

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032
Date: 22 July, 2013

NOTIFICATION

Maharashtra Regional & Town Planning Act, 1966.

01. No.TPS-2913/1530/CR-279/2013/UD-30 :- Whereas, the Ambad Municipal Council (Dist. Jalna) (hereinafter referred to as "the said Municipal Council"), being the Planning Authority for the area under its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act'), has by its Resolution No.07/1, dated 29th July, 2007, made a declaration under Section 38 with sub-section (1) of section of the said Act of its intention to prepare the revised Development Plan for the entire area within its jurisdiction and notice of such declaration was published at Page No.29 in the Maharashtra Government Gazette (hereinafter referred to as "Official Gazette") Part 1, Aurangabad Division Supplement dated 27th December, 2007;

And whereas, Town Planning Officer appointed u/s 24 of the said act, after carrying out survey of the entire land within its jurisdiction, prepared existing land use map as required under Section 25 of the said Act and thereafter prepared the draft Development Plan of Ambad (Revised) handed it over to Municipal Council Ambad for publication. The said Municipal Council published a notice under section (1) of section 26 of the said Act to that effect at Page No 41, in the Official Gazette, Part 1- Aurangabad Division, Supplement, dated 26th January, 2012, for inviting suggestions and objections in respect of the published Draft Development Plan;

And whereas, the Planning Committee appointed under section 28(2) of the said Act heard the suggestions and objections in respect of the aforesaid published Draft Development Plan received within the stipulated period;

And whereas, after receiving and considering the report of the Planning Committee, the said Planning Authority has submitted the said Draft Development Plan, without any modifications, under sub-Section (1) of section 30 of the said Act, on 24th July 2012 to the Government of Maharashtra for sanction;

And whereas, the said Act has been amended vide Maharashtra Act No. X of 2011 with effect from the 5th April, 2011,

And whereas, in accordance with the provisions of the subsection (1) of section 31 of the said Act, the State Government has to sanction the the said draft Development Plan within six months from the date of submission under section 30 of the said Act or within

such further extended time period not exceeding six months in aggregate as the State Government may specify ;

And whereas, the Government has already published comprehensive 'Draft Development Control and Promotion Regulations for Municipal Councils and Nagarpanchayats in Maharashtra,' for suggestions and objections from the general public, vide notice No.TPS-1810/612/CR-2200/2010/UD-13, date 30th June 2011 under section 37 (1AA) of the said Act, and whereas this set of Draft Development Control Regulations shall also be made applicable to Ambad Municipal Council after due sanction from the Government.

And whereas, in accordance with sub- Section (1) of Section 31 of the said Act, the Government, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune is of the view that it is necessary to sanction a part of the said draft Development Plan of the said Municipal Council, excluding :-

- (i) Draft Building Byelaws and Development Control Rules which shall be kept in abeyance; and
- (ii) Modifications of Substantial Nature which are required to be published under section 31(1) for inviting objections and suggestions from the general public.

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

a) extends the period prescribed under Section 31(1) of the said Act for sanctioning the said Development Plan from 23rd January, 2013 up to and inclusive of 22nd July, 2013.

b) sanctions the said Development Plan (Revised) for Ambad Municipal Council with the Schedule of Modifications appended hereto as "**SCHEDULE - A**", excluding the substantial modifications shown on the said Development Plan as specified in "**SCHEDULE - B**" of the Notice No. TPS-2913/1530/CR-279(A) /2013/UD-30 dated 22nd July, 2013.

c) keeps in abeyance the Development Control Regulations for the said Municipal Council as submitted under section 30 of the said Act by the said Planning Authority till the sanction of the draft 'Development Control and Promotion Regulations for Municipal Councils and Nagarpanchayats in Maharashtra', published by the Govt. under section 37 (1AA) of the said Act, on 30.06.2011 which will be made applicable as soon as the same are sanctioned by the Govt. u/s. 37(2) of the said Act.

d) fixes the date after one month from the date of publication of this notification in the Official Gazette as the date when the final Development Plan for area of Ambad Municipal Council shall come into force.

02. Areas of reserved sites mentioned in the Report of the aforesaid sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.
03. The reservations/allocations/designations which do not appear in the Schedule- A and Schedule -B are hereby sanctioned for the respective purpose as designated in the aforesaid sanctioned Development Plan.
04. All the existing roads whether shown on plan or not, shall have the status of existing roads.
05. The private or rental premises designated in Public- Semipublic Zone shall continue to be in such zone as long as Public-Semipublic user exists, otherwise, such lands shall be considered to be included in the adjoining predominant zone.
06. Draftsman's errors which are required to be corrected as per actual situation on site or as per survey records, sanctioned layout, etc. shall be corrected by the Chief Officer, Ambad Municipal Council, Ambad, after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.
07. Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on the aforesaid Development plan are subject to changes if respective layouts are revised. If the layout is revised and if open space is shown elsewhere in Residential Zone, then the existing open space in the layout as shown on the said Development Plan shall be treated as Residential Zone.
08. The developed areas within the flood line shown in blue lines on the Development Plan, are included in No-Development Zone. The existing user under these areas shall continue till its existence.
09. The aforesaid final Development Plan as sanctioned by the Government excluded the said Excluded Parts shall be kept open for inspection for the public during working hours on all working days for a period of **one month**, in the office of the Chief Officer, Ambad Municipal Council, Ambad, Dist. Jalna.

This Notification shall also be available on Government website www.maharashtra.gov.in

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


(M.M. Patil)

Under Secretary to Government

SCHEDULE – A

MODIFICATIONS SANCTIONED BY THE GOVERNMENT IN RESPECT OF PART FINAL DEVELOPMENT PLAN OF AMBAD, DIST- JALNA
(ACCOMPANIMENT WITH GOVERNMENT NOTIFICATION, URBAN DEVELOPMENT DEPARTMENT NO. TPS-2913/1530/CR-279 /2013/UD-30 dated 22 nd July, 2013)

Sr. NO.	Modifi cation No.	Site No. / Location	Proposal as per Plan published under section 26 of the Maharashtra Regional and Town Planning Act 1966	Proposal as per Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act 1966	Proposal as approved by the Government under section 31 of the Maharashtra Regional and Town Planning Act 1966
1	2	3	4	5	6
1	M1	-	Draft Dev.Plan (Rev.) Ambad	Draft Dev.Plan (Rev.) Ambad.	Rewarded as Draft Dev.Plan (Second Rev.) Ambad.
2	M2	"Site No 18- Primary School .& Play Ground" S.No-351, 352	"Site No 18- Primary School .& Play Ground"	"Site No 18- Primary School .& Play Ground"	Area from S.No 351 of "Site No 18- Primary School .& Play Ground" is shown in Public Semi & Public Zone
3	M 3	"Site No 22- Extn. To Poly.Tech." S.No. - 413	"Site No 22- Extn. To Poly.Tech."	"Site No 22- Extn. To Poly.Tech."	Existing Polytechnic. near "Site No 22- Extn. To Polytechnic." is shown in black verge.
4	M 4	"Site No 49- Dispensary & Maternity Home" S.no.-34	"Site No 49- Dispensary & Maternity Home"	"Site No 49- Dispensary & Maternity Home" is to be deleted and included in residential zone	"Site No 49- Dispensary & Maternity Home" is retained as per Published Plan

5	M 5	"Site No 51- Stadium" S.no.- 43,42	"Site No 51- Stadium"	Part Area having width of 60 m from S.no-42,43 situated at south side of "Site No 51- Stadium" is to be deleted and included in residential zone	"Site No 51- Stadium" is retained as per Published Plan.
6	M 6	"Site No 53 - High School. & Play Ground". S.No.- 77	"Site No 53 - High School. & Play Ground".	"Site No 53 - High School. & Play Ground". is to be deleted and included in residential zone	"Site No 53 - High School. & Play Ground" is retained as per Published Plan
7	M 7	"Site No 54 - Garden" S.No.- 77	"Site No 54 - Garden"	"Site No 54 - Garden" is to be deleted and included in Residential Zone	"Site No 54 - Garden" is retained as per Published Plan
8	M 8	Existing Stadium S.No.-8	Existing Primary School With Green Colour Colour in S.No.8	Existing Primary School With Green Colour in S.No.8	Existing Primary School with Green Colour is shown as Existing Stadium in black verge.
9	M 9	Exist. Garden S.No.-89	Existing Garden	Garden	Existing Garden Near "Site No12- Extention to Garden" is shown in black verge.
10	M 10	Existing Fire Brigade S.No.- 93	Existing Public and semi - public Zone	Existing Public & semi public Zone in S.No. 93	Existing Public & semi public Zone in S.No. 93 is shown in black verge as Existing Fire Brigade
11	M 11	Exist. Water Tank S.No.-407	Exist. Water Tank	Exist. Water Tank	Existing Solid Waste treatment Plant is shown in black verge



(M.M.Patil)

Under Secretary to Government

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And whereas, Town Planning Officer appointed u/s 24 of the said act, after carrying out survey of the entire land within its jurisdiction, prepared existing land use map as required under Section 25 of the said Act and thereafter prepared the draft Development Plan of Ambad (Revised) handed it over to Municipal Council Ambad for publication. The said Municipal Council published a notice under section (1) of section 26 of the said Act to that effect at Page No 41, in the Official Gazette, Part 1- Aurangabad Division, Supplement, dated **26th January, 2012**, for inviting suggestions and objections in respect of the published Draft Development Plan;

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And whereas, after receiving and considering the report of the Planning Committee, the said Planning Authority has submitted the said Draft Development Plan, without any modifications, under sub-Section (1) of section 30 of the said Act, on **24th July 2012** to the Government of Maharashtra for sanction;

And whereas, the said Act has been amended vide Maharashtra Act No. X of 2011 with effect from the 5th April, 2011,

And whereas, in accordance with the provisions of the subsection (1) of section 31 of the said Act, the State Government has to sanction the the said draft Development Plan within six months from the date of submission under section 30 of the said Act or within

such further extended time period not exceeding six months in aggregate as the State Government may specify ;

And whereas, in accordance with subsection (1) of section 31 of the said Act, the Government, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned a Part of the said draft Development Plan of the said Municipal Council vide Notification No. TPS-2913/1530/CR-279/2013/UD-30, dated, 22nd July, 2013, excluding the substantial modifications(hereinafter referred to as " the said Excluded Part") proposed by the Government, listed in "SCHEDULE - B" appended hereto as shown on the plan, verged in Pink colour and marked as " Excluded Parts i.e. EP1, EP2....";

And whereas, these modifications being of substantial nature, are required to be republished under section 31 of the said Act;

Now therefore, in exercise of the powers conferred by sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra hereby gives notice for inviting suggestions/ objections from the general public in respect of the proposed modifications as given in "SCHEDULE -B" appended to this notice within a period of one month from the date of publication of this notice in the Official Gazette. Further, in exercise of the powers conferred by subsection (2) of section 31 of the said Act, the Government hereby appoints the Deputy Director of Town Planning, Aurangabad Division, Aurangabad to be the Officer to hear any person or persons in respect of such suggestions and or objections and to submit his report to the Government.

Any suggestions or objections may be sent in writing during the aforesaid period, to the Deputy Director of Town Planning, Aurangabad Division, Aurangabad, 2 nd Floor, MHADA Building, Near Baba Petrol Pump, Station Road, Aurangabad-444606,

A copy of plan showing proposed modifications as mentioned in Schedule-B shall be kept open for inspection to the general public in the offices of the following officers on all working days during working hours :-

- (1) The Deputy Director of Town planning, Aurangabad Division, Aurangabad.
- (2) Town Planner, Jalnai Branch, Jalna,
- 3) Chief Officer, Ambad Municipal Council, Ambad (Dist- Jalna).

This notice shall also be available at Government website www.maharashtra.gov.in.

By order and in the name of Governor of Maharashtra.



(M.M.Patil)

Under Secretary to Government

SCHEDULE – B

SUBSTANTIAL MODIFICATIONS REPUBLISHED BY THE GOVERNMENT IN RESPECT OF
REVISED DEVELOPMENT PLAN OF AMBAD, DIST- JALNA
(ACCOMPANMENT TO THE GOVERNMENT NOTICE, URBAN DEVELOPMENT DEPARTMENT
NO. TPS-2913/1530/CR-279 /2013/UD-30 dated 22 nd July, 2013)

Sr. No.	Excluded part.	Proposal as per Development Plan published under section 26 of the M.R & T.P. Act, 1966.	Proposal as per Development Plan submitted to the Govt. under section 30 of the M. R & T. P. Act, 1966.	Modifications of substantial nature as proposed by Govt. under section 31(1) of the M .R &T .P . Act, 1966.
1	2	3	4	5
1	EP-1	Site No-39 Shopping center & parking S.No-9	Site No-39 Shopping center & parking in S.No-9 is partly deleted and included in residential Zone.	Site No-39 is proposed to be retained and proposed to be redesignated as "Municipal Market and Parking"
2	EP--2	Site No 69 Traffic Island S.No-82	Site No 69 Traffic Island in S.No-82 is to be deleted and included in residential zone.	Site No 69- Traffic Island"" in S.No-82 is proposed to be retained as "Garden" including an additional adjacent residential area of S.No.81 as shown on Plan.
3	EP--3	Part Area S.No 164	Part Area S.No-164 is shown as Water Body	Part Area in S.No-164 shown as Water Body is proposed to be deleted & included in Agri. Zone
4	EP--4	S.No- 25(p), 33(P), 41(P),42 (P),43 (P), 35(P) Agri. Zone	S.No- 25(p), 33(P), 41(P),42 (P),43 (P), 35(P) shown in Agri. Zone	Area in S.No- 33(P), 41,42 (P) 25 and 43(P),is proposed to be deleted from Agricultural Zone & included in Residential.Zone as shown on Plan.
5	EP-5	24 Mt wide Ring Road	24 Mt. wide Ring Road	24 Mt.wide Ring Road is proposed to be widened as 30 Mt. wide as shown on the Plan.
6	EP-6	S.No 6 - Residential Zone,S.No.5- Waterbody and Public Semipublic Zone.	S.No 6 - Residential Zone,S.No.5- Waterbody and Public Semipublic Zone.	12.0 Mt. wide D.P. road is proposed from Samsher Masjid to Kabrastan as shown on Plan.

7	EP-7	Residential Area on west side of Existing Hospital near Bus Stand.	Residential Area on west side of Existing Hospital near Bus Stand.	Residential Area on west side of Existing Hospital near Bus Stand is proposed to be reserved as "Site No 80- Shopping Centre and Parking "
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(M.M. Patil)

Under Secretary
Government of Maharashtra.
