

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 0032,

Dated 24th February 2000

Maharashtra Regional and Town Planning Act, 1966

No. TPS-3199/513/CR 81/99UD-30.—Whereas, the Basmatnagar Municipal Council (hereinafter referred to as "the said Municipal Council") by its General Body Resolution No. 2, dated 25 November 1987 has declared its intention under Section 23(1) and Section 38 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") to prepare a Revise Development Plan for the area within its jurisdiction and the Notice of the said declaration has appeared in Maharashtra Government Gazette, Aurangabad Divisional Supplement, Part-IA dated 11th February 1988 on Page 92;

And whereas, the said Municipal Council after carrying out the survey of entire area with its jurisdiction prepared and published the Draft Development Plan of Basmatnagar (hereinafter referred to as "the said Development Plan") vide Resolution No. 1, dated 11 May 1992 and published a Notice to that effect in Maharashtra Government Gazette, Aurangabad Divisional Supplement, dated 11th June 1992 on Pages 55 and 56;

And whereas, the said Municipal Council after considering the suggestions/objections received by it from the public has modified the said Development Plan and has submitted the Modified Plan to Government for sanction on 7th June 1995 under the provisions of Sub-section (1) of Section 30 of the said Act;

And whereas, in exercise of the powers conferred under Sub-section (1) of the Section 31 of the said Act, the Government of Maharashtra by its Notification, Urban Development Department No. TPS-3199/513/CR-81(B)/UD-30, dated 24th February 2000, has extended the period for sanctioning the said Development Plan for the further period upto and inclusive of 25th February 2000 ;

And whereas, in accordance with Sub-section (1) of Section 31 of the said Act, the Government of Maharashtra after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune decided to sanction Part of said Development Plan excluding the substantial changes verged in pink colour and marked as EP-1 to EP-9 on the said Development Plan (hereinafter referred to as "the said excluded part") subject to the Modifications shown in orange colour and as specified in the Part-I (Schedule of Modifications) accompanying this Notification;

Now, therefore under the powers conferred by Sub-section (1) of Section 31 of the said Act and all other powers enabling it in that behalf government of Maharashtra hereby.

(a) Sanctions the said Development Plan excluding the part shown in pink colour and subject to the modifications shown in orange colour on the said Development Plan and as specified in the Schedule of modifications;

(b) Fixes 24th April 2000 to be the date on which the said Development Plan shall come into force.

Schedule of Modifications at Government level is appended as part-I.

Note — The aforesaid Development Plan as part sanctioned by Government is kept open for inspection by the Public on all working days in the office of the Basmatnagar Municipal Council.

By Order and in the name of the Governor of Maharashtra,

CHARUSHILA TAMBekar,
Under secretary to Government

Development Plan of Basamatinagar (Revised)

Part - I

Schedule of Modification

Modification No.	Site No./ Location	Proposal as per the Development Plan published Under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposal as per the Development Plan submitted to Government for sanction under section 30 of the Maharashtra Regional and Town Planning	Proposal as approved by Government
1	2	3	4	5
M-1	Site No. 12	Health Centre	Deleted and included in Residential Zone.	Site No. 12 reinstated as "Dispensary"
M-2	Site No. 15	Health Centre	Health Centre	Designation of Site No. 15 is changed from "Health Centre" to "Dispensary".
M-3	Site No. 28	Health Centre	Health Centre	Designation of Site No. 28 is changed from "Health Centre" to "Dispensary".
M-4	Site No. 26	Primary School and Play Ground.	Deleted and included in Residential zone	(a) Site No. 26 "Primary School and Play ground" Deleted and area under this site is merged in Site No. 56 "Play Ground".
	Site No. 56	Play Ground	Deleted and included in Residential zone	(b) Area admeasuring about 0.4 Hect. in the North-East corner of Site No. 56 is reserved for "Primary School" Vide site No. 26 (c) Area admeasuring about 2000 Sq. Mts. from Site No. 56 is deleted and included in Residential Zone as shown on Development Plan.
M-5	Site No. 17	Open space	Open space	Designation of Site No. 17, 18, 20 and 21
M-6	Site No. 18	Open space	Open space	(Four sites) is changed from
M-7	Site No. 20	Open space	Open space	"Open space" to "Garden"
M-8	Site No. 21	Open space	Open space	
M-9	Site No. 22	Open space	Open space	Designation of the Site No. 22 is changed from "Open space" to "Childrens Play Ground"
M-10	Site No. 38	Garden	Deleted and included in Residential zone	Site is reinstated as "Garden" as per the Plan published Under section 26
M-11	Area admeasuring about 1240 Sq. Mts. to the Northern side of existing Narhar Kurundkar Hall.	Public-Semipublic	Public-Semipublic	Area admeasuring about 1240 Sq. Mts. to the Northern side of existing Narhar Kurundkar Hall is reserved for "Shopping Centre and Office Complex" Vide site No. 57 as shown on Development Plan.
M-12	Area admeasuring about 1800 Sq. Mts. to the Western side of existing Narhar Kurundkar Hall.	Public-Semipublic	Public-Semipublic	Area admeasuring about 1800 Sq. Mts. to the Western side of existing Narhar Kurundkar Hall is reserved for Shopping Centre vide Site No. 58 as shown on Development Plan.

1	2	3	4	5
Site No./ Location	Proposal as per the Development Plan published Under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposal as per the Development Plan submitted to Government for sanction under section 30 of the Maharashtra Regional and Town Planning	Proposal as approved by Government	
M-13	Area admeasuring about 813 Sq. Mts. to the Southern side of existing Tahasil and Hyderabad Bank and to the Northern side of Parbhani-Nanded Road.	Public-Semipublic	Public-Semipublic	Area admeasuring about 813 Sq. Mts. to the Southern side of existing Tahasil and Hyderabad Bank and to the Northern side of Parbhani-Nanded Road is reserved for "Shopping Centre" vide Site No. 59 as shown on Development Plan.
M-14	Area admeasuring about 340 Sq. Mts. to the North-East side of existing Town Hall.	Public-Semipublic	Public-Semipublic	Area admeasuring about 340 Sq. Mts. to the North-East side of existing Town Hall is reserved for "Shopping Centre" vide Site No. 60 as shown on Development Plan.

MODIFICATIONS TO DEVELOPMENT CONTROL RULES

M-15	(a) Definition 2.13 of S.D.C.R. for B and C Municipal Council	Group Housing Scheme: A Scheme, wherein dwelling houses are not constructed in separate individual plot, but where a Group of building is proposed in one plot.	Ground Housing Scheme: A Housing Scheme, wherein dwelling houses are not constructed in separate individual plot, but where a Group of Building is proposed in one plot.	Group or multi-storeyed housing for more than one dwelling unit where land is owned jointly (as in case of Co-operative Society or the Public agencies such as Local Authorities or Housing Boards etc.) and the construction is undertaken by one authority.
(b) Table (1) Sr. No. 7 Column 7.	$1/3^{rd}$ (of the net* plot area)	$1/3^{rd}$ (of the net* plot area)	$1/3^{rd}$ (of the net* plot area)	$1/3^{rd}$
(c) Table 1 (Note 1)	*Note 1. for the sake of calculation of net area in group housing scheme, area of plot less than 900 Sq. Mts. shall be treated as net plot area. In other cases, the net area shall be $3/4^{th}$ of the total plot area.	*Note 1. for the sake of calculation of net area in group housing scheme, area of plot less than 900 Sq. Mts. shall be treated as net plot area. In other cases, the net area shall be $3/4^{th}$ of the total plot area.	*Note 1. for the sake of calculation of net area in group housing scheme, area of plot less than 900 Sq. Mts. shall be treated as net plot area. In other cases, the net area shall be $3/4^{th}$ of the total plot area.	Note 1. For the plot more than 1000 Sq. Mts. the net plot area shall be the $3/4^{th}$ of plot area irrespective of type of housing with minimum net area as 1000 Sq. Mts.

By Order and in the name of the Governor of Maharashtra,

CHIRUSHILA TAMBEKAR,
Under Secretary to Government