



Government of Maharashtra
Town Planning and Valuation Department
Directorate Of Town Planning
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ORDER

No. D.T.P/ D.P. Pachora / Site No.15/ Sec 50(2)/C.R.918/TPV-4/5385 Date:04.10.2024

Maharashtra Regional & Town Planning Act, 1966

Whereas, the Second Revised and Additional Area Development Plan of 'B' Class Municipal Council Pachora has been partly sanctioned under the provisions of section 31(1) of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "**the said Act**") by the Government in Urban Development Department vide Notification No.TPS-3510/2772/CR-186/2011/UD-9, dated 03.04.2012 (hereinafter referred to as "**the said Notification**") and come into force with effect from 15.05.2012 (hereinafter referred to as "**the said sanctioned Development Plan**");

And whereas, in the said sanctioned Development Plan, the lands bearing Gat No. 172 Part (S.No. 153 Part), admeasuring an area approximately 1000.00 sq.m. as per the said Sanctioned Development Plan Report [2008.50 sq.m. as per calculations from measurement plan] of Mouja Pachora (hereinafter referred to as "**the said Land**") is reserved for "Police Chowki" as Site No.15 (hereinafter referred to as "**the said Reservation**") and "Police Department" is the Appropriate Authority for acquisition and development of the said Reservation (hereinafter referred to as "**the said Appropriate Authority**");

And whereas, the Superintendent of Police, Jalgaon, on behalf of the said Appropriate Authority, has informed the Directorate of Town Planning vide letter No.317/CB-4/Police Chowki Naharkat/2023/8735, dated 17.10.2023, that the said Land under the said Reservation is not necessary for their department;

And whereas, as per the provisions of setion 151 of the said Act, the Government in Urban Development Department vide Government Resolution

No.TPS-1813/3211/CR-508/UD-13, dt.01.12.2016 has delegated the powers exercisable by it under the provisions of section 50(2) of the said Act to the Director of Town Planning, Maharashtra State, Pune in respect of Development Plans of all Municipal Councils / Nagar Panchayat and for the Development Plans under taken by Zilha Parishad as a Planning Authority;

And whereas, to the effect that, in accordance with the above Government decision, regarding deletion of the entire area under the said Land from the said Reservation, the Superintendent of Police, Jalgaon on the behalf of the said Appropriate Authority has informed vide letter No.317/CB-4/Police Chowki Naharkat/2023/8735, dated 17.10.2023 to the Directorate for further necessary action;

And whereas, the Chief Officer, Municipal Council, Pachora vide its letter dated 16.04.2024 has submitted a report to the Assistant Director of Town Planning, Jalgaon Branch that, Muncipal Council has no objection for the deletion of the said Reservation on the said Land under the provisions of section 50 of the said Act;

And whereas, the Assistant Director of Town Planning, Jalgaon Branch, Jalgaon has submitted a report vide its letter No.1006, dated 03.05.2024 stating it's no objection to delete the said Reservation on the said Land;

And whereas, after making necessary enquiry, it is satisfied that, the said Reservation on the said Land is no longer required to the said Appropriate Authority and the Director of Town Planning, Maharashtra State, Pune is of the opinion that, the proposal of the deletion of the said Reservation on the said Land under the provisions of section 50(2) of the said Act should be sanctioned;

And whereas, Assistant Director, Town Planning, Jalgaon Branch vide its letter No.1830, dated 23.08.2024 communicated to the Directorate that, out of the 5% of amount of premium of the value considering the land rates in Annual Statement of Rates (ASR) as per the Government directives dated 20.04.2016, the land owner of the said Land (hereinafter referred to as "**the said Land Owner**") have deposited the 50% premium amount of Rs.60,760/- payable to the Government with Government treasury on 23.08.2024 and the remaining 50% premium amount of Rs.60,760/- payable to the Planning Authority with the account of Chief Officer, Municipal Council, Pachora on 22.08.2024;

Now therefore, the Director of Town Planning, Maharashtra State, Pune hereby sanctions the part deletion of the said Reservation in respect of the said Land under the provisions of section 50(2) of the said Act as shown in the Part Plan of the said Sanctioned Development Plan & for that purpose amends the said Notification of the said sanctioned Development Plan, as specified in the Schedule herein below :-

After the last entry in the Schedule of Modifications accompanying the said Notification of the said sanctioned Development Plan, the following new entry shall be added :-

SCHEDULE

Sr. No.	Municipal Council, Village, Talula and District.	Reservation in the saidsanctioned Development Plan & its Approximate Area as per D.P. Report	Description of the said Lands	Approximate Area deleted from the said Reservation
1	Municipal Concil, Pachora Mouja-Pachora, Taluka- Pachora, District.- Jalgaon.	Site No.15 "Police Chowki"	Gat No. 172 Part (S.No. 153 Part)	Area 2008.50 sq.m.

Note:-

- 1) The said Land so released from the said Reservation shall become available to the said Land owner for the purpose of development as otherwise permissible in the case of adjacent land under the said sanctioned Development Plan.
- 2) A copy of the part plan of the said sanctioned Development Plan showing the area of the said Land which is deleted from the said Reservations, is available in the office of the Chief Officer, Municipal Council, Pachora, Dist. Jalgaon during office hours on all working days for inspection to public up to One month.
- 3) This Order shall also be published on the Directorate's official website www.dtp.maharashtra.gov.in



(Signature)
(Avinash B. Patil)
Director of Town Planning,
Maharashtra State, Pune.