

**Maharashtra State
Road Development
Corporation Limited**



Ref. No. SPA/MSRDC/ZCS/2025/DP-31/IN4987/ 4037

Date: 12 / 12 /2025

To,
Shri. Sanjay Ram Tawle,
Village-Chowk, Tal-Khalapur,
Dist- Raigad.

Sub: Zone Confirmation Statement (ZCS) for the land bearing Survey No/Gut No. :-
157, Village:- Ghodivali, Tal:- Khalapur, Dist:- Raigad.

Ref: Your letter dated:-09/12/2025

Sir/Madam,

This has reference to your application cited above for issue of ZCS in respect of the land bearing Survey No./Gut No:- 157, Village:- Ghodivali, Tal:- Khalapur, Dist:-Raigad.

In this regard, it is to inform you that:

1. It is observed that, **the applicant is not the owner of land under reference & therefore MSRDC shall not be held liable in case of conflicts arising out of ownership.**
2. This Statement shall not be considered as a proof of ownership for any disputes, in any Court of Law.
3. The certificate should not be considered as NOC for allotment of any Government land.
4. The said land is Part of Special Planning Authority (SPA), MSRDC which falls under the revised notified area Published by UDD, GoM, vide GR dated 19/09/2019.
5. The Mumbai Metropolitan Region Regional Plan (MMR RP) was sanctioned by the Government of Maharashtra vide notification dated 20/04/2021 and came in force on 20.06.2021. Accordingly, as per Schedule-B point no.10 of GR dated 20.04.2021, the land use proposals of sanctioned Regional Plan of Mumbai Metropolitan Region dated 23/09/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/09/2019. As per the same, all villages in the notified area of SPA MSRDC are shown as void.
6. The said land is Part of Special Planning Authority (SPA), MSRDC and it falls within the sanctioned Mumbai Metropolitan Region & Draft Development Plan of MSRDC Published as per Section 26 (1) & Section 28 (4) MRTP act 1966.
7. The zone details of subject land as per Sanctioned Regional Plan (RP) of MMR 1996-2011 are as under:

Village	Survey No./Gut No.	Zone as per sanctioned RP of MMR 1996-2011
Ghodivali.	--- 157---	---- Green Zone One (G-1) ---

Continued.....

Project Office : Project Office: Special Planning Authority Expressway Smart City Project-1. 11th Floor, A-Wing. Shelton Sapphire.
Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai-400614 Tel: (022) 2757 5777 / 4500 2077

Registered Office: Nepean Sea Road Besides Priyadarshini Park, Mumbai 400036
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH1996SGC101586 GST: 27AAACM6833C1ZP www.msrdc.in



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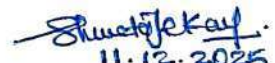
8. The zone details of subject land as per Draft Development Plan of MSRDC, 2021-2046 Published on 22.08.2024 as per Section 26 (1) of MRTP Act, 1966 are as under:

Village	Survey No./Gut No.	Zone as per Draft Development Plan of MSRDC, 2021-2046 Published on 22.08.2024 as per Section 26(1) of MRTP Act, 1966
Ghodivali	--- 157---	----- Agriculture/Green Zone-I, (Western Ghats Eco-Sensitive Zone) -----

9. The zone details of subject land as per Draft Development Plan of MSRDC, 2021-2046 Published on 03.10.2025 are as per Section 28 (4) of MRTP act 1966.

Village	Survey No./Gut No.	Zone as per Modified Draft published (U/s 28(4) Development plan of MSRDC, 2021-2046
Ghodivali	--- 157---	----- Agriculture/Green Zone-I, (Western Ghats Eco-Sensitive Zone) -----

10. In case of reservation of Existing/proposed road, channel, existing railway etc. the alignment is subject to actual demarcation on site.
11. The Survey number and its boundary are subject to the revenue records.
12. When affected/ falls within Coastal Regulation Zone (CRZ), Survey number may attract the provisions of Coastal Regulation Zone Notification dated 07/11/2024, by the Ministry of Environment and Forest, Government of India and Amendments thereto.
13. The ZCS is issued for entire area of **Survey/ Gut Number: 157, Village: Ghodivali, Tal: Khalapur, Dist: Raigad** and is issued based on the documents submitted by the applicant and the maps available in this office. Moreover, there is discrepancy in survey no. shown in regional plan in MMRDA and that of gut book submitted.
14. The authority of the details and documents submitted by the applicant (7/12 extract, Gut Book map, authorization letter etc.) shall be the sole responsibility of the applicant.
15. The ZCS shall not be construed as NOC for Transfer of property and to undertake any development on land. In case, if any unauthorized development is found then Special Planning Authority (SPA), MSRDC is empowered to deal in accordance with the provisions laid down under MRTP Act 1966.
16. If any part of the Survey No. is identified for any acquisition /Project/Buffer Zone etc., the NOC from the Authority concerned is required.
17. The Regional Plan in force was prepared at a large scale and may have certain discrepancies.
18. Any representation of unclassified road in the development plan is subject to authentication and issuance of NOC from concerned authority.


11.12.2025
(Sweta D. Tekam)
Town Planner

**Maharashtra State
Road Development
Corporation Limited**



Ref. No. SPA/MSRDC/ZCS/2025/DP-31/IN4988/

4036

Date: 12 / 12 / 2025

To,
Shri. Sanjay Ram Tawle,
Village-Chowk, Tal-Khalapur,
Dist- Raigad.

Sub: Zone Confirmation Statement (ZCS) for the land bearing Survey No/Gut No. :-
444, Village:- Ghodivali, Tal:- Khalapur, Dist:- Raigad.

Ref: Your letter dated:-09/12/2025

Sir/Madam,

This has reference to your application cited above for issue of ZCS in respect of the land bearing Survey No./Gut No:- 444, Village:- Ghodivali, Tal:- Khalapur, Dist:- Raigad.

In this regard, it is to inform you that:

1. It is observed that, **the applicant is not the owner of land under reference & therefore MSRDC shall not be held liable in case of conflicts arising out of ownership.**
2. This Statement shall not be considered as a proof of ownership for any disputes, in any Court of Law.
3. The certificate should not be considered as NOC for allotment of any Government land.
4. The said land is Part of Special Planning Authority (SPA), MSRDC which falls under the revised notified area Published by UDD, GoM, vide GR dated 19/09/2019.
5. The Mumbai Metropolitan Region Regional Plan (MMR RP) was sanctioned by the Government of Maharashtra vide notification dated 20/04/2021 and came in force on 20.06.2021. Accordingly, as per Schedule-B point no.10 of GR dated 20.04.2021, the land use proposals of sanctioned Regional Plan of Mumbai Metropolitan Region dated 23/09/1999 shall be applicable for the newly added 30 villages from NAINA to MSRDC vide notification dated 19/09/2019. As per the same, all villages in the notified area of SPA MSRDC are shown as void.
6. The said land is Part of Special Planning Authority (SPA), MSRDC and it falls within the sanctioned Mumbai Metropolitan Region & Draft Development Plan of MSRDC Published as per Section 26 (1) & Section 28 (4) MRTP act 1966.
7. The zone details of subject land as per Sanctioned Regional Plan (RP) of MMR 1996-2011 are as under:

Village	Survey No./Gut No.	Zone as per sanctioned RP of MMR 1996-2011
Ghodivali.	--- 444---	---- Green Zone One (G-1) ----

Continued.....

Project Office : Project Office: Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire,
Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai-400614 Tel: (022) 2757 5777 / 4500 2077

Registered Office: Nepean Sea Road Besides Priyadarshini Park, Mumbai 400036

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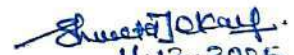
8. The zone details of subject land as per Draft Development Plan of MSRDC, 2021-2046 Published on 22.08.2024 as per Section 26 (1) of MRTP Act, 1966 are as under:

Village	Survey No./Gut No.	Zone as per Draft Development Plan of MSRDC, 2021-2046 Published on 22.08.2024 as per Section 26(1) of MRTP Act, 1966
Ghodivali	--- 444---	----- Agriculture/Green Zone-I, (With proposed 18 m. and 15m. wide DP road), (Western Ghats Eco-Sensitive Zone) ----

9. The zone details of subject land as per Draft Development Plan of MSRDC, 2021-2046 Published on 03.10.2025 are as per Section 28 (4) of MRTP act 1966.

Village	Survey No./Gut No.	Zone as per Modified Draft published (U/s 28(4) Development plan of MSRDC, 2021-2046
Ghodivali	--- 444---	----- Agriculture/Green Zone-I, (With proposed 18 m. and 15m. wide DP road), (Western Ghats Eco-Sensitive Zone) ----

10. In case of reservation of Existing/proposed road, channel, existing railway etc. the alignment is subject to actual demarcation on site.
11. The Survey number and its boundary are subject to the revenue records.
12. When affected/ falls within Coastal Regulation Zone (CRZ), Survey number may attract the provisions of Coastal Regulation Zone Notification dated 07/11/2024, by the Ministry of Environment and Forest, Government of India and Amendments thereto.
13. The ZCS is issued for entire area of **Survey/ Gut Number: 444, Village: Ghodivali, Tal: Khalapur, Dist: Raigad** and is issued based on the documents submitted by the applicant and the maps available in this office. Moreover, there is discrepancy in survey no. shown in regional plan in MMRDA and that of gut book submitted.
14. The authority of the details and documents submitted by the applicant (7/12 extract, Gut Book map, authorization letter etc.) shall be the sole responsibility of the applicant.
15. The ZCS shall not be construed as NOC for Transfer of property and to undertake any development on land. In case, if any unauthorized development is found then Special Planning Authority (SPA), MSRDC is empowered to deal in accordance with the provisions laid down under MRTP Act 1966.
16. If any part of the Survey No. is identified for any acquisition /Project/Buffer Zone etc., the NOC from the Authority concerned is required.
17. The Regional Plan in force was prepared at a large scale and may have certain discrepancies.
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