continue
102. A Portion of Lal Loi garden Ulhasnagar 5 are kept for public/semi public utility use only
103. Existing public/semi public Utility space near site no. 127 and opp. Site no. 120 should be converted to residential zone abutting 12 m and 18 m roads.
104. Alignment of 30 mts wide Road from Brk. No. 586 A to Amardhan chowk should be kept as per sectioned Development Plan of year 1974.
105. M 32 I deleted from existing amenities and included in R zone to be modified kept reserved for parking purpose
106. Existing public/semi public utility shown for sewerage treatment plant to be deleted as said sewerage treatment plant false in ambarnath municipal council
107. Site no 272 (M-194) deleted from recreational space area and included in adjoining R zone to be modified and reserved for recreational open space
108. Site in front of 175 shown in commercial zone to be modified for parking purpose only

POINTS TO BE DELETED

- SR NO 9
- SR NO 20
- SR NO 31
- SR NO 35
- SR NO 43
- SR NO 48
- SR NO 73
- SR NO 74
- SR NO 75
- SR NO 78
- SR NO 81
- SR NO 87

gh egkl Hkk vk.k[kh vl k gh Bjko djhr vkgs dh] egkjk'V<sup>a</sup> i knf"kd o uxjjpuk vf/kfu; e 1966 P; k rjrnhaak vf/ku jkguu [kkyhy uem dsybh dkjokbz dj.; kr ; koh o R; kl kBh uxjjpuk vf/kdkjh ; kaak i kf/kdr dj.; kr ; s vkgs o nq Lr dsybh ik: i fodkl ; kstuk] nq Lr dsybh fodkl ; kstuk vgoky o nq Lr dsybh ik: i fodkl fu; =.k fu; ekoyh] egkjk'V<sup>a</sup> i knf"kd o uxjjpuk vf/kfu; ekP; k dye 30 e/; s uem dsybh; k rjrnhaak vf/ku jkguu "kkl ukyk eatyhl kBh l knj dj.; kl egkuxjikfydk vk; qrkauk i kf/kdr djhr vkgs



## rlp

I nj ;kstuk I knj dj.;kl kBh ;k vxknj pkj efgus vfrfjDr dkyko/khl kBh  
'kkl ukdMs fourh dsyh gkrh R;ke/;s I qkkj.kk d#u I gk efgus dkyko/kh ok<ou  
feG.kl fourh dj.;kr ;s vkgs

1½ fu; kstu I ferhus I knj dsy; k vgokykl egki kfydus I pfoyy; k nq LR; kl g ekl; rk  
ns; kr ;s vkgs

2½ ik: i fodkl ;kstuk fu; kstu I ferhP; ko I okuørs ekl; >ky; k I puk i ek.ks nq Lr  
d: u nq Lr dsyh ik: i fodkl ;kstuk "kkl ukyk eatjhl kBh i kBfo.; kr ;koh

I pdkph I gh@&

vupkndkph I gh@&

## Iokørs

egki k@i hkl hu vf/kdkjh

fo' k'k egkl Hkk

mYgkl uxj egkuxj i kfydk

I pdkpsulo %-----

vuqkndkpsulo %-----

ek- egkl Hkk Bjko dz 71 fnukad 2@4@2013 vlo; s egkjk"V<sup>a</sup> i knf' kd o uxjppuk vf/kfu; e 1966 ps dye 26 [kkyh i fl /nhl ekl; rk fnY; ki zek. ks egkuxjifkyddMuu R; kl 'kkl u jkti=kr fnukad 4@4@2013 jksth i fl /nhl fnys vkgs

fofgr eqrhr ukxfjdldMuu iklr gjdrh o I puk fopkjr ?krk fu; Dr fu; kstu I ferhdMuu vfire vgoky r; kj dj.; kl foye >kysyk vkgs dkj.k] [kkl ekB; k iek.kkoj Eg.ktp 17033 brD; k gjdrh o I puk iklr >kY; k gkr; k- I cfi/krkauk vko'; d R; k I puk now vgoky r; kj dj.; kl vo/kh ykxyk vkgs R; k vuqkakkus egkuxjifkyddMuu vf/kfu; ekP; k 30 ¼1½ [kkyh fofgr I gk efgl; kP; k eqrhr I qkkr vfire Bjko dj.ks 'kD; gkr ul Y; kus tkLrhpk rhu efgl; kpk dkyko/kh ok<ow feG.; kdfjrk ; k dk; ky; kps i= dz meik@vk-dk-@218@2013 fnukad 30 vkuVkcj] 2013 vlo; s 'kkl ukl iLrko I knj dsk vkgs

mijkDr ckc fopkjr ?krk gh egkl Hkk egkjk"V<sup>a</sup> i knf' kd o uxjppuk vf/kfu; ekP; k 30 ¼1½ [kkyh ek- egkl HkkdMuu I qkkr fodkl ; kstus vfire ekl; rk ns; kl kBh dye 26 [kkyh i fl /nhl fnY; ki kl uu fofgr 6 efgl; kP; k dkyko/kh i\$kk tkLrhpk 4 efgl; kpk dkyko/kh ok<ow feG.kdfjrk 'kkl ukdMs ; kx; rks iLrko I knj dj.kd ekl; rk nr vkgs

I pdkph I gh @&

vuqkndkph I gh @&

I okuqrs

egki k\$ @ fi Bkfl u vf/kdkjh  
fo' ksk egkl Hkk  
mYgkl uxj egkuxjifkydk

## mYgkl uxj egkuxjifrydk

fo'k; Ø- 1 %& mYgkl uxj egkuxjifrydk i#i l dkkjhr fodkl ;kst ud

eatjgh nsk

### itrlouk

egjk'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 23¼1½ o dye 33 l g dye 38 P; k rjrmh[kkyh 'kkl ukus iwhP; k mYgkl uxj uxjifj'kn] ifj'knP; k gnnhl kBh eatj dsysk 'kgj fodkl vkjk[kMk l dkkfjr dj.; kl kBh mYgkl uxj egkuxjifrydk l o l kkkj.k l Hkpk Bjko dz 71] fnukad 07@03@2005 vlo; s bjknk tkgj dsysk gkrk- l nj bjkn; kps tkgj ifl /ndj.k fnukad 05@04@2005 jksthP; k nš ykder] nš ver dy'k] nš uxjll; dt] nš /kuqk/kkjh oržekui=kr r l p egjk'V<sup>a</sup> 'kkl u jkti=kr fnukad 18@03@2005 jksth ifl /n- >kysys gkr's rneurj ek- egkl Hkk Bjko Ø- 71] fnukad 7@3@2005 jksthpk Bjko jna d#u fo'kšk egkl Hkk Bjko Ø- 85] fnukad 10@3@2010 vlo; s mYgkl uxj 'kgjkpk fodkl vkjk[kMk r; kj dj.; kpk bjknk u0; kus tkgj dj.; kl ekU; rk fnyh gkrh- mYgkl uxj egkuxjifrydk; k {ks-kl kBh fo|eku tehu okij udk'kk o i#i l dkkfjr fodkl ;kstuk r; kj dj. kps dke CEPT] vgenkckn ;kauk egkuxjifrydus fnys vkgs CEPT] vgenkckn ; k l dFkus fu; ktu i kf/kdj. kkdMs fo|eku tehu okij udk'kk fnukad 31@12@2011 jksth l q mZ dsyk vkgs

egjk'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 24 P; k rjrmh[kkyh mi l pkyd] uxjppuk] dkd.k foHkkx ; kP; kdmhy tkukjh] 2010 ps vkns kkllo; s fodkl ;kstuk r; kj dj.; kl kBh uxjppukdj Eg.ku l gk.; d l pkyd] uxjppuk] mYgkl uxj egkuxjifrydk] mYgkl uxj ; kph fu; qrh dsysy vkgs

fu; qrh dsysy; k uxjppukdj o CEPT] vgenkckn ; k l dFkus i#i l dkkfjr fodkl ;kstuk o vgoky r; kj d#u i p l fl /nhdfjrk vko'; d R; k ekU; rd kBh fu; kstu i kf/kdj. kkdMs l knj dsys gkr's R; kvuqkakkus egjk'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 26 o 28 vlo; s i p l fl /nhP; k ekU; rd kBh o fu; kstu l ferh xBhr dj.; kdfjrk iz kkl ukdMuu ek- egkl Hkl ekj fnukad 22@03@2013 jksth iLrko l knj dsyk gkrk- l nj iLrkokl ek- egkl Hkk Bjko dz 71 fnukad 02@04@2013 vlo; s ekU; rk fnyyh vkgs

egjk'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 26¼1½ P; k rjrmh vlo; s mYgkl uxj 'kgjkph i#i fodkl ;kstuk ifl /nh dj.; kph fofgr epir fnukad 05@04@2013 jksthph gkrh- R; kvuqkakkus egkuxjifrydus ek- egkl HkP; k ekU; rsurj egjk'V<sup>a</sup> i kns' kd o uxjppuk vf/kfu; e 1966 ps dye 26 ½2½ vlo; s LFkkfud nku oržekui=kr nš /kuqk/kkjh o nš ver dy'k o egjk'V<sup>a</sup> 'kkl ukP; k jkti=kr fnukad 04@04@2013 jksth ifl /n- dj.; kr vkysyh vkgs

Ekk- egkl Hkk Bjko dz 71 fnukad 02@04@2013 jksthP; k ekU; rsurj kj fu; kstu l ferhoj LFkk; h l ferhus rhu l nL; fuoM.; k, oth l gk l nL; kph fuoM ek- egkl Hkus dsyh gkrh- R; kvuqkakkus vko'; d rks iLrko ek- l pkyd] uxjppuk

i qks ; kpdM s i kBfoys vl rk R; kah R; kpdMhy i = Ø- i kfo; k@mYgkl uxj@dye  
28@Vhi h0gh&3@2346] fnukad 2@5@2013 vllø; s vf/kfu; ekrhy dye 28 ½½  
e/khy rjrmhuð kj fu; kstu l ferhe/; s egki kfydP; k LFkk; h l ferhrhy tkLhr  
tkLr 3 l nL; kph fu; Þrh dj.; kr ; koh vl s dGfoys gks R; kuð kj iz kkl ukdMuu  
Qji Lrko ek- egkl Hkl ekj fnukad 06@05@2013 jksth l knj dsk gkrk- R; kl ek-  
egkl Hkl Bjko dz 2 fnukad 22@05@2013 jksth vllø; s LFkk; h l ferhP; k 3  
l nL; kph fu; kstu l ferhoj fu; Þrh dY; kpk Bjko eatij dsk gkrk- rnarj egjk"V<sup>a</sup>  
i knf' kd o uxjppuk vf/kfu; e 1966 ps fofgr dyekuð kj 7 l nL; kph fu; kstu  
l ferh xBhr dY; kps vkns k l æf/krkuk fnukad 28@5@2013 jksth fuxter dj.; kr  
vkys gks

egjk"V<sup>a</sup> i knf' kd o uxjppuk vf/kfu; e 1966 ps dye 26 ½½ vllø; s  
i k#i l qkfr fodkl ; kstuk ifl /n- dY; kurj fofgr dkye; khr 17033 gjdrh o  
l ppuk i ktr >kyY; k gkr; k- l æf/kr gjdrh o l ppuk /kkjdkuk egkuxj kfydMuu  
l pko. khdfjrk ys[ kh ukvhl k nou fu; kstu l ferhl ekj fnukad 11@06@2013 rs  
fnukad 07@08@2013 ; k dkyko/khr gjdrh o l ppukoj l pko. kh ?ks; kr vkyl  
gkrh- o l nj fu; kstu l ferhps l pko. khps dkedkt fnukad 07@08@2013 jksth  
i qkz >kys gks

; kr iz kkl ukdMuu fnukad 04 l IVæj] 2013 o fnukad 24 l IVæj] 2013  
vllø; s ys[ kh i = nou rkrMhus l pko. kh vgoky l knj dj.; kl fourh dj.; kr  
vkyl gkrh- i jarw ekB; k i ek. kkr gjdrh o l ppuk i ktr >kyY; keGs l pko. kh varh  
vko'; d rks vgoky r; kj dj.; kl foyæ gkr vl Y; kus ; k dkekckr  
' kkl ukdMuu rhu efgll; kph emrok< ekfuo fnukad 05@10@2013 gh vl uu  
; kckcrpk i Lrko ; k dk; kzy; kps i = dz meik@vk-dk-@164@2013 fnukad 27  
l IVæj] 2013 o i = dz meik@vk-dk-@218@2013 fnukad 30 vkDvæj] 2013  
vllø; s l knj d#u emrok< ekfxryh vkgs fu; kstu l ferhdMuu vgoky  
l pko. khvarh vko'; d f' kQkj' khpv vgoky i ktr >kyk vl uu l nj vgoky fopkkr  
?nou egjk"V<sup>a</sup> i knf' kd o uxjppuk vf/kfu; e 1966 ps dye 30 vllø; s fu. kZ  
gks ; kLro ek- egkl Hkl æs l knj dj. kr ; s vkgs

ek- egkl HkP; k ekU; rnarj ; kckcrps l qkfr udk' ks r; kj d#u R; kl  
vko'; d rh ' kkl u jkti = kr ifl /nh nou vfare eatijhl kBh egjk"V<sup>a</sup> i knf' kd o  
uxjppuk vf/kfu; e 1966 ps dye 30 vllø; s ' kkl ukdMs l knj dj. kph rjrm  
vf/kfu; eke/; s vkgs rjh fu; kstu l ferhpk vgoky egjk"V<sup>a</sup> i knf' kd o uxjppuk  
vf/kfu; e 1966 ps dye 30 vllø; s ; kx; rks fu. kZ ?ks kd kBh ek- egkl Hkl ekj  
l knj-

**egkl Hk Bjko dzæd%41**

**fnukd%17@1@2014**

l pdkps uko %Jh /kuat ; ckMkjs  
vupkndkps uko%Jh jkt'sk onkfj ; k

gh egkl Hkk ik: lk fodkl vkjk[kMk@fu;=.k fu; ekoyh I nHkkzr ikr gjdrh@I puk o I ferh I nL; kauh R; kckcr I knj dsys vgoky rlp mYgkl uxj "kgjkph Hkk&ksyh j puk] "kgjkps {ks=QG} ykdI d; k] mYgkl uxj "kgjkrhy vuf/kdr ckdkdke fu; ekf/ku dj.ks ckcrpk vf/kfu; e DyLVj Mgyi e/I kBh "kkl ukps /kkj .kl fodkl vkjk[kMk I nHkkzr "kkl ukus fu; Dr dsy; k vuttkoh vf/kdkl; kps ekxh"ku] tfeu vf/kxzg.kkl kBh u0; kus Hkkjr I jdkjus dsy; k vf/kfu; e o R; keGs + kok ykx.kkj ekcnyk o udl ku Hkj kbz ksh ekB; k iek.kkoj gskkj [kp] egki kfydph fofRr; i fjfLFkrh] gLrkrj.kh; fodkl gDd ; k I ol ckch y{kk r ?kou egjk'V<sup>a</sup> i knf"kd o uxj puk vf/kfu; e 1966 P; k dye 26 vll; s egki kfydus ifl /n dsyhy mYgkl uxj "kgjkph I dkjhr ik: I fodkl ; kst upk vkjk[kMk o ik: I fodkl fu;=.k fu; ekoyh ; kauh gh egkl Hkk fu; kst u I ferh P; k ikp I nL; kauh vfarefjR; k I pfoy; k nq LR; k y{kk r ?kou [kkyh uem dsy; k Qj QjkP; k vf/ku jkgu ekl; rk nr vkgs egki kfydk I HkkI nkaeh ekl; dsy; k nq LR; k I puk [kkyhy iek.ks vkgr-

### 3- Modification to DP Report: Annexure B.

#### 3.1 LIST OF MODIFICATION OF DP REPORT

ALL MAJOR GRAMMATICAL, DIMENTION ERROR, NAMES FO LOCATION SHALL BE RECTIFIED IN DP REPORT.

CLUSTER DEVLOPMENT SCHME SHALL BE REPLICATE THE WORD "URBAN RENEWAL SCHME" Wherever applicable.

Concept of Urban Renewal scheme (URS) in UMC Area

The URS applicable for dilapidated /structurally unsafe building, co-op society, buildings erected before, open plots in congested area and beyond congested area in the UMC-

The applicability of FSI, marginal open space, minimum plot size, requirement of surrendered land as (Amenity space) shall be different as per following details;

- F) URS for dilapidated building, co-op society, building.
  1. Min plot Area – 2000 sq mts
  2. The total permissible 4-00 FSI shall be on gross plot area excluding reservation/ D.P. road but including built up area under reservations.
  3. Applicable FSI – Base FSI is 2-00 and additional 2-00 shall be avail with payment of premium @ 25% of RR value, or availaing TDR.
  4. Recreation open space 10% of balance plot area. In Addition of this 10% of gross plot area shall be earmarked for Amenity space as which can be adjusted against D>P> reservations and D.P. roads if any (which is surrounded land).
  5. Marginal open space minimum- 6 m all around without any condonation.

G) URS for congested area as mentioned in D.P. plan

Urban renewal scheme congested area shall only applicable to plot abutting 12 m road width and above.

The criteria are as follows:

6- Minimum plot area – 2000 sq mtr.

7- The total permissible 4-00 FSI shall be on gross plot Applicable FSI- Base FSI is 2-00 and additional 2-00 shall be avail with payment of premium @ 50% of RR value OR acquire of DR from Developed amenities, roads, nallas, or excess reservation in the same plot can be also used as FSI by surrendering the land to planning authority or to purchase DRS from outside.

8- Marginal open space – Minimum 6 m all around without any condonation.

9- Surrenderd Land – should be 30% of Balance plot area which shall be earmarked as amenity space and can be adjusted again any D.P. reservation and any D.P. road

10- Recreation open space 10% of balance plot area.

H) URS for other than congested area

1. Minimum plot area – 5000 sq- mtr

2. the total permissible 4-00 FSI shall be on gross plot applicable FSI – Base FSI is 1-00 and additional 3-00 shall be avail with payment of premium @ 50% of RR value OR acquire of DR from developed amenities, roads, nallas or excess reservation in the same plot can be also used as FSI by surrendering the land to planning authority or to purchase DRS from outside-

3- Marginal open space – in front should be 12-00 mtrs and for other sides the marginal open space should be 9-00 mtrs and When the one is fronting R.G./PODUIM than the marginal space will be 6-00 mtrs and when their ia no ventilation, (dead Wall) the marginal open space will be 6-00 mtrs.

4- Surrendered land- should be 30% of balance plot area which shall be earmarked as amenity space and can be adjusted against any existing D.P. reservation and any D.P. roads-

I) For above mentioned ABC categories, developer shall have option to construct 1-00 FSI and hand over the same to planning Authority in lieu of surrounded land and premium for 1-00 FSI.

J) The uniform development control Regulations OF MMR is applicable to this DCR wherever is necessary.

#### **ANNEXURE-C**

### List of Modification on Draft Development Control Regulations (DCR)

Sr.No.	D.C. Regulation No.	Modification ( Addition or / and Deletion)
1	1.3.1	is to be deleted
2	1.7.1	Add "to be exercised by Mun. Commissioner".
3	1.7.2 (iii)	Formation of Cluster Scheme. Add U.R.S subject to the conditions.
4	1.9	Delete Municipal Planning Authority Act.
5	20	Delete 20%
6		Add word "U.R.S" where "cluster" is mentioned.
7	4.4.2 (2)	Delete exemption order (para)
8	6.1	Delete the words activity can be continued for specific period. Add public hygiene.
9	6.2.(1)	Residential zone (1) Add the areas are shown as Congested Area.
10	6.2 (2)	Add the areas are shown as Congested Area.
11	6.3 (3),(4), (5)	Add words from out of congested area.
12	6.4	Delete
13	6.5 (ii)	Delete the words, with the previous.....shall not apply.
14	6.5 (d)	Add also the water storage tank.
15	6.8	Delete as widths more than those shown in Dev. Plan.
16	6.13	Deleted
17	6.17(1)	Add words URS
	6.17(2)	Add: to be read with DC Regulation no.6.7.
18	7.2(1) (ii)	Add: No projection beyond Building line on any internal road or any other road shall be permitted.
19	7.2.7	Delete: being repeated.
20	7.2.12, 7.2.13	Delete: being repeated.
21	7.2.14	Add- free from any moving or stalled obstacle in the form of parking , handcart etc.
22	7.3.1 ( C ) (ii)	Add para after "Table no. 8 Given Below": If such amenities already exist in the plot under reference, then there is no need of providing separate amenity space. Delete : and 10% Delete : "Only to .....Cluster Scheme"
23	7.3.5 (A)	Add: after 7.3.1 C (i) - As part of amenity being replaced by as part of recreation ground.

24	7.4	Min plot area-Add- After URS and beyond Congested area.
25	7.4 - Table No. 9	(i) Less than 40 meter square.
26	7.5.4 - Table No. 10	Value of TDR for exp included = Total expenditure made as per District Schedule of Rates approved by PWD / Rate of Ready Reckoner. Add in type of development : Construction of nallas and all other amenities specified by Corporation
27	7.5.5 (2)	Delete: "Only in.... Appendix FF" Add: DR/TDR shall be permitted anywhere within UMC Limits.
28	F.1.2.1 (a)	DELETED
29	7.5.7 (1)	Add: after the words DR/TDR equivalent to "2.00 in case of congested area and beyond congested area and or other developable area, will be 1.50. Delete: "This earned..... Scheme"
30	7.8.2 Table No. 12	<ol style="list-style-type: none"> <li>1. In serial No. 1C deleted 70 and 100</li> <li>2. In serial No. 1 D ½ Tenament with carpet area exceeding 100 Sqm</li> <li>3. Above parking for visitors shall be provided to extent of at least 100 % of the number stipulated above subject to minimum of one.</li> </ol>
31	Appendix - D	
(i)	D -1	Delete the word "special"
(ii)	D -2	Prescribed width of 12 m. Ancillary uses permitted to the extent of 50%.
(iii)	D - 3 (b)	On plot abutting on roads of 12 m. width or above, without any Height restriction.
(iv)	D- 4 (A) (i)	Uses permitted in commercial zone - as per R zone with Shop line and FSI of 2 change of user from residential to commercial should be allowed on 12 mts road.
32	Appendix X shall be deleted i.e SEZ	
33	Appendix BB - shall be deleted. i.e. special township.	
34	Appendix CC- shall be deleted - since there is no quarries zone.	
35	Appendix DD - shall be deleted since no listing of Heritage buildings.	
36	Appendix FF	Delineation - Add the word "Dilapidated Building" before public building.
(i)	FF 2(1)	Add- non developable lands such as CRZ.
(ii)	FF 2(2)	Add- forming part of UMC limits & prior to reference date shall be 4.4.13
(iii)	Page 223	Delete the word, Kalayan Municipal Corporation. Chief officer, Ulhasnagar Municipal Council.
37	F.F.3	Minimum area of URS in congested area shall be 2000 sq.m. & Marginal open space shall be minimum 6m. All around without any condonation.
		Advisory committee for URS proposal:(approval required only in case where govt.land is required to be acquired)
38	FF 5.1	3 member consisting of -



		1. Commissioner of UMC
		2. Town Planner
		3. Nominee of Revenue Department (SDO or Officer of Equivalent Rank)
39	FF16	Sunset Clause shall be deleted.
40	FF19	Deleted
41	D5	As per prevailing policy of I to R is applicable as per Govt. Notification No. TPS-1210/1420/CR-5/12/UD-12.
42	FF 8.1	PARA "The Ratio of Public Amenity deviation of roads and reservation" deleted and replaced as "Surrendered land should be considered as ammenity"
43	F Table 21 (5)	DELETE: "only... thereof" in Column 5 & maintain 2.25mtr.
44	F Table 21 (6)	DELETE: "(G+2) upper Floors" in Column 4 DELETE: "25-124 Sq. m" in Column No. 2, ADD: "40-124 Sq. m"
45	F Table 21 (6) A	Column no. (1) (2) (3) (4) (5) ADD: 7 <40 Sq. m 1m NIL NIL
46	F.F. Appendix	Addition : Provision made under URS Regulation 7.5.6 and 7.6.9 shall also apply to appendix F.F.  Deleted and Substituted as per following: For Non Congested URS
47	FF 7: FSI	1. Minimum plot area - 5000 sq.mt  2. The total permissible 4.00 FSI shall be on gross plot.  3. Applicable FSI –Base FSI is 1.00 and Additional 3.00 shall be avail with payment of premium @50% of RR value OR acquire of DR from Developed amenities, roads, nallas or excess reservation in the same plot can be also used as FSI by surrendering the land to planning authority or to purchase DRS from outside.  4. Recreation open space 10% of balance plot area.  5. Surrendered Land - Should be 30% of balance Plot area which shall be earmarked as Amenity space and can be adjusted against any existing D.P. reservation and D.P road.  6. Marginal open space- As per table no.31 & when the one side is fronting R.G / PODUIM then the marginal space will be 6.00m & when there is no ventilation (dead wall) the marginal open space will be 6.00 m.
48	7.6.9 (iii)	Modification : Instead of 10 %, it should be 15% (Balcony)
49	7.5.6 (2)	All Staircase & Passage area permissible subject to Payment of premium at 25% of R.R. Value.
50	Table 7/ 7.3.1	(Provision of Open Space) Table 7 Modified. In Congested min 10% of balance plot in URS. In Non-Congested 10% of balance plot in URS.

		10% for balance Plot area 2001 sq. Mtrs. and Above in Non URS.																								
51	8.39	Podium - permitted upto 3 levels, total height not exceeding 10.00 m above ground level																								
52	7.5.2 A	1.00 base FSI, 1.00 TDR. DR can be purchased from outside OR from Corporation by paying premium @ 25% of RR.																								
53	Form 1 A3	DELETE - Net gross ADD - Balance.																								
54	FF-10	DELETE - full para																								
55	7.5.8	ADD - TDR should be allowed on plot having any area																								
56	7.6.10 (Viii)	Open alternate Terrace upto 20% floor area																								
57	7.6.5 (d)	REPLACE 25 m, BY 30 m REPLACE 28 m, BY 40 m REPLACE 9 m, BY 6 m REPLACE 12 m, BY 9 m																								
58	7.7.1	Deleted																								
59	F.1.2.7 (c)	REPLACE 1.5, BY 2 DELETE from: "further..... 4m."																								
60	F.1.2.8 (a)	In Industrial Zone: <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Plot Size</th> <th>Marginal distance</th> <th>Max.Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>100-500</td> <td>3mtr.</td> <td>4</td> </tr> <tr> <td>2</td> <td>500-800</td> <td>4mtr.</td> <td>4</td> </tr> <tr> <td>3</td> <td>800-1200</td> <td>4.5mtr.</td> <td>4</td> </tr> <tr> <td>4</td> <td>1200-2000</td> <td>6mtr.</td> <td>4</td> </tr> <tr> <td>5</td> <td>2000 and above</td> <td>7.5mtr.</td> <td>4</td> </tr> </tbody> </table> Number of Floors Should be restricted upto 4.	Sr. No.	Plot Size	Marginal distance	Max.Floors	1	100-500	3mtr.	4	2	500-800	4mtr.	4	3	800-1200	4.5mtr.	4	4	1200-2000	6mtr.	4	5	2000 and above	7.5mtr.	4
Sr. No.	Plot Size	Marginal distance	Max.Floors																							
1	100-500	3mtr.	4																							
2	500-800	4mtr.	4																							
3	800-1200	4.5mtr.	4																							
4	1200-2000	6mtr.	4																							
5	2000 and above	7.5mtr.	4																							
61	Appendix H. 1	Add Unauthorised. Committee for Dilapidated Buildings will comprise of Comissioner (Head) with ADTP and City Engineer of UMC.																								
62	Appendix H. 2	REPLACE: 50%, BY: 100% REPLACE: 2.5, BY: 4.0 DELETE from : "Subject .... Plot."																								
63	Appendix H. 5	DELETED																								
64	7.6.9 (iii)	Balcony or balconies of minimum width of 1.0 m. may be permitted free of FSI at any floor not more than 15% of the built up area of the same follor and such balcony projection shall be subject to the following conditions. Balconies in excess of 15% of built up area shall be calculated in FSI. As mentioned in regulation no. 15.4.1 of Maharashtra State Regional Town Planning Authority.																								
65	7.6.9 (iii) a	The width of the balcony will be measured perpendicular to the building upto the outermost edge of balcony.																								
66	7.6.9 (iii) b	balconies may be allowed to be enclosed subject to payment of premium @10% of RR value.																								

67	7.6.9 (iii) d	In non-congested area, no balcony shall reduce the marginal open space to less than 2 m. In congested area balcony may be permitted on upper floors projecting in front setbacks except over lanes having width 4.50 m or less.
68	Appendix FF	All the Modifications in "Annexure B" for URS should be considered for "Appendix FF" and to be modified accordingly.
69	F.1.2.6 (b),(c),(d)	Deleted
70	Appendix E 6.3 & 6.5 (7)	Public Utility - ADD 25% built up Space
71	FF-11 Table -33	Deleted
72	7.6.3 a) & b	Deleted
73	F.F.9 Table No. 31	ADD: U.R.S & Non U.R.S., DELETE: cluster. Modify the table no. 31 as given below.

Sr.No.	Building Height	Front marginal space in mtr.	Side and Rear Marginal Space in mtr.
1	Upto 24mtr.	4.5	4.5
2	above 24-45	6	6
3	above 45-60	7.5	7.5
4	above 60-75	9	9
5	above 75-92	12	9

74	F.3.1 Table 20, Sr.no. 6	DELETE: 25 - 125 sqmtr. ADD 40 to 125 sq.mtr.
75	F.3.1 Table no.22,23,24	DELETE: complete Table & Replaced by new Table given below:

Open space relaxation in narrow plots		
Sr.no.	Plot Dimensions	Relaxation
1)	Width/Depth < 8mtr.	Building Both side Attach
2)	> 8 < 15	Building will be semi Detached
3)	> 15	Building Detached.

76	F.1.2.1 (a)	DELETE: 1.0 & Add 2.0 1 Base & 1 DRS/T.D.R/Premium
----	-------------	---

## PROPERTY TAX INCENTIVES FOR GREEN BUILDINGS

1- For Use of FLY ASH BRICKS	5% Concession in General Tax
2- For Use of SOLAR WATER HEATER	5% Concession in General Tax
3- For Use of RAIN WATER HARVESTING	5% Concession in General Tax
4- For Use of LED LAMPS & fixtures	5% Concession in General Tax
5- For BIO GAS/VERMICULTURE plant for wet garbage	5% Concession in General Tax
6- For Erection of WIND MILL	5% Concession in General Tax

Note: Subject to provisions under Ulhasnagar Munciple Corporation Development Control Regulations, Provisions of Standardised Development Control and Promotion Regulations for Regional plan areas in Maharashtra shall be considered as a guide as far as practicable.

All RR Value will be treated as Ready Recknor rates of open land, for Prevailing Year.

### URS (cluster development)

URS (cluster development) fodi hr djrkauk fodkl dkus >ksi Mh/kkj dkl @feGdr/kkj dkl dehr deh 360 pksQ/kph 1/2 dki i v , fj ; k/2 {ks=QG vl ysh I nfudk nskskalkudkj d jkghy-

lkjrw T; kps i phps {ks=QG 300 pksQ/ki \$kk tkLr vl sy v"; k feGdr/kkj dkl vl ysh ; k {ks=QGki \$kk 20 VDds ok<ho pVbz {ks= vl ysh I nfudk nskskalkudkj d jkghy- ; k 0; frfjDr fodkl dk cjkscj okV/k?kkVh dj. ; kpk I a qkZ vf/kdkj feGdr/kkj dkl jkghy-

R; kp i ek.ks URS (cluster development) fodi hr djrkauk fodkl dkus egki kfydsk gLrkrjhr djko; kph ekyeRrk (Amenities) o jfgok"; kauk ns ; kr ; skkU; k I nfudk i Eke i k/kkU; kus i qkZ dsh ; k urjp mojhR fodkl dj .ks calkudkj d jkghy-

URS fodi hr djrkauk Tkkxph fdeR@egki kfydsk n; ko; kpk premium fdok fodkl vf/kkkj rI p I nfudk feGdr/kkj dkl gLrkrjhr djrkauk ykx.kkjs epkd "kYd (Stamp duty) fodkl dkus Hkj.ks calkudkj d jkghy- feGdr/kkj dkauk I nfudk gLrkrjhr djs i ; rP; k dkyko/khr R; k foHkkxkr vl ysh ; k vuker jDde o HkkM; kph jDde feGdr/kkj dkl nskskalkudkj d jkghy-

URS (cluster development) fodi hr djrkauk R; k foHkkxkrhy jfgok"; kpk fopkj d: u dehr deh nskkkky nq Lr [kpZ ; kok R; k djhrk R; k foHkkxkr dkgh G + 4 ekG; kP; k bekjrh mHkkj .kr ; kO; kr rI p I q okrhP; k i kp o'kkp nskkkky nq Lrh [kpZ fodkl dkus I nj bZkj rhP; k (URS) P; k I ferhP; k cWd [kkR; ke/; s tek dj .ks vko"; d vkgs

### dkyko/kh

MOU r; kj >kY; kuaj fodkl dkus 3 o'kkP; k vkr e/; s >ksi Mi VVh/kkj dkl I nfudk gLrkrjhr dj .ks calkudkj d jkghy- i jarw dkgh rka=hd fdok u\$ xhd vMp.kh vkY; kI R; kyk R; k foHkkxkrhy dfeVh dMuu o vk; DrdMuu tkLrhr tkLr 6 efgU; kph epR ok< ?skskalkudkj d jkghy- R; kuaj I qnk fodkl d fodkl d: "kdyk ukgh rj

R; kph I ukh d: u egkifydk Lrjh; I ferhus fu.kz n; kok- ¼ R; ke/; s I nj fodkl dkph I nj ; kstuk rkC; kr ?kou rh egkifydP; k orhus fdok I ferh Bjosy R; k fodkl dkyk i qhy dkekl kBh i oP; k dkeph rif"ky ?kou fodkl dkl ns; kps Bjosy rI p i oP; k fodkl dkyk vik= Bjow dkjokbz djsy ½

njE; kuP; k dkyko/khe/; s fodkl dkus I njps >ki Mh/kkj dkl T; k vFkz "kkl ukus mYgkl uxj e/khy 2005 i oP; vuf/kdr ckdkdkes fu; ekf/ku dj.; kdjhrk 2006 e/; s v/; kns'k dk<syk vkgs R; kpkp vFkz "kkl ukus 2005 i oP; vuf/kdr ckdkdkes feGdr/kkj dkauk R; kpk ekydh gDd ns kps ekU; dsys vkgs

i jarw I nj v/; kns'ke/; s ckdkdekyk bEkr LFKS Z i ek.ki=kph ½structural stability½ vV VkdY; keGs cgrk k ukxjhd R; k v/; kns'kP; k Qk; nk ?kou "kdys ukghr-

"kkl ukus tj I njpk fodkl vkjk[kMk eatj djrkuk fdok URS (cluster devlopment) ; kstuk mYgkl uxj e/; sjkfo.; k djhrk "kkl ukps orhus 1 o'kka s k t k Lr dkyko/kh ykxyk rj mYgkl uxj e/khy feGdr/kkj dkauk "kkl u fu.kz ki ek.ks 1995 i oP; k feGdr/kkj dkauk@ >ki Mi VVh/kkj dkauk ; q- pkyrk ua fdok VDI i korP; k vk/kj s R; k k k ekydh gDd inku dj.; kpk vkns'k dk<kok- dkj.k mYgkl uxj e/; s ; ki oP; 1965 i oP; rkck vl.kkU; k feGdr/kkj dkauk C.D. ¼ un½ ekydh gDd fnyk tkr gkrk-

Rkl p u0; kus Eg.ktp 2007 e/; s mYgkl uxj egkuxjifydk gnnhr I ekfo'B dsy; k vEjukFk e/khy nqkzhohi kMk] /kekZth i kVhy dkWuh] I rkskhekrk dkWuh] v"kk duxj] , drkuxj] ; k ifjI jke/khy feGdrhuk vkrkxk; r egkifydus ekyeRrk dj ykoosy ukgh- v"kk feGdrhuk 1995 i oP; k vEjukFk uxjifydP; k i kor; k vl y; k ekyeRrk ekydh gDd inku dj.; kps vkns'k ns; kr ; kor-

Tk, uvkj; we vrxt vl y; k ik.kh i jobk ; kstuk vrEkr d: u rI p ts u; vkj, e fdok dnz "kkl ukdM; egkj k'V" "kkl ukdMs eatj djhrk i kBfo.; kr vkyy; k vMj xkmUM Must flde ; k Mh-i-h-e/; s I ekfo'B djkoh- [kktxh tehuojhy vFkok bUMLVh; y , fj; k e/khy jLR; kpk fodkl djrkuk fodkl dkyk R; k jLR; kP; k pVbZk=kpk ykHk feG.kkj ukgh-

## 5 Modifications to Published DP Plan

1. Reservation No. 1 be kept for Recreational open space (Indoor/Outdoor Sports facility) except 10,000 sq.mtrs on the bank of river reserved for cremation ground, 10000 sq mtrs for children burial ground since there is no cremation ground in entire camp No.1 and area admeasuring 5000 sq mtrs be kept slaughter house

2. Reservation No. 2 to be kept for recreation open space.

Unfortunately, all the major industries in Ulhasnagar have been declared as sick/closed industries, which results in declining growth of industrial development. Out of the Various Industries, Century Rayon Company is the only surviving company, which is known for providing employment to around 6,000 persons, working 24 hrs. in 3 shifts generating production of 70 tons of thread per day. Further by generating an amount of Rs. 10, 00, 00,000/- (Rupees Ten Crores) every year towards the Property Tax and Local Body Tax, Contributes to revenue of the Ulhasnagar Municipal Corporation. Not only this, but Company also owns two Acid Plants from which gases like H<sub>2</sub>SO<sub>4</sub> and CS<sub>2</sub> are produced.

In the prevailing scenario, if the Reservation No. 1 and 2 are modified to be used for Residential purposes which are adjacent to the Century Rayon Company, the smoke/poisonous gases released

from the Company will have a harmful effect on the public at large. As a result, The Company will be compelled to be closed leading to huge loss, damage, unemployment and injury to the lives of people in general. The Corporation also will be facing with huge economic loss.

### 3) Area of Amar Dye Company be kept for water treatment and purification plant

#### Justification for water treatment plant

- d. There is an acute shortage of land in Ulhasnagar for the purpose of installation of water purification and Treatment plant
  - e. The river Ulhas is adjacent to Amer Dye Company and the same will be technically viable to serve the purpose of plant.
  - f. Water being an inevitable and utmost basic need, it is moral duty of the corporation provide clean and purified water to the citizen of Ulhasnagar
4. Site No- 311- deleted from recreational open area and included in adjoining R zone for relocation as amenity space in URS and 18 mts road passing from site No- 322 should be modified to width 24 mts.
  5. M-12 Deleted from commercial zone & included in R zone. M11C to be modified and area admeasirng 12,000 sqm (inside the area of Hurman Mohata Company) kept reserved for truck terminal from Boundary of the 36 Mtr. Wide road on northen side of the proposed new truck terminance for access to the proposed reservation and balance area be kept for residential purpose.
  6. Site in 21 & 22 to be modified from recreational open space to residential zone.
  7. The land in commercial zone towards sloth of murbad road and surrounded by the road in between site No- 21 & 22 proposed draft development plan shahad to khuni khadda and khuni khadda reservation site No. 22 be changed from commercial to residential zone.
  8. Road starting from kalyan- ambernath road near site No. 116 abutting industrial zone should be modified with width of 18 m instead of 9m passing through technical school and opening on 18 m road near site No. 109.
  9. Site No. 282 deleted from recreational open area and included in commercial zone for relocation as amenity space in URS.
  10. Site No. 283 Deleted from market and included in the commercial zone relocation as amenity space in URS. (The part of 283 is Municipal vegetable Market should converted to parking and UMC Market.
  11. Reservation site No. 13, Use detail "Health center" to be replace to "Hospital" Site no 11 reserved for 'Educational Faciliteis (Integrated School)' be modified and Kept reserved for 'Recrational open space', Site No. 12 reserved for 'Educational facilities primary school' be modified and kept reserved for 'Recrational open Space' and Site No. 10 reserved for ' Recreational Open Space' be modified and kept resrved for 'Educational Facilities Facilities (Integrated School, Primary and Secondary School.)

12. Site No. 255 be deleted from Educational facilities and included in R Zone
13. Alignment of road from Anil Gulab Jamun mart to Bharat chowk Ulhasnagar 1 be shifted as Anil Gulab Jamun mart to fish market via vegetable market.
14. Road adjoining and between site No. 7 & 8 should be 18 mtr. instead of 12m.
15. Site No. 51 (M 36 b) deleted from recreation open area and included in I zone for relocation as amenities space in URS to be modified existing public utility (shamshan bhumi)
16. Proposed 9 mts wide road near site No. 59 to be deleted
17. M 43 C 12 mts wide road is deleted and included in R Zone should be modified by partly deleted from japani bazaar to nalla (bholenath colony) and 12 m road proposed from kamgar hospital (ESIC) up to nalla
18. Road from Bk- No. 89 to Bk- No. 95 (M-10 partly deleted) and near by existing road 9 mts width road to be continue intersecting to M 11 E
19. From OT- chowk to Venus cinema both side of road area should be earmarked for commercial use up to 50 mts depth.
20. M 42 B 12 mts road is widened as 18 mts wide road to be modified up to 12 mts.
21. Existing public/semi public utility Nr- site No. 272 Gandhi road, Guruteg bhahadur darbar Ulhasnagar-5 should be modified and kept in R Zone.
22. Road near sadhubela high school passing from Bk- 151, 121 9 mts width road to be deleted.
23. Reservation No. 148 ( M 104) deleted from educational facilities and included in R Zone for relocation as amenity space in URS to be modified and kept reserved for educational facilities only on existing school area.
24. Site No. 300 M 201 deleted from utility services (parking) and included in commercial Zone to be modified area should be earmarked for commercial use upto 50 mts depth from the main road site. Balance area should be reserved for recreational open space.
25. Site No. 317 ( M 204 C) deleted from recreational open space area and included in adjoining R Zone to be modified and kept reserve for recreational open space.
26. Brk- 2118, Room No. 12, 13, 14 and 2119, Brk. 2123 & Brk no 2011 to 2033 & Brk No. 1744, 1745, 1760 to 1762 to be kept in residential Zone from existing utilities Nr. Hill line police station Ulhasnagar-5.

27. Site No. 18 & 29 reserve for recreational open space to be modified and kept for residential purpose only kept in URS. The playground reservation will be kept on the open plot in front of sant Dhyaneswar School.

28. Existing public/semi public utility (Swami Lilashah nari shala) opp No. 176 to be modified and kept for residential purpose only.

29. Follower line chowk in O.T chowk Ulhasnagar-3 is shown as existing public/semi public utility use. They are developing Residential quarters 1.10 (item 2) to be kept residential purpose.

Sanction DP 331, 332, 333, 334 to 337 public and semi public utility be kept in residential zone

30. Portion of plot No. 249 chalata NO. 174 sheet No. 41 near saraswati maidan, Ulhasnagar-4 existing public and semi public utility use shall be included in R Zone. 1.10 item 15 to be kept in residential zone .

31. 12 mts width road newly to be proposed in between krishana sagar complex and lassi compound toward chauhan furniture mart (link road UNR-2).

32. Sindh national high school and M 131 A – 18 mts road surrounding commercial area to be modified and kept for residential use only.

33. U.No. 3 sheet No, 51, opp prakash auto UNR-3 the complete area of U No. 3 should be reserve for recreational open space.

34. Site No. 7 & 8 reserve for recreational open space to be modified and kept for residential use only in URS scheme.

35. Plot No. 596 Sheet No. 75 opp nilkanth apt. should be kept reserve for public/ semi public utilities for police dept.

36. Site No. 96 (M 74 D) and site No, 97 (M74) and site No. (M75) (M74E) should be reserve for exclusively Hospital in URS.

37. M 74 B 9 mts road should be deleted.

38. Existing public/semi public utility and boat club hira ghat 50% area of boat club should be reserved for recreational open space.

39. Whole open area of site No. 59 (M 24) and (M 42 E) should be reserve for recreational open space.

40. Mahadev nagar UNR-4 the area in between reservation site no. 197 and 12 mts road near patali shiv mandir should be in URS R Zone.

41. Sheet No. 50 U.No. 74, 75 adjoining to M 64 E public utility converted in R Zone.



42. Samrat biscuits to khadegoliwali octroi naka existing road should be 12 mts

43. Site No. 200 (M 144 A) and site No. 195, 50% of area should kept for commercial purpose only.

44. Existing road from O.T. section to station will be 12 mts. Road from Hindustan pencil factory to O.T. should be 12 mts.

45. Site No. 239 (177H) deleted from recreation open space area and included in adjoining R Zone relocation as amenities space in URS to be modified and kept for only residential purpose.

46. Road from shahad railway station to chopda court be modified and width of road should be kept 18 mts only.

47. Area of M203C the area of recreational to be extended upto public/semi public utility.

48. The area shown opp M198G for residential purpose to be modified and kept user for commercial purpose only.

49. Site No. 131 shown in commercial Zone to be modified public/semi public utility only.

50. M 124A should be modified the width of road should be kept 12 mts upto Chandramani Buddha vihar Ulhasnagar-4.

51. Site 143 A & B recreational space should be delited.

52. New 9 mts road proposed road from site NO. 184 to dattatray vayam shala should be deleted.

53. Existing public/semipublic utility shown above site No. 184 be modified should be kept for residential purpose only.

54. M 141C to be deleted.

55. Aligment of ring road 167 C should be kept without affecting any Govt. built block.

56. M 177D should be kept only 9 mts wide road.

57. Plot shown opp manas hospital (right side) should be kept for recreational open space.

58. M 195 to be modified and kept for residential purpose only.

59. M 200 should be converted in R Zone.

60. Site No. 285- site No. 286 to be reserve for fire station and near portion 285- 286 between M 197 and 198 portion reserve for hospital area 4000 Sq mtrs.

61. Green Zone shown M 125 A toward railway track should be converted in R Zone.

62. Area under sheet No. 80 plot No. 483 to 489 is already sanctioned as residential now it is shown in green Zone it should be included residential Zone.

63. Road M 11 E, 12 mts wide road Birla gate to police station UNR 1 (shiv road) should be converted to 18 mts.

64. Shahad goanthen areas should be declared, as goanthen vibhag and facility should be provided as per goanthen. (Ulhasnagar 1).

65. The width for ring road is reduced from 36 mts to 18 mts but at the time of execution of cluster the width of road should be 24 mts.

66. Kalyan ambarnath road is reduced from 30 mts to 20 mts but at the time of cluster development the width of road should be 30 mts.

67- fodkl fu; ekoyhud kj 1/2 h: y 1/2 e/; j 1/2 os ykb 1/2 P; k gnnti kl u fu; eki ek.ks 30 feVj varj B. kr ; koh

68- "kgkM j 1/2 os LFkkudkl ekj f"KV ua 94 rs 96 l h-Vh, l - ua 163 o 164 e/; s MKW tkdhj gh u mnw "kkGd kBh jk[kho n"ko.k\$ xy"kuuxj o jfgok"kh {k\$ ; qvkj-, l - o j 1/2 os LFkkfud fodkl vkj{k.k B. kr ; kos

69- 197& Mh] dWi ua 5 Hkk'th ekd 1/2 i kd h'kl kBh vkj{khr dj. ; kr ; kos

70- ; qua 1 o 2] pkyrk dekd 107] f"KV ua 81] dWi ua 1] ; k Hkq[kM/krw jktho xkdkh o ckGd'.kuxj ; Fku dkrhuxjdMs tk.kjk l ko'zfud 28 QV : mhpk ukyk tkrks l nj Hkq[kM/krhy ukyk mo'jr tkx'jpk Hkq[kM/kpk okij gjhr i VV; kps vkj{k.k B. ; kr ; kos

71- MKW/Quh Dyc vl syk Hkq[kM] dWi ua 3 ; k Hkq[kM/koj ukxjh l qo/kk 1/2 fcyd ; V/hyhVh@l eh i fcyd ; V/hyhVh 1/2 B. ; kr ; kos

72- l o'z fl u'ekx'gkP; k Hkq[kM/koj 'kkl fd; fu; eki ek.ks vkj{k.k B. kr ; kos

73- jk'Vh; egkekx'z 1/2 u'Wkuy gk; o'z dekd 222 ; k e/; scny dj. kr ; o'w u; s

74- rkukthuxj ; Fkhy eatij vkj[kMk vkj{k.k dekd 172] ik: i fodkl vkj[kMk vkj{k.k dekd 314] 316] 317] 318] 100 QV/kpk jLrk gk Hkq[kM/koj i syhl ny oki jkps vkj{k.k B. kr ; kos vkj{k.k dekd 169 ik: lk vkj{k.k dekd 268] 269] 270 i syhl nyk djhrk vkj{khr B. kr ; kok

75- ; q ua 32 rs 62] 'khV Ø- 67] 67v >ki Mi VVh oxGuu jk.kk V/Mh'xpk Hkq[kM] i q'bl u oki jkps vkj{k.k B. kr ; kos

76- l o'z uohu i Lrkfor jLrs oxG. kr ; kos rl p fja : V i Lrkfor dV; k i ek.ks 18 feVj : n B. ; kr ; kok

77- vkj{k.k dækd ,e 147 vk.kh 144&, oxG.; kr ; ou rks l kožtfud mi dæ ¼ i fcyd ; v/hyhVh½ djhrk vkj{khr Bð.kr ; kok- R; k djhrk l kožtfud mi dæph 0; k[; k fopkjr ?ks; kr ; koh mnk- ukV; xg] [kyjæep] bR; knh-

78- vkj{k.k dækd ,e 104 jnn~ d: u R; kP; kp cktwyk vl ysyk jfgokl {ks= nk[kfo.kr vkysyk Hkkx oxGu rs "k{k.k.khd mi dækl kBh jk[kho Bð.kr ; kok-

79- f0g-Vh-l h o R; kyxr vl ysyk Ok; j LV'sku ,df=r d: u egkuxjikydsus ikjhr dyy; k Bjkokud kj feuh LVMh; e] ckGkl kgc Bkdjs fdMk l dny mHkkj.kd kBh vkj{khr dj.; kr ; kok-

80- bž eVh dā uh o fujækjh eMG ; kP; ke/khy egkuxjikydyP; k tkxojpk HkqkM ikyh ny o i=dkj fuokl LFkkukdjhrk vkj{khr dj.kr ; kok-

81- vkj{k.k dækd 244 o 245 fl /nkFkZuxj mYgkl uxj&4 ; Fkhy vkj{k.kkojhy 30 VDds Hkkx jfgok" k {ks= ; vkj, l e/; s dj.; kr ; kok-

82- ,e 129 yxr vl ysys ifcyd ; v/hyhVhps vkj{k.k "kkGdjhrk vl ysys oxGu jfgokl ] ok.khT; ] o ifcyd ; v/hyhVh ; vkj, l [kkyh vkj{khr dj.kr ; kos

83- ¶lykV ua 46] f'kV ua 47] ; q ua 20] l njpk lykW 'kkGdjhrk vkj{kr Bð.; kr ; kok- ¼ e 186 toG½

84- "kgkM LV'sku rs pkiMk ekxZ mYgkl uxj egkuxjikydyk e[; ky; ki ; rP; k pki ki ; rpk jLrk iLrkfor 24 feVj oxGu 18 feVj dj.kr ; kok-

85- ,e 29 dWi ua 1 l r Kkušoj "kkGd ekjhy ekdGk HkqkM gjhr {ks=kr vkj{khr dj.kr ; kok-

86- vkj{k.k Ø- 307@320@321 gh f'kV l ā qkZ xhu >ku vkj{k.k Bð.; kr vkyh vkgs ; ke/; s 50 VDds ; q l vkj i æk.ks vkj >ku Bð.; kr ; kok-

87- 705 Ø-¶lykwoj ts vkj{k.k Boys vkgs R; ke/; s v/khZ tkxk gh vkæMdj Hkou o v/khZ tkxk gh l kfo=hckbz Qyys efgyk l nul kBh vkj{kr Bðkoh-

88- oky/kwh unhP; k fdukjh vl ysyk fxu >ku ph ikrGh iLrkfor unh fduk; kiki u 9 feVj iLrkfor vl u rh ijjski kl u ejh ¼x0guæ½ ph rjrm y{kkr ?kdu 12 feVj iLrkfor dj.kr ; r vkgs

89- l hvkj>M] ,uMh>M] vk.kh fxu >kuP; k djhrk "kkl fd; fu; ekoyhps dkVdki .ks ikyu dj.ks vko"; d vkgs R; k djhrk udk"; koj ck/khr gskkjh {ks= n"ko.kr ; koh- mnk- mYgkl unh] oky/kwh unh\ bR; knh

90- l /; k vkfLrRokr vl ysyk "kkl fd; teuh] "kkl fd; oki jkl kBh vl rhy o r l s vkj{k.k vl sy r l p mYgkl uxj egkuxjikydyk {ks=kl kBh r; kj dj.kr vkyy; k fodkl vkjk[kM; koj Nks/s Nks/s HkqkM inf"kr gkr ul Y; kus ijarw cū; kp foHkkxke/; s "kkl fd; fdæk egki kfydyP; k teuhoj l /; k vkfLrRokr vl ysys cxhp; Nks/h Nks/h [kGkph eñku; ekdGs HkqkM vkgs- rs r l p Bðkor o R; kpk rkrMhus l oš d: u egki kfydsus rkc; kr ?; koh-

91. U No 1 sheet no 38 Unr 3 Existing public/semi public utility shown be modified and kept for commercial zone only.

92. 18 mts road passing from Block no C- 617 Unr 5 to Netaji chowk be modified and kept width upto 12 mts only

93. Site no 121 M 89 B reserved for utility services (parking cum transport mall/Truck terminus) also change in reservation Boundaries be modified and kept in commercial zone

94. Whole open area of Site no 59 (M 42) and M 42 E should be reserved for recreational open space

95. Site no 243, 244, 245 I be modified partly only Sidharth nagar and front side shoppes should be kept in R zone

96. Site no 61 M 43 deleted and included in multi storied parking to be modified and include in R zone for relocation as amenities space in URS

97. M 167 B 9 mts road from Block B- 312 to 314 should be continue

98. A Portion of Lal Loi garden Ulhasnagar 5 are kept for public/semi public utility use only

99. Existing public/semi public Utility space near site no. 127 and opp. Site no. 120 should be converted to residential zone abutting 12 m and 18 m roads.

100. M 32 I deleted from existing amenities and included in R zone to be modified kept reserved for parking purpose

101. Existing public/semi public utility shown for sewerage treatment plant to be deleted as said sewerage treatment plant falls in ambarnath municipal council

102. Site in front of 175 shown in commercial zone to be modified for parking purpose only

103. U No 12, U No. 15/19 CTS No 30315/35096 Sheet No. 51 (a) should be included in recreational open space.

104. New Road should be provided from Bk No 906 behind Bk no 904 M 102 A & M 102 B of 12m width.

105. New Road Start from Br. No. 1503, RGS School, Mahadev Chal to Sataramdas Road is 40 Ft. Road should be deleted.

106. Site No. 200, M144-A, Site No. 195, 50 % deleted and R Zone as URS and M11 D to be deleted from shiv road to Century rayon and included in R Zone.

107. Plot No. 417, Sheet No. 73, Opp. Block No. A-75, Ulhasnagar-1, Area admeasuring - 600 Sq.Mts. be Kept for residential purpose.

gh egkl Hkk vk.k[kh vl k gh Bjko djhr vkgs dh] egkjk'V<sup>a</sup> i knf''kd o uxjjpuk vf/kfu; e 1966 P; k rjrnhaik vf/ku jkgu [kkyhy uem dsy<sup>yh</sup> dkjokbz dj.; kr ; koh o R; kl kBh uxjjpuk vf/kdkjh ; kauk i kf/kdr dj.; kr ; r vkgs o nq Lr dsy<sup>yh</sup> ik: i fodkl ; kstuk] nq Lr dsy<sup>yk</sup> fodkl ; kstuk vgoky o nq Lr dsy<sup>yh</sup> ik: i fodkl fu; =.k fu; ekoyh] egkjk'V<sup>a</sup> i knf''kd o uxjjpuk vf/kfu; ekP; k dye 30 e/; s uem dsy<sup>yh</sup>; k rjrnhaik vf/ku jkgu "kkl ukyk eatyhl kBh l knj dj.; kl egkuxjikfydk vk; r kauk i kf/kdr djhr vkgs rlp ftuk o iWst ; k {k=QGkl kBh jMhjdudjP; k ipfyr njkP; k 25 VDds njki ek.ks nj vkdkj.; kr ; kos R; ki ek.ks fi eh; j ol y d#u vukS dj.; kr ; r vkgs

rlp l nj ; kstuk l knj dj.; kl kBh ; k vxknj pkj efgus vfrfjDr dkyko/khl kBh 'kkl ukdMs fourth dsyh gkrh R; ke/; s l dkj.kk d#u l gk efgus dkyko/kh ok<ou feG.kd fourth dj.; kr ; r vkgs

1½ fu; kst u l ferhus l knj d; k vgokyl egki kfydus l pfoyl; k nq LR; kl g ekl; rk  
ns; kr ; r vkg

2½ ik: i fodkl ; kst uk fu; kst u l ferhP; ko l oklærs ekl; >ky; k l puk i æk.ks nq Lr  
d: u nq Lr d; ik: i fodkl ; kst uk "kl ukyk eat jhl kBh i kBfo.; kr ; koh-

I pdkph l gh@&

vupkndkph l gh@&

### l oklærs

egki k@i hkl hu vf/kdkjh

fo' k'k egkl Hkk

mYgkl uxj egkuxj i kfydk