

Development Plan of Bhokardan (Second Revised + Additional Area) (Dist. Jalna)
Republication of Modifications of Substantial Nature under Section 31 of the Maharashtra Regional & Town Planning Act, 1966.

NOTICE
Urban Development Department
Mantralaya, Mumbai 400032
Date:- 26th November, 2015.

Maharashtra Regional & Town Planning Act, 1966

1. No.TPS- 2914/ 4970/ CR- 202(A)/ 2014/ UD- 30 Whereas, Bhokardan Municipal Council (District Jalna) (hereinafter referred to as "the said Planning Authority") being the Planning Authority for the areas under its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") vide its Resolution No.5 dated 28/09/2010, declare its intention under section 38 read with Sub section (1) of Section 23 of the said Act to prepare the Draft Development Plan of Bhokardan (second revised+Additional Area) for the entire area within its jurisdiction and notice of such declaration was published at page no.26 of the Maharashtra Government Gazette, Part I-A, Aurangabad Division, Supplement dated 31.03.2011;

And whereas the said Planning Authority after carrying out a survey of the entire land within its jurisdiction, as required under section 25 of the said prepare a draft Development Plan and published a Notice under sub-Section (1) of Section 26 of the said Act to that effect at page No.41 to 42 in official Gazette, Part I-A, Aurangabad Division, Supplement dated 12/09/2013 for inviting objections & suggestions in respect of the published Draft Development Plan.

And whereas, after considering suggestions and objections received on the aforesaid published Draft Development Plan (second revised+Additional Area), the Planning Committee set up under section 28(2) of the said Act, has submitted its report to the Planning Authority.

And whereas in accordance with provisions of sub section (1) of section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra for sanction vide its letter no.100 dt. 13/02/2014

And whereas, in accordance with sub- Section (1) of Section 31 of the said Act, after making necessary inquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has sanctioned a part of the said Development Plan with modifications as specified in schedule 'A' appended to the Government notification No.TPS - 2914 /4970 /CR-202 /2014 /UD- 30 dt 26.11.2015.



Excluding the substantial modifications proposed by the Government which are shown on the plan verged in Pink colour as specified in SCHEDULE –B appended hereto;

And whereas, the substantial modifications proposed by the government are excluded from the aforesaid sanctioned plan verged in Pink Colour and marked as excluded part i.e. as EP-1, EP-2 etc;

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:-

Gives notice for inviting suggestions and or objections from any person in respect of the proposed substantial modification as specified in the Schedule 'B' appended to this notice within a period of 30 days from the date of publication of this notice in the Official Gazette

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

Only the suggestions or objections regarding substantial modifications mentioned in SCHEDULE-B that may be received by the Joint Director of Town Planning, Aurangabad Division, Aurangabad having his office at 2nd floor MHADA Building, Mahavir Chowk, Bus Stand Road, Aurangabad- 431 001 within the stipulated period of 30 days from the date of publication of this notice in the Official Gazette shall be considered.

Copy of the said notice along with SCHEDULE-B and the plan showing the proposed substantial modifications shall be available for inspection to general public at following office during office hours on all working days.

The Joint Director of Town Planning, Aurangabad Division, Aurangabad
Town Planner, Jalna Branch, Jalna, Collector Office Jalna.
Chief Officer, Municipal Council Bhokardan, Dist. Jalna.

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

By order and in the name of Governor of Maharashtra,


(M. M. Patil)

Under Secretary to Government

Schedule 'A'

**MODIFICATIONS SANCTIONED BY THE GOVERNMENT IN RESPECT OF DEVELOPMENT PLAN OF
Bhokaradan (Second Revised + Additional Area), DIST- JALNA**

[Accompaniment of Government Notification No. TPG- 2914/ 4970/ CR- 202/ 2014/ UD- 30

Dated: 26th November, 2015.]

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	M 1	Site No.- 59 "Play Ground"	Site No. 59 - " Play Ground"	" Site No. 59 Play Ground " is proposed to be deleted and area so deleted is included in Residential Zone.	"Site No. 59-Play Ground" is retained as per the plan published under section 26 of MRTP Act, 1966.
2	M 2	S No. 4 and 10, Site No.14 MHADA	Site No.14- MHADA	" Site No.14- MHADA " is proposed to be deleted and land so released is proposed to be included in Residential Zone.	" Site No.14- MHADA " is retained as per the plan published under section 26 of MRTP Act, 1966.
3	M 3	S No. 56, "Site No.- 29 Garden"	Site No. 29 Garden.	"Site No. 29 Garden" is proposed to be deleted and land so released is proposed to be included in Residential Zone.	"Site No. 29 Garden" is retained as per the plan published under section 26 of MRTP Act,1966.
4	M 4	S No. 23, 24, 25 and 26 "Site No. 12- Play Ground", Site No. 13 High School and Play Ground	Site No. 12 Play Ground Site No. 13 High School and Play Ground	"Site No. 12- Play Ground" and " Site No. 13 High School and Play Ground" are proposed to be deleted and land so released is proposed to be included in Residential Zone.	"Site No. 12 - Play Ground " and " Site No. 13- High School and Play Ground " are retained as per the plan published under section 26 of MRTP Act, 1966.
5	M 5	S No. 19, " Site No. 15 Shopping	Site No. 15- "Shopping Centre and	"Site No. 15 Shopping Centre and Parking" is proposed to be deleted	"Site No. 15 Shopping Centre and Parking" is retained as per the plan

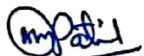


		Centre and Parking "	Parking " (S.C. & P)	and land so released is proposed to be included in Residential Zone.	published under section 26 of MRTP Act 1966.
6	M 6 ✓	S No. 21, "Site No. 17- Primary School, Play Ground and Library " "Site No. 18- Garden"	Site No. 17- Primary School, Play Ground and Library Site No. 18- Garden	"Site No. 17 - Primary School, Play Ground and Library", and "Site No. 18- Garden" are proposed to be deleted and land so released is proposed to be included in Residential Zone.	"Site No. 17 Primary School, Play Ground and Library", and "Site No. 18 ,Garden" are retained as per the plan published under section 26 of MRTP Act, 1966.
7	M 7 ✓	Site No. 74- " Primary School, Play Ground and Library" S No. 97,	"Site No. 74- Primary School, Play Ground and Library"	"Site No. 74 Primary School, Play Ground and Library" is proposed to be deleted and land so released is proposed to be included in Residential Zone.	"Site No. 74 Primary School, Play Ground and Library" is retained as per the plan published under section 26 of MRTP Act, 1966.
8	M 8	12.00M wide D.P. Road S. No. 59	12.00M wide D.P. Road	12.00M wide D.P. Road is proposed to be shifted towards the east side in S. No. 59 as shown on plan.	12.00M wide D.P. Road is retained as per the plan published under section 26 of MRTP Act, 1966.
9	M 9	1. S.D. Deshkukh College, S No. 101 2. Ganpati English School S. No. 39	1. S.D. Deshkukh College, S. No. 101 2. Ganpati English School shown in Public Semi Public Zone S. No. 39	S.D. Deshkukh College, in S No. 101 Ganpati English School in S. No. 39 are proposed to be deleted from Public Semi Public Zone and area so released is proposed to be included in Residential Zone.	The lands under S.D. Deshkukh College, in S No. 101; Ganpati English School in S. No. 39 are retained in the Public Semi Public Zone as per the plan published under section 26 of MRTP Act, 1966.
10	M 10	S. No. 198, "Site No. 9- High School and Play	"Site No. 9 High School and Play Ground"	"Site No. 9 - High School and Play Ground" And "Site NO. 10- Play	"Site No. 9- High School and Play Ground" and "Site NO. 10-Play Ground" are retained as

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		Ground" "Site NO. 10- Play Ground"	"Site NO. 10 Play Ground"	Ground" are proposed to be deleted and land so released is proposed to be included in Residential Zone.	per the plan published under section 26 of MRTP Act, 1966.
11	M 11 ✓	"Site No. 61 Play Ground" S. No. 60	Site No. 61- Play Ground S. No. 60	"Site No. 61 Play Ground" is proposed to be deleted and land so released is proposed to be included in Residential Zone.	"Site No. 61 Play Ground" is retained as per the plan published under section 26 of MRTP Act, 1966.
12	M 12 ✓	"Site No. 62 Primary School" S. No. 63	"Site No. 62 Primary School, Play Ground and Library"	"Site No. 62 Primary School, Play Ground and Library" is proposed to be deleted and land so released is proposed to be included in Residential Zone.	"Site No. 62 Primary School, Play Ground and Library" is retained as per the plan published under section 26 of MRTP Act, 1966.
13	M 13	River passing in town	River passing in town	Name of the river is mentioned as "Khelna River".	Name of the river is mentioned as "Khelna River".
14	M 14	Names of Roads passing through the Town and outside the town.	—	The roads leading from the town to its outskirts are named as shown on plan.	The roads leading from the town to its outskirts are named as shown on plan.
15	M 15	Agricultural Zone S No. 7	Agricultural Zone S No. 7	Agricultural Zone in S No. 7 is proposed to be deleted and included in Residential Zone.	Agriculture Zone in S.No. 7 is retained as per the plan published under section 26 of MRTP Act, 1966.
16	M 16 ✓	"Site No. 50 Government purpose" S. No. 39	Site No. 50 Government purpose	"Site No. 50 Government purpose" is proposed to be redesignated as "Site No. 50 Municipal purpose"	"Site No. 50 Municipal purpose" is deleted and land so released is included in Public Semi Public Zone.

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


(M.M.Patil)

Under Secretary to Government

Municipal Council Bhokardan Dist. Jalna after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune .

08. 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.

09. The standardized Development Control and Promotion Regulations for A class, B class and C class Municipalities in the State sanctioned by the Government shall be applicable to the said Development Plan.

This Notification shall also available on the govt.web site www.urbanmaharashtra.gov.in

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


(M.M.Patil)

Under Secretary to Government

Schedule 'B'

Schedule Of Modifications of substantial nature

Development Plan, Bhokardan (Second Revised +Additional Area)

[Accompaniment of Government Notification No. TPS- 2914/ 4970/ CR- 202(A)/ 2014/ UD- 30

Dated: 26th November, 2015.]

Sr. NO.	Excluded part	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	Modification of Substantial Nature proposed by the State Government under Section 31 of the Regional & Town Planning Act 1966.
1	2	3	4	5	6
1	EP 1	30.0M Road and Agri. Zone. (S.no.74,)	30.0M Ring Road and Partly Agri. Zone & Partly Resi. Zone	30.0M Ring Road Alignment is proposed to be straight as shown on Plan and Easter side of this Road, Agriculture Zone is deleted and Land so released is proposed to be included in Residential Zone.	30.0 M Ring Road Alignment is proposed to be straightened as shown on Plan and Eastern side of this Road, is proposed to be included in Residential Zone as shown on plan.
2	EP 2	15.0M Road. (S.no 15 S.no16, S no.17),	15.0M wide proposed DP Road in S.no.15 , 16 and S.no.17	15.0M wide D P Road is proposed to be realigned on common boundary of S,no.15, 16 and 17 as shown on Plan	15.0M wide D P Road is proposed to be realigned on common boundary of S,no.15, 16 and 17 as shown on Plan.
3	EP 3	Dasera ground (S.no 50)	Residential Zone.	New site no.76 "Municipal Purpose"	"Site No.76- Dasera Ground" is proposed as shown on Plan with Appropriate Authority as Municipal Council .
4	EP 4	S.no 33, Site no.36	Site no.36 - Garden, Site no.37- S.T.P.,	In s.no 33, Site no.36 - Garden,	A) Site No. 36 Garden is proposed to be

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		Garden, site no.37 S.T.P., site no.38 B.G., site no.39 C.G.	Site no.38- B.G., Site no.39 -C.G.	Site no.37-S.T.P., Site no.38 -B.G., Site no.39- C.G. is retained as per u/s 26 of MRTP Act, 1966 and Remaining portion of Agriculture Zone is deleted and land so released is proposed to be included in Residential Zone	redesignated as "Burial Ground" Site No. 36. B) Site No. 38- "Burial Ground" is proposed to be redesignated as "Garden" and realigned as shown on plan. C) "Site No. 39 -C. G." published u/s 26 of MRTP Act, 1966 is proposed to be shifted in Agriculture Zone towards the west side of "Site No. 37- S.T.P." as shown on plan and land so released is proposed to be amalgamated in the proposed realigned "Site No. 38 -Garden" as shown on plan. Also the area of S. No. 33 (p) is proposed to be deleted from Agriculture Zone and is proposed to be included in the proposed redesignated "Site No. 38- Garden" as shown on plan. D) Agriculture Zone in S.No.33 to the southern side of proposed redesignated and rearranged Site No. 38- Garden is proposed to be included in Residential Zone as shown on plan.
5	EP 5	30.0M. wide Ring Road (S No. 118 and 119,)	30.0M. wide DP Road	30.0M. wide DP Road is proposed to be shifted towards east side as shown on plan	30.00M. wide DP Road is proposed to be shifted towards east side as shown on plan and area so released is proposed

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				and area under earlier 30.00 M wide DP and part area of " Site No. 72- Play Ground" proposed to be included in Residential Zone as shown on plan.	to be included in Residential Zone as shown on plan.
6	EP 6	S No. 119 "Site No. 72 Play Ground"	Site No. 72 Play Ground	Site No. 72 Play Ground is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Due to Réalignement of 30 M wide DP Road, "Site No. 72- PG " is proposed to be rearranged as shown on plan.
7	EP 7	" Site No. 63 Garden " S No. 76,	"Site No. 63- Garden"	Site No. 63 Garden is proposed to be deleted and land so released is proposed to be included in Residential Zone.	The eastern part of "Site No. 63- Garden" is proposed to be retained as "Site No. 63- Garden" and remaining area of this site is proposed to be deleted from the said Site and proposed to be included in Residential Zone as shown on plan.
8	EP 8	"Site No. 27- S.T. Stand and Depot" (S. No. 50)	"Site No. 27- S.T. Stand and Depot"	"Site No. 27- S.T. Stand and Depot" is rearranged and part area of the site is deleted and included in Residential Zone.	The area of "Site No. 27- S.T. Stand and Depot" occupied by existing constructions as well as the area of said Site not acquired by MSRTC is proposed to be deleted and included in Residential Zone and the remaining area is proposed to be kept as "Site No. 27- S.T. Stand and Depot" as shown on plan.
9	EP 9.	12.0M. wide D.P. Road S No. 39, 38	12.0M. wide D.P. Road	12.0M. wide D.P. Road in S No. 39 is proposed to be shifted towards the east side of S No. 38 as shown on plan.	12.0M. wide D.P. Road in S. No. 39 is proposed to be shifted in S No. 38 as shown on plan and area so released is proposed to be included in Residential Zone as shown on plan.

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10	EP 10	"Site No. 32 Parking" S. No. 39	Site No. 32, Parking	Site No. 32 Parking	The area admeasuring 340 sq.mt. to the South-West portion of "Site No. 32 Parking" is proposed to be deleted and area so released is proposed to be included in Residential Zone as shown on plan.
11	EP 11	Site No. 48 APMC S. No. 39	Site No. 48- APMC	Site No. 48- APMC	"Site No. 48- APMC" is proposed to be deleted and area so released is proposed to be included in Residential Zone as shown on plan.
12	EP 12	Existing Irrigation Department S. No. 39	Existing Irrigation Department S. No. 39	Existing Irrigation Department S. No. 39	Area required for Irrigation Department is proposed to be retained as "Existing Irrigation Department" and the remaining area is proposed to be shown as new site for "Garden" & new site for "Municipal Purpose" with proper approach road as shown on plan.
13	EP 13	Existing College in S.No. 39	Existing College in S.No. 39	Existing College in S.No. 39	The Government land is proposed to be shown as Public Semi Public Zone without mentioning the name of the College as shown on plan.
14	EP 14	S No. 39 "Site No. 44 Site and Services", "Site No. 45 Shopping Centre and Parking"	S. No. 39 "Site No. 44 Site and Services", "Site No. 45 Shopping Centre and Parking"	S. No. 39 "Site No. 44 Site and Services", Site No. 45 Shopping Centre and Parking	"Site No. 44 Site and Services", and "Site No. 45 Shopping Centre and Parking" are proposed to be amalgamated and redesignated as "Play Ground".
15	EP-15	S. No. 118			"New Site- Traffic Island" is proposed in S. No. 118 as shown on plan.



16	EP-16	S. No. 118			New D.P. Road of 15 M. width is proposed towards Eastern Boundary of "New Site – Traffic Island" as shown on plan.
17	EP 17	S. No. 80, 81(p), 82, 83(p), 84(p), 89(p), 90(p)	Residential Zone	Residential Zone	Land bearing S. No. 80, 81(p), 82, 83(p), 84, 89, 90(p) are proposed to be deleted from Residential Zone and area so released is proposed to be included in Agriculture Zone as shown on plan.
18	EP 18	S. No. 65(p), 66, 67(p),	Agriculture Zone	Agriculture Zone	Land bearing S. No. 65(p), 66, 67(p) are proposed to be deleted from Agriculture Zone and area so released is proposed to be included in Residential Zone as shown on plan.

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


(M.M. Patil)

Under Secretary to Government