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URBAN DEVELOPMENT DEPARTMENT,
Mantralaya, Mumbai 400 032.

NOTIFICATION

Date - 31st August, 2015

The Maharashtra Regional & Town Planning Act, 1966

No. TPS- 3714/623/CR-171(A)/2014/UD-30: Whereas, in accordance with sub section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as “the said Act”), the Government of Maharashtra has sanctioned a part of the draft Development Plan for the area within the limits of the Latur Municipal Council, Latur (hereinafter referred to as “the said Development Plan”) *vide* Urban Development Department’s Notification No. TPS- 3700/471/CR-153 (A)/2000/UD-30, dated 2nd January, 2002 (hereinafter referred to as “the said Notification”) published in the Official Gazette, Part I-A, Aurangabad Divisional Supplement, dated 31st January, 2002 & the corrigendum to the said notification dated 17th April, 2002;

And whereas, the Government published the proposed modifications of substantial nature as the excluded parts of the said Development Plan (hereinafter referred to as “the said Excluded Parts”) *vide* Urban Development Department’s Notice No. TPS- 3700/471/CR-153 (B)/2000/UD-30, dated 2nd January, 2002 (hereinafter referred to as “the said Notice”), published in the Official Gazette, Part I-A, Aurangabad Divisional Supplement, dated 31st January, 2002 & the corrigendum to the said notice dated 17th July, 2003 has published for inviting suggestions / objections from the general public under second proviso to sub section (1) of section 31 of the said Act.;

And whereas, in accordance with sub section (2) of section 31 of the said Act, the Government, *vide* the said Notice, appointed the then Deputy Director of Town Planning, Aurangabad Division, Aurangabad as “the Officer” to hear the persons submitting objections or suggestions in respect of the proposed modifications of substantial nature and to submit his report to the Government (hereinafter referred to as “the said Officer”);

And whereas, the said Officer submitted his report to the Government *vide* his Marathi letter No. आदेश पुनर्प्रसिध्द वि. यो. लातूर (सु.+ वा. क्षे)/ 2632, dated 8th November, 2002;

And whereas, in accordance with sub section (3) of section 31 of the said Act, the Government of Maharashtra has taken into consideration the objections and suggestions received and the report of the said Officer;

Now, therefore, in exercise of the powers conferred on it by the sub section (1) of section 31 of the said Act and all other powers enabling it in that behalf, and after consulting the Director of Town Planning, Maharashtra State, the Government Of Maharashtra hereby, except for the Excluded parts in terms of EP Nos. 13-B(1) & B (2) which are republished *vide* separate notice, sanctions the draft Development Plan of the Latur, Municipal Council as regards the said Excluded Parts in terms of E.P. Nos. 2 to 12, 13B (3), 13B(4), 14 to 35, 37, 38 & 40 to 45 as specified in the Schedule of Modification annexed hereto, which shall be a part of the final Development Plan of the Latur Municipal Council as regards the said Excluded Parts;

The Final Development Plan in respect of the said Excluded Parts of the Latur Municipal Council viz. E.P. Nos. 2 to 12, 13B (3), 13B(4), 14 to 35, 37, 38 & 40 to 45 shall come into force after one month from the date of publication of this notification in the Official Gazette.

This Notification shall also be available on Government web site- www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,

M.M. Patil,

Under Secretary to Government

SUBSTANTIAL MODIFICATIONS SANCTIONED BY THE GOVERNMENT UNDER SECTION 31(1) OF THE
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 IN D.P. LATUR
(Revised+Additional Area)

(ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION NO. TPS-3714/623/CR-171(A)2014/UD-30,
DATED : 31ST AUGUST, 2015)

Sr. No.	Excluded Part	Site No. / Location	Proposal as per D. P. published U/S 26 of M.R.T.P.ACT, 1966.	Proposal as per Development Plan submitted to the Govt. U/S 30 of M. R.T.P.ACT, 1966.	Modification of substantial nature as proposed by the Govt. U/ s 31 (1) of M.R.T.P. ACT, 1966.	Modification sanctioned by the Govt. U/s 31 (1) of M.R.T.P.ACT, 1966.
1	2	3	4	5	6	7
1.	EP-2	Site No. 172 Site No. 173 Site No. 175 S. No. 37(P) 38(P), 39(P) Kanheri	Primary School & Play Ground Garden Play Ground	1) Site No. 175 deleted & included in Residential Zone. 2) Alignment of 12 M. North side Road shifted towards West. 3) 20 M. wide East-West road proposed from Site Nos. 172, 173 & 175.	a) Eastern portion of alignment of 20 m. wide East- West Road passing through Site No. 172 and 173 is proposed to be deleted as shown on plan. Site No. 172 is proposed to be reinstated as per Plan published under Section 26. An Area admeasuring about 3670 sq. mt. is proposed to be deleted from Site No. 173 "Garden" and land so released together with land admeasuring about 2116 sq. mt. from Residential Zone lying towards Southern side of "Site No. 173- Garden" is proposed to be reserved for "Housing for dishoused" as Site No. 173-A. (Area 5786 sq. mt.) Area of rearranged Site No. 173 "Garden" will be about 2650 sq. mt. b) Western portion of alignment of above said 20 mt. wide East- West Road passing through Site No. 175 is proposed to be reinstated as per Plan submitted under Section 30. c) Southern Triangular Portion from Site No. 175 (Southern to the above said 20 mt. East- West Road) is proposed to be redesignated for garden as shown on Plan.	a) Eastern portion of alignment of 20 m. wide East- West Road passing through Site No. 172 and 173 is deleted as shown on plan. Site No. 172 is reinstated as per Plan published under Section 26. An Area admeasuring about 3670 sq. mt. from Site No. 173 "Garden" and land admeasuring about 2116 sq. mt. from Residential Zone lying towards Southern side of "Site No. 173- Garden" is amalgamated and reserved for "Garden" as Site No. 173-A. (Area 5786 sq. mt.) remnining part of Site No. 173 Garden" (about 2650 sq. mt.) is reserved for "Housing for dis housed" as shown on plan. b) Western portion of alignment of above said 20 mt. wide East- West Road passing through Site No. 175 is reinstated as per Plan submitted under Section 30 of MRTP Act. 1966 as shown on Plan. c) Southern Triangular Portion from Site No. 175 (Southern to the above said 20 mt. East- West Road) is redesignated for "Garden" as shown on Plan.

					<p>d) Northern portion of Site No. 175 (Northern to the above said 20 mt. East-West Road) is proposed to be deleted and included in Residential Zone shown on Plan.</p> <p>e) Alignment of 12 mt. North-South Road shifted to for its Northern portion to the East as per plan submitted under Section 30 is proposed to be rearranged and remaining Southern Portion is proposed to be reinstated as per plan submitted under Section 30 as shown on Plan.</p>	<p>d) Northern portion of Site No. 175 (Northern to the above said 20 mt. East-West Road) is deleted and included in Residential Zone shown on Plan.</p> <p>e) EP-2 (e) is refused to accord sanction Hence alignment of 12 mt. North-South Road is retained as per the plan published under section 26 of MRTP Act. 1966 as shown on Plan.</p>
2.	EP-3	S.No. 182(p) 183(p) Latur Site No. 106	Parking	Extention to Civil Hospital	Designation of Site No. 106 is proposed to be changed from "Parking" to "Extention to Civil Hospital" Appropriate Authority for which is "Civil Hospital Latur"	Designation of Site No. 106 - Parking" to "Extention to Civil Hospital" Appropriate Authority for this site is "Civil Hospital Latur"
3.	EP-4	S.No. 31(p), 45(p) Kanhari Site No. 148	Garden	Garden + Cremation Ground	Western portion of "Site No. 148 - Garden" is deleted & proposed to be reserved for "Cremation Ground" as shown on plan	Western portion of "Site No. 148 - Garden" is deleted & land so released is reserved for "Site No. 163 A- Cremation Ground" as shown on plan
4.	EP-5	S.No. 27, Khadgaon Site No. 251, Site No. 253, 12 mt. North-South Road	Fire Brigade Primary School 12m. North- South Road	Primary School & North-South road	<p>a) Area under Site No. 251, 'Fire Bridgade' & Site No. 253, 'Primary School' are deleted and proposed to be included in Residential Zone.</p> <p>b) Alignment of 12m wide DP road along western boundary of Site No. 251 & 253 is also proposed to be deleted and included in Residential Zone.</p> <p>c) Above 12m DP road and Site No. 253, Primary School are proposed to be rearranged in site No. 252 as shown on plan.</p>	<p>a) Area under Site No. 251, 'Fire Bridgade' & Site No. 253, 'Primary School' are deleted and included in Residential Zone as shown on plan.</p> <p>b) Alignment of 12m wide DP road along western boundary of " and "Site No. 251 Fire Bridgade site-Primary School" is deleted and land so released is included in Residential Zone as shown on plan.</p> <p>c) Above 12m DP road and "Site No. 253, Primary School & Play Ground" is rearranged in site No. 252 as shown on plan.</p>

5.	EP-6	S.No. 192, Stadium	Existing Polytechnic	Existing Polytechnic	<p>a) 18m wide East-West road is proposed along northern boundary of existing Polytechnic.</p> <p>b) Area admeasuring about 5.25Hect from Eastern site of existing P.L. Polytechnic is proposed to be reserved for District Sports Complex as site No. 178A. The Appropriate Authority for this site should be District Sports Officer, Latur.</p>	<p>a) 18m wide East-West road is shown along northern boundary of existing Polytechnic.</p> <p>b) Area admeasuring about 5.25Hect from Eastern site of existing P.L. Polytechnic is reserved for District Sports Complex as site No. 178A. as shown on plan. The Appropriate Authority for this site should be District Sports Officer, Latur.</p>
6.	EP-7	Industrial Zone	lands in between in proposed 30m. wide ring road & northern boundary of existing MIDC area of mauje Warvanti and Basavantpur	Residential Zone excluding area under Site No.289B.	<p>Land in between proposed 30m. wide ring road & northern boundary of existing MIDC area of mauje Warvanti and Basavantpur are proposed to be deleted from Industrial zone and included in residential zone as shown on plan subject to following condition-</p> <p>a) While granting the development permission in this area, 15% area shall be kept for amenity sapce in addition to 10% open sapce</p>	<p>Land in between proposed 30m. wide ring road & northern boundary of existing MIDC area of mauje Warvanti and Basavantpur are deleted from Industrial zone and included in residential zone as shown on plan subject to following condition-</p> <p>a) While granting the development permission in this area, 15% area shall be kept for amenity sapce in addition to 10% open sapce</p>
7.	EP-8	S.No. 152(p) Latur	Residential zone	Site No.140A, Cremation Ground	Area admeasuring about 0.38Hect. is deleted from residential zone and proposed to be reserved for Cremation Ground <i>vide</i> new Site No.148A	Area admeasuring about 0.38Hect. is deleted from residential zone and reserved for Cremation Ground <i>vide</i> new Site No.148A as shown on plan.
8.	EP-9	S.No. 290(p) Latur	Residential zone	Site No.48C, Cremation Ground	Area admeasuring about 0.96Hect. is deleted from residential zone and proposed to be reserved for Cremation Ground <i>vide</i> new Site No.48C	Area admeasuring about 0.96Hect. is deleted from residential zone and reserved for Cremation Ground <i>vide</i> new Site No.48C as shown on plan.
9.	EP-10	S.No. 288(p) Latur	Residential zone	Site No.48D, Burial Ground	Area admeasuring about 0.47Hect. is deleted from residential zone and proposed to be reserved for Burial Ground <i>vide</i> new Site No.48D	Area admeasuring about 0.47Hect. is deleted from residential zone and reserved for Burial Ground <i>vide</i> new Site No.48D as shown on plan.

10.	EP-11	S.No. 217(p)	Site No.5 Play Ground	Play Ground (Site No.5)+Extention to Lingayat Burial Ground(SiteNo.48A)	Area admeasuring about 0.3Hect. from Site No.5 Play Ground is deleted and proposed to be reserved for extension to the Burial Ground for Lingayat community <i>vide</i> new Site No.48A	Area admeasuring about 0.3Hect. from "Site No.5-Play Ground" is deleted and reserved for extension to the Burial Ground for Lingayat community <i>vide</i> new Site No.48A as shown on plan.
11.	EP-12	S.No. 234/3	Residential zone	Site No.289A, Cremation Ground	a) New 12m wide road is proposed along Western boundry as shown on plan b) Northern Portion (about 0.2Hect) is proposed to be reserved for Cremation Ground <i>vide</i> Site No.289A, as shown on plan. c) Remaining southern portion of Site No.289A is proposed to be deleted and included in residential zone as shown on plan.	EP- 12 is refused to accord sanction. Hence the area of Site No.234/3 is included in Residential Zone as per the plan published under section 26 of MRTP Act, 1966 as shown on plan.
12.	EP-13	Existing Railway Track & Railway Station	Existing Railway Track & Railway Station	30m wide DP road and Site No.110A Garden, Parking & Shopping Center	a) Entire Land under Railway Track traversing through Latur Municipal area will be treated as DP road after shifting of existing Railway Station b) entire area of existing Railway Station is proposed to be reserved for following purpose as shown on plan. 3) Southern Portion of existing Railway Station towards South of proposed 15m. wide road is proposed to be reserved for Government Medical College as shown on plan. With its appropriate authority as public health department for any Registered institution as decided by Government of Maharashtra. 4) 15m. wide road network is proposed to connect existing road links.	a) Entire Land under Railway Track traversing through Latur Municipal area will be treated as DP road. b) Area of existing Railway Station is reserved for following purpose as shown on plan. 3) Southern Portion of existing Railway Station towards South of proposed 15 m. wide road is reserved for Government Medical College as shown on plan. With its appropriate authority as public health department for any Registered institution as decided by Government of Maharashtra. 4) 15m. wide road network is shown to connect existing road links as shown on plan.
13.	EP-14	Premises of Collector's office Latur	Public Semi Public Zone.	Site No.289C Garden.	Area admeasuring about 0.25Hect. of South-East corner of existing Collector Office premises is proposed to be reserved for Garden <i>vide</i> New Site No.289C	Area admeasuring about 0.25Hect. of South-East corner of existing Collector Office premises is reserved for Garden <i>vide</i> New Site No.289C as shown on plan.

14.	EP-15	S.No.23(P) Basvantpur	Industrial zone	Site No.289B, Cremation Ground	Area admeasuring about 0.15Hect. along existing road leading to the new Railway Sation is proposed to be reserved for Cremation Ground <i>vide</i> new Site No.289B.	Area admeasuring about 0.15Hect. along existing road leading to the new Railway Sation is proposed to be reserved for Cremation Ground <i>vide</i> new Site No.289B as shown on plan.
15.	EP-16	S. No.131(p) Latur.	Residential zone	Site No.72A, Burial Ground.	Area admeasuring about 0.45Hect. situated on southern boundry of existing nalla is proposed to be reserved for Burial Ground 7 new site No.72A	EP- 16 is refused to accord sanction, hence area admeasuring about 0.45Hect. situated on southern boundry of existing nalla is included in Residential Zone as per the paln publised u/s 26 of MRTTP Act, 1966 as shown on plan.
16.	EP-17	S.No.127 Burial Ground	S.No.127 Burial Ground	S.No.127 Burial Ground	The entire Site No. 127 is proposed to be deleted and land so released is proposed to be included in adjoining "Site No. 128 City Garden" Area admeasuring about	The entire "Site No. 127- Burial Ground" deleted and land so released is included in adjoining "Site No. 128 City Garden" as shown on plan.
17.	EP-18	S. No.48, Site No. 68	Play Ground	Play Ground	0.74 Hect. of Western side from Site No.68 Play Ground is proposed to be deleted and land so released is proposed to be included in service industrial zone as shown on plan.	Area admeasuring about 0.74 Hect. of Western side from "Site No.68- Play Ground" is deleted and land so released is included in service industrial zone as shown on plan.
18.	EP-19	S. No.233(P), Site No. 254.	Play Ground and Residential Zone	Play Ground and Residential Zone	a) Southern part of the Site No. 254 admeasuring about 0.25 Hect. is proposed to be deleted and included in Residential zone. b) Trangular portion of land admeasuring about 0.25 Hect. in between Site No. 254 and 18m. DP road is proposed to be included in Site No. 254.	a) Southern part of the Site No. 254 admeasuring about 0.25 Hect. is deleted and included in Residential zone as shown on plan. b) Trangular portion of land admeasuring about 0.25 Hect. in between Site No. 254 and 18m. DP road is included in Residential Zone as shown on plan.
19.	EP-20	Site No.266, Site No. 267.	Primary School & Play Ground and Play Ground	Primary School & Play Ground and Play Ground	Site No. 266 & 267 are proposed to be deleted and land so released is proposed to be included in Residential Zone	"Site No. 266- Primary School & Play Ground" & Site No.267-PlayGround" are deleted and so included in Residential zone as shown on plan.

20.	EP-21	S. No. 297,298, 299 Site No. 27 & Site No. 29	High school & Play Ground, Play Ground	High school & Play Ground, Play Ground	Southern Portion of Site No. 27 & 29 is deleted from respective reservation and proposed to be designated "Garden" vide new Site No. 29A as shown on plan.	Southern Portion of "Site No. 27- High School & Play Ground" & "Site No. 29- Play Ground" is deleted from respective reservation and designated for "Garden" vide new Site No. 29A as shown on plan.
21.	EP-22	CTS No. 6220/32, 6228/21	Industrial Zone, Existing premises of Laxmi Mill	Residential zone	Existing premises of Laxmi Mill is proposed to be deleted from Industrial Zone and proposed to be included in Residential Zone as shown on plan	EP-22 is refused to accord sanction. Hence existing premises of Laxmi Mill is included in Industrial Zone as per the plan published u/s 26 of MRTP Act. 1966 as shown on plan.
22.	EP-23	S.No. 264, Site No. 290	Slaughter House + Residential Zone	Slaughter House + Residential Zone	a) Site No. 290 is proposed to be deleted and land so released included in Residential Zone. b) Above Site No. 290 is proposed to be relocated towards North-West corner of S.No. 264 and along 12m. wide D.P. road as shown on plan.	a) "Site No. 290- Slaughter House" is and land so released included in Residential Zone as shown on plan. b) Above "Site No. 290- Slaughter House" is relocated towards North-West corner of S.No. 264 and along 12m. wide D.P. road as shown on plan.
23.	EP-24	S. No. 183, Site No. 174	Primary School	Primary School	a) The Appropriate Authority for this Site No. 174 is proposed to be Marwadi Rajashtani Education Trust instead of Municipal Council Latur.	a) The Appropriate Authority for this "Site No. 174- Primary School" is Municipal Corporation, Latur.
24.	EP-25	Site No. 166 Site No. 167	High School & Primary School	High School & Primary School	a) Northern portion of Site No. 166 is proposed to be deleted and included in Residential Zone. b) Strip of land in between existing Latur- Nanded diversion road and Southern boundary and Site No. 166 & 168, is proposed to be included in respective reservations as shown on plan	a) EP-25 (a) is refused to accord sanction. Hence northern portion of "Site No. 166- High School" is retained as per the plan published u/s 26 of MRTP Act, as shown on plan. b) Strip of land in between existing Latur- Nanded diversion road and Southern boundary and Site No. 166 & 168, is proposed to be included in respective reservations as shown on plan
25.	EP-26	Site No. 107+ Residential Zone	Primary School + Play Ground + Residential Zone	Primary School + Play Ground + Residential Zone	a) Site No. 107- Primary School is proposed to be deleted and land so released is included in Residential Zone	a) "Site No. 107- Primary School & Play Ground" is deleted and land so released is included in Residential Zone as shown on plan.

					b) Above Site No. 107 is proposed to be relocated near South- West corner of APMC and at the junction of 15m. wide DP road as shown on plan	b) Above Site No. 107 is proposed to be relocated near South- West corner of APMC and at the junction of 15m. wide DP road as shown on plan
26.	EP-27	S.No. 210, Site No. 274	Vegetable Market & Shopping Center	Vegetable Market & Shopping Center	a) Area admeasuring about 700 sq. m from Southern side of Site. No.-274 is proposed to be deleted and land so released is proposed to be included in public semi-public zone.	a) Area admeasuring about 700 sq. m from Southern side of Site. No.-274 is deleted and land so released is included in public semi-public zone as shown on plan.
27.	EP-28	S.No. 13 Wasangaon Site No. 193	Play Ground	Play Ground	Northern portion of Site No. 193 admeasuring about 1.10 Hect. is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Northern portion of "Site No. 193- Play Ground" admeasuring about 1.10 Hect. is deleted and land so released is included in Residential Zone as shown plan.
28.	EP-29	Site No. 72	Truck Terminus	Truck Terminus	Designation of Site No. 72 Truck Terminus is proposed to be changed as housing for dishouse.	EP-29 is refused to accord sanction. "Site No. 72- Truck Terminus" is retained as per the plan submitted u/s 30 of MRTP Act, 1966 as shown on plan.
29.	EP-30	Existing Vegetable Market Situating towards North side of Site No. 11	Existing Vegetable Market	Existing Vegetable Market	Existing Vegetable Market is proposed to be reserved for "Vegetable Market" Mutton & Fish Market" vide new Site No. 11A	Existing Vegetable Market is reserved for "Vegetable Market" Mutton & Fish Market" vide new Site No. 11A as shown on plan.
30.	EP-31	Site No. 219	Garden	Garden	Southern part of Site No. 219 admeasuring about 1.125 Hect. is proposed to be deleted and land so released is proposed to be included in Residential Zone	EP-31 is refused to accord sanction. Hence "Site No. 219- Garden" is retained as per the plan published u/s 26 of MRTP Act, 1966 as shown on plan.
31.	EP-32	Site No. 239	Play Ground	Play Ground	Northern part of Site No. 239 admeasuring about 0.725 Hect. is proposed to be deleted and land so released is proposed to be included Residential Zone.	EP-32 is refused to accord sanction. Hence "Site No. 239- Play Ground" is retained as per the plan published u/s 26 of MRTP Act. 1966 as shown on plan.
32.	EP-33	Site No. 264	Sport Complex & Shopping Center	Sport Complex & Shopping Center	Designation of Site No. 264- Sport Complex & Shopping Center is proposed to be changed as "Town Center"	Designation of "Site No. 264- Sport Complex & Shopping Center" is changed as "Town Center" as shown on plan.

33.	EP-34	CTS No. 126	Traffic island (as per page No. 140 of DP report)	Traffic island (as per page No. 140 of DP report)	Area of CTS No. 126 which is in possession of APMC is proposed to be included in Commercial Zone	EP-34 is refused to accord sanction. Hence Traffic Island is retained as per the plan published u/s 26 of MRTTP Act 1966 as shown on plan.
34.	EP-35	Site No. 281 282 283	Play Ground Primary School High School	Play Ground Primary School High School	a) Alignment of 30m. wide proposed ring road is deleted and land so released is proposed to be included in adjoining reservation and zoning. b) Alignment of 30m. wide existing ring road is proposed to be incorporated as DP Road as shown on plan. c) Due to modification at "b" above, Northern portion of Site No. 282- Primary School & Play Ground and area under 15m. wide road is proposed to be included in Residential Zone. d) Due to modification at "b" above North-East part of Site No. 281 Play Ground is proposed to be included in residential zone and North-West part is proposed to be shown as existing M.S.E.B. e) Due to modification at "a&b" above, Site No. 281 Play Ground is rearranged (2.40 Hect) as shown on plan. Site No. 283 is proposed to be rearranged (1.90 Hect) and designated as Primary School & High School	a) Alignment of 30m. wide proposed ring road is deleted and land so released is included in adjoining reservation and zoning as shown on plan. b) Alignment of 30m. wide existing ring road is incorporated as DP Road as shown on plan. c) Due to modification at "b" above, Northern portion of "Site No. 282- Primary School & Play Ground" and area under 15m. wide road is included in Residential Zone as shown on plan. d) Due to modification at "b" above North-East part of "Site No. 281 Play Ground" is included in residential zone and North-West part is shown as existing M.S.E.B. as shown on plan. e) Due to modification at "a&b" above, "Site No. 281 Play Ground" is rearranged (2.40 Hect) as shown on plan. "Site No. 283-" High School" is rearranged (1.90 Hect) and designated as Primary School & High School as shown on plan.
35.	EP-37	S. No. 146 Site No. 102 103 104 (Gorakshan Sanstha)	Primary School & Play Ground Community Center & Library Childrens Park	Primary School & Play Ground Community Center & Library, Childrens Park	Site No.102 & 103 is proposed to be deleted and land so released is proposed to be included in residential zone as shown on plan. Southern portion of Site No.104 is proposed to be deleted and land so released is proposed to be reserved for Primary School as shown on plan as new Site No.102	EP-37 is refused to accord sanction. Hence "Site No.102 Primary School & Play Ground" "Site No.103 - Community Center & Library" "Site No.104 - Childrens Park" are retained as per the plan published u/s 26 of MRTTP Act, 1966, as shown on plan.

36.	EP-38	S.No. 214. Site No.307	Play Ground	Play Ground	a) Site No.307 is proposed to be deleted and land so released is proposed to be included in residential zone and 12m. proposed road as shown plan.	a) Existing construction under Site No.307- Play Ground is deleted and land so released is included in Residential zone & remaining portion of the said Site is reserved as Site No.307-Play Ground and 12m. proposed road as shown on plan.
		308	Primary School & Play Ground	Primary School & Play Ground		
		309	High School & Play Ground	High School & Play Ground	b) Site No.308 Primary School & Play Ground is proposed to be relocated as shown on plan on Southern Site of 12m. wide new road	b) Site No.308 Primary School & Play Ground is relocated as shown on plan on Southern Site of 12m. wide new road
		314	Health Centre	Health Centre		
					c) Site No.309 High School & Play Ground is proposed to be deleted and western portion of the land so released is proposed to be included in residential zone and Eastern portion is proposed to be included in new site No.307(Paly Ground) and 12m. East-West road is proposed as shown on the paln.	c) "Site No.309 High School & Play Ground is deleted and western portion of the land so released is included in residential zone and Eastern portion included in new site No.307- Paly Ground" and 12m. East-West road is shown on the paln.
					d) Site No.314 (Health Centre) is proposed to be rearranged as shown on plan.	d) "Site No.314- Health Centre" is rearranged as shown on plan.

Modification of substantial nature in Development Control Rules		
37	EP-40	EP-40 is refused to accord sanction, as the standardized Building Bye-laws and Development Control Rules for A, B & C class Municipal Councils has been approved <i>vide</i> Government Notification dated 21 st November, 2013.
38	EP-41	EP-41 is refused to accord sanction, as the standardized Building Bye-laws and Development Control Rules for A, B & C class Municipal Councils has been approved <i>vide</i> Government Notification dated 21 st November, 2013.
39	EP-42	After Table No. 10 in the Development Plan Report the following foot notes are proposed to be added; <ul style="list-style-type: none"> i) Area of reservation mentioned in the Development Plan are approximate and are subject to actual measurement on site as per the boundaries shown on the Development Plan sanctioned herein above. ii) The Appropriate Authority for Primary School and High School reservations are proposed to be registered Education Institute in addition to Municipal Councils, Latur.
40	EP-43	Regulation for Development of "Town Centre" reservation are mentioned in Development Plan Report <i>vide</i> Appendix "C" is substituted as follows:- <p>Appendix C</p> <p>Regulations for Development of Town Centres Reservations.</p> <ol style="list-style-type: none"> 1) The following user shall be permitted individually or in group in this reservation as per the list given namely:- shopping centre, cultural hall, library, dispensary, maternity home, parking, garden, gymnasium, museum, open space, swimming pool, etc. 2) The benefit of Accommodation Reservation shall be available for this reservation subject to following conditions. <ol style="list-style-type: none"> a) Minimum 15% of total area of land shall be reserved as open space. And this open space shall be handed over to Municipal Councils, Latur as per Rule No.14.03 of D.C. Rules. b) Minimum 15% of total area of land shall be reserved as amenity space. And this amenity space shall be handed over by land owner/Developer to Municipal Councils, Latur free of cost in lieu of which TDR shall be available as per regulations. c) Municipal Councils shall be develop necessary amenities in this land s and when required. d) The remaining 70% of the total land shall be developed for the users as per list given in (1) above independently or as shopping on ground floor and officers/residential user on upper floor with adequate parking facility. 3) Permissible Built up Area :- Total permissible built up area shall not exceed 1/3 of the net plot area. 4) Distance Between Any Two Buildings :- The distance between any two buildings shall not be less than 4.50 mt. 5) Internal Layout Roads :- Minimum width of the layout Internal roads shall be 12.00 mt.
41	EP-44	EP-44 is refused to accord sanction, as the standardized Building Bye-laws and Development Control Rules for A, B & C class Municipal Councils has been approved <i>vide</i> Government Notification dated 21 st November, 2013.
42	EP-45	EP-45 is refused to accord sanction, as the standardized Building Bye-laws and Development Control Rules for A, B & C class Municipal Councils has been approved <i>vide</i> Government Notification dated 21 st November, 2013.

By order and in the name of The Governor of Maharashtra.

M.M.Patil,
Under Secretary to Government.

URBAN DEVELOPMENT DEPARTMENT,

Mantralaya, Mumbai 400032

NOTICE

Date - 31st August 2015

The Maharashtra Regional & Town Planning Act, 1966

No. TPS- 3714/623/CR-171(B)/UD-30 : Whereas, in accordance with sub section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"), the Government of Maharashtra has sanctioned a part of the draft Development Plan for the area within the limits of the Latur Municipal Council, Latur (hereinafter referred to as "the said Development Plan") *vide* Urban Development Department's Notification No. TPS- 3700/471/CR-153 (A)/2000/UD-30, dated 2nd January 2002 (hereinafter referred to as "the said Notification") published in the Official Gazette, Part I-A, Aurangabad Divisional Supplement, dated 31st January, 2002 & the corrigendum to the said notification dated 17th April 2002;

And whereas, the Government published the proposed modifications of substantial nature as the excluded parts of the said Development Plan (hereinafter referred to as "the said Excluded Parts") *vide* Urban Development Department's Notice No. TPS- 3700/471/CR-153 (B)/2000/UD-30, dated 2nd January 2002 (hereinafter referred to as "the said Notice"), published in the Official Gazette, Part I-A, Aurangabad Divisional Supplement, dated 31st January 2002 & the corrigendum to the said notice dated 17th July 2003 has published for inviting suggestions / objections from the general public under second proviso to sub section (1) of section 31 of the said Act;

And whereas, in accordance with sub section (2) of section 31 of the said Act, the Government, *vide* the said Notice, appointed the then Deputy Director of Town Planning, Aurangabad Division, Aurangabad as "the Officer" to hear the persons submitting objections or suggestions in respect of the proposed modifications of substantial nature and to submit his report to the Government (hereinafter referred to as "the said Officer");

And whereas, the said Officer submitted his report to the Government *vide* his Marathi letter No. आदेश पुनर्प्रसिद्ध वि. यो. लातूर (सु.+ वा. क्षे)/ 2632, dated 8th November, 2002;

And whereas, in accordance with sub- Section (1) of Section 31 of the said Act, after taking into consideration the objections and suggestions received and the report of the said Officer and after making necessary enquiries and on consulting the Director of Town Planning, Maharashtra State, Pune the State Government has taken decision regarding some of the said Excluded Parts viz EP-1 to EP-45 of the said Development

Plan, as specified in Government Notification No. TPS-3702/1407/CR- 335 (B)/2002/UD-30 dated 30.08.2008 and belonging EP-1, EP-36 & EP-39, EP Nos. 2 to 12, 13B (3), 13B(4), 14 to 35, 37, 38 & 40 to 45 *vide* Notification No. TPS- 3714/623/CR-171/2014/UD-30, dated 31st August 2015;

And whereas, the Government proposes certain substantial modifications to EP-13 B-1, 13B-2 as specified in Schedule 'D' appended hereto and marked as REP-1 of the said Development Plan (hereinafter referred to as "the said published Excluded Part");

And whereas, these modifications being of a substantial nature are required to be republished under Section 31 of the said Act; Now, therefore in exercise of the powers conferred by of Section 31(1) of the said Act, and all the powers enabling it on that behalf, the Government of Maharashtra hereby:-

1) Issues notice for inviting suggestions and /or objections from any person in respect of the proposed substantial modification as specified in the Schedule 'D' appended hereto, within the period of 30 days from the date of publication of this notice in the Official Gazette.

2) Appoints Joint Director of Town Planning, Aurangabad Division, Aurangabad as the "Officer" under section 31 (2) of the said Act, to hear all the general public filing suggestions and / or objections as stated in (1) above within stipulated period and to submit his report thereupon to the Government for further necessary action.

3) Only the suggestions or objections regarding said published Excluded Part, mentioned in Schedule 'D' that may be received by the Joint Director of Town Planning, Aurangabad Division, Aurangabad having his office at MHADA building, near Baba Petrol Pump, Aurangabad within the stipulated period of 30 days from the date of publication of this notice in the Official Gazette shall be considered.

4) Copy of the said notice along with Schedule 'D' and the plan showing the aforesaid published Excluded Part, shall be available for inspection to general public at following office during office hours on all working days.

(i) Joint Director of Town Planning, Aurangabad Division, Aurangabad.

(ii) The Commissioner, Municipal Corporation, Latur.

(iii) Town Planner, Latur Branch, Latur.

This notice is available on Government Website www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,

M.M. Patil,

Under Secretary to Government

SCHEDULE 'D'

SUBSTANTIAL MODIFICATIONS REPUBLISHED BY THE GOVERNMENT IN DEVELOPMENT PLAN, Latur
(Revised + Additional Area)

[ACCOMPANIMENT TO THE GOVERNMENT NOTICE NO. TPS- 3714/623/CR-171(B)/2014/UD-30, Date :-26th August, 2015.]

Sr. No.	EP No.	Site No./ Location	Prposal as per Develpment Plan published under section 26 of the M.R. & T.P.ACT, 1966.	Prposal as per Develpment Plan submitted to the Sate Government for sanction under section 30 of the M.R. & T.P. ACT, 1966.	Modification of substantial nature as proposed by the state Government under section 31 of the M.R. & T.P. ACT, 1966 <i>vide</i> Notice date 26th October, 2004.	Modification of substantial nature as proposed by the state Government under section 31 of the M.R. & T.P. ACT, 1966.
1	2	3	4	5	6	7
1	REP-1	Existing Railway Track & Railway Sation	Existing Railway Track & Railway Sation	30m wide DP road and site No.110A Garden, Parking & Shopping Center	<p>b) Entire area of existing Railway sation is proposed to be reserved for following purpose as shown on plan.</p> <p>1) Part of Western portion of existing Railway sation Land of the North of 15m. wide road is proposed to be reserved for Garden <i>vide</i> new Site No.110A as shown on plan.</p> <p>2) Plan of Eastern portion of existing Railway sation Land the North of 15m. wide road is proposed to be reserved for Shopping Center & Parking <i>vide</i> new Site No.110B as shown on plan.</p>	<p>b) The area of existing Railway sation is proposed to be reserved for following purpose as shown on plan.</p> <p>1) Part of Western portion of existing Railway sation Land the North of 15m. wide road is proposed to be reserved for Garden <i>vide</i> new Site No.110A as shown on plan.</p> <p>2) Plan of Eastern portion of existing Railway sation Land the North of 15m. wide road is proposed to be reserved for Shopping Center & Parking <i>vide</i> new Site No.110B as shown on plan.</p>

By order and in the name of The Governor of Maharashtra.

M.M.Patil,
Under Secretary to Government.