

to Sub-Section (1) of Section 31 of the said Act the Government of Maharashtra hereby extends the period for according the sanctioned to the said "Excluded Part of the said Development Plan of Kille-Dharur up to and inclusive of 15th July, 2005.

By Order and in the name of Governor of Maharashtra,

V. R. KARULKAR,
Under Secretary to Government

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai--400 032.

Dated 15th July 2005.

The Maharashtra Regional and Town Planning Act, 1966.

No.TPS-3303/7/CR-1(B)/2003/UD-30:-Whereas, the Kille-Dharur (District Beed) Municipal Council (hereafter 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 Act No. 37 of 1966) (hereafter referred to as the said Act") has by its Resolution No.47, dated 29th June, 1991, declared its intension under Section 38 read with Sub-section (1) of the Section 23 of the said Act to prepare the Revised Draft Development Plan of the area within its original Municipal Limit of Kille-Dharur, and notice of such declaration was published at Page No. 2034 of the Maharashtra Government Gazette, dated 9th December, 1993;

And whereas, the said Municipal Council after carrying out a Survey of the lands of the within its jurisdiction as required under Section 25 of the said Act, has prepared and published a notice at Pages 1446 and 1447 in the Maharashtra Government Gazette, dated 27th November 1997 under sub Section (1) of Section 26 of the said Act inviting Objections and Suggestions from the general public to the Revised Draft Development Plan of the area within its original Municipal Limit of Kille-Dharur (hereinafter referred to as "the said Development Plan of Kille-Dharur") prepaid by it;

And whereas the said Municipal Council has received Suggestions and Objections on the proposals of the said Development Plan of Kille-Dharur;

And whereas, the said Municipal Council after considering the Suggestions and Objections received by it from the public, modified the said Development Plan of Kille-Dharur in accordance with the provision of Section 28 of the said Act, and some of the modification being substantial nature were republished under Section 29 of the said Act, and submitted it on the 24th May 2000 to

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the State Government for sanction under Section 30 of the said Act;

And whereas, it was necessary to published the said Development Plan of Kille-Dharur for public information only, for a period of one month as per the provisions under Sub-Section (4) of Section 28 of the said Act, prior to its submission by the said Municipal Council to State Government for obtaining sanction. But the said Development Plan of Kille-Dharur was not published for information of public under Sub-Section (4) of Section 28 of the said Act before submitting it to the State Government for sanction;

And whereas, the said Development Plan of Kille-Dharur, so modify was published by the State Government by Urban Development Department's Notice No. TPS-3300/4398/CR-52/2001/UD-30, dated 1st August, 2001, which was published in the Maharashtra Government Gazette, Aurangabad Division dated 18th August 2001 so as to fulfill the requirement of publication under Sub-Section (4) of Section 28 of the said Act by the Planning Authority and was kept for information of public for the period of one month from the date of its publication in the Maharashtra Government Gazette in the office of the Kille-Dharur Municipal Council and the Town Planner, Beed during office hours;

And whereas, in accordance with provisions of Sub-Section (1) of Section 31 of the said Act the said Development Plan is required to be sanctioned by Government not later than one year from the date of receipt from the Planning Authority or within any such further period extended by the State Government in accordance with the provision to Sub-Section(1) of Section 31 of the said Act;

And whereas, in exercise of the powers conferred under the first provision to Sub-section (1) of Section 31 of the said Act, the Government of Maharashtra by Urban Development Department's Notification No. TPS-3300/4398/CR-2/2001/UD-30, dated 20th December, 2001 has extended the period for sanctioning the said Development Plan of Kille-Dharur up to and inclusive of 20th December 2001;

And whereas, the Government of Maharashtra has by Urban Development Department's Notification No. TPS-3300/4398/CR-2(A)/2001/UD-30, dated 20th December, 2001 (hereinafter referred to as "the said Notification") sanctioned part of the said Development Plan of Kille-Dharur as described in Part-I appended to the said Notification excluding that part being considered to be of substantial nature (hereinafter referred to as "the said Excluded Part of the said Development Plan of Kille-Dharur");

And whereas, in the said Excluded Part of the said Development Plan shown in Pink Colour, the State Government decided to invite Suggestions/Objections to the proposed Modification from the Public under second

provision to Sub-section (1) of Section 31 of the said Act, by publishing a Notice No. TPS-3300/4398/CR-2(B)/2001/UD-30, dated 20th December, 2001 (hereinafter referred to as "the said Notice") along with Schedule of Modifications appended to the said Notice to that effect in the Maharashtra Government Gazette, Aurangabad Divisional Supplement, dated 31st January, 2002 within a stipulated period of sixty days;

And whereas, in exercise of the powers conferred by the Sub-section (2) of Section 31 of the said Act and all other powers enabling it in that behalf the Government of Maharashtra Appointed the Deputy Director of Town Planning, Regional Plan Aurangabad (hereinafter referred to as "the said Officer") to be the 'Officer' for the purposes of that Section to hear any person or persons in respect of any Objections or Suggestions to the Modifications proposed in the said Excluded Part of the said Draft Development Plan of Kille-Dharur and to submit his report to the State Government;

And whereas the said Officer, after considering the Objections/ Suggestions received from the public within stipulated period in respect of the said Excluded Part of the said Development Plan of Kille-Dharur submitted his report on 26th December, 2002;

And whereas, in accordance with Sub-Section (1) of Section 31 of the said Act the State Government after considering the report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, Pune finds it expedient to sanction the said Excluded Part of said Development Plan of Kille-Dharur;

And whereas, in exercise of the powers conferred under the first provision to sub section (1) of Section 31 of the said Act the Government of Maharashtra by Urban

Development Department's Notification No. TPS-3303/7/CR-1(A)/2003/UD-30, dated 15th July, 2005 has extended the period for sanctioning to said Excluded Part of the said Development Plan of Kille-Dharur for a period up to and inclusive of 15th July, 2005;

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 in that behalf the Government of Maharashtra hereby-

(a) Sanctions the said Excluded Part of the said Development Plan of Kille-Dharur subject to the modification shown in mauve colour and as specified in schedule appended hereto which shall be the Final Development Plan for the said Excluded Part of the said Development Plan of Kille-Dharur.

(b) Fixes 1st September, 2005 to be the date on which the Final Development Plan of the said Excluded part of the said Development Plan of Kille-Dharur shall come into force.

Note.- Copy of the aforesaid Final Development Plan of the said Excluded Part of the said Development Plan of Kille-Dharur as sanction by the State Government have been kept open for inspection by the public during working hours for a period of one year at the office of the Chief Officer, Kille-Dharur Municipal Council, District Beed.

By Order and in the name of Governor of Maharashtra,

V. R. KARULKAR,
Under Secretary to Government

ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO. TPS-3303/7/CR-1(B)/2003/UD-30

dated 15th July 2005

DEVELOPMENT PLAN OF KILLE DHARUR (ADDITIONAL AREA)
STATEMENT SHOWING THE MODIFICATIONS OF SUBSTANTIAL NATURE

PART - I

Sr. No.	Excluded Part No.	Site No./ Location	Proposal as per the Development Plan published under Section 26 of the M. R. & T. P. Act, 1966	Proposals as per the Development Plan submitted to the 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.	Proposal as Approved by the State Government under Section 31 of the M. R. & T. P. Act, 1966.
1	2	3	4	5	6	7
1	EP-1	Site No.1 Survey No.375	For Home Guard Green Zone	Sports Training Centre For Home Guard	(1) Site No.1. "For Home Guard" is proposed to be shifted from Survey No.377G to Survey No.375 as New Site No. 1-A (Area 3.20ha.) and land so released is proposed to be redesignated as "Sports Training Centre" as shown on the Plan. Appropriate Authority for this site will be "The District Sports Officer,, Beed".	(1) Site No.1. "For Home Guard" is shifted from Survey No.377G to Survey No. 375 as New Site No. 1-A (Area 3.20ha.) and land so released is redesignated as "Sports Training Centre" as shown on the Plan. Appropriate Authority for this site shall be "The District Sports Officer,, Beed".

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1	2	3	4	5	6	7
				9.00 mt. D.P. Road	(2) 9.00 mt. approach road	(2) 9.00 Mt. approach road is
					is proposed as shown on	proposed as shown on the
					Plan.	Plan.
2	EP-2	Site No. 2	Garden	Extension to Dispensary	Site No.2 'Garden' and Site No.3 'Garden' are proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No.2 'Garden' is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, and redesignated as Extension to Dispensary and Site No.3 'Garden' is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
		Site No.3	Garden	Extension to Dispensary		
3	EP-3	Site No.4	Childredn's Park	Site No. 4 "Childredn's Park" and Site No.5 'Primary School and Play Ground' are deleted and lands so released are included in Residential Zone.	Site No.4 'Childredn's Park and Site No.5 'Primary School and Play Ground' are proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No.4 'Childredn's Park and Site No.5 'Primary School and Play Ground' are reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
		Site No.5	Primary School and Play Ground			
4	EP-4	Site No.6	Play Ground	Site No. 6 'Play Ground' is deleted and lands so released are included in Residential Zone.	Site No.6 'Play Ground' is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No.6 'Play Ground' is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
5	EP-5	Site No.7	Primary School and Play Ground	Site No. 7 'Primary School' and 'Play Ground' is deleted and lands so released is included in Residential Zone.	Site No.7 'Primary School' and 'Play Ground' is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No.7 'Primary School' and 'Play Ground' is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
6	EP-6	Survey No. 362	Residential Zone	0.43 Ha. Area from Survey No. 362 is reserved as Site No.7 'Primary School and Playground' as shown on the Plan.	The land from Survey No. 362 is proposed to be reinstated in Residential Zone as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	The land from Survey No. 362 is reinstated in residential Zone as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
7	EP-7	Site No.8	Shops for Khoka.	Site No. 8 "Shops for Khoka" is deleted and land so releasesd is included in Residential Zone.	Site No.8 is proposed to be reinstated and redesignated as "Parking" with its Appropriate Authority as "Municipal Council".	Site No.8 is proposed to be reinstated and redesignated as "Parking" with its Appropriate Authority as "Kille-Dharur Municipal Council."

8	EP-8	Site No. 11	Shopping Centre	Site No. 11 "Shopping Centre" is deleted and land so released is included in Residential Zone.	Site No. 11 "Shopping Centre" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No. 11 "Shopping Centre" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
9	EP-9	Site No.12	Playground	Site No. 12 "Playground" is deleted and land so released is included in Residential Zone.	Site No. 12 "Playground" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No. 12 "Playground" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
10	EP-10	Site No.13	Government Offices and Staff Quarters.	Site No. 13 "Government Offices and Staff Quarters" is deleted and land so released is included in Residential Zone.	(i) The land adjoining the Southern side of side of Site No. 12 "Playground" is proposed to be reserved for "Weekly market" Site No. 12-A as shown on Plan. (ii) New alignment of 9.00Mt. wide East-West Road is proposed towards the Southern boundary of the New Site No. 12-A as shown on Plan (iii) Land towards Southern side of newly proposed 9.00Mt. D.P. Road as well as land towards Eastern side of Site Nos. 12 and 12-A is proposed to be deleted and land so released is proposed to be included in Residential Zone.	(i) The land adjoining the Southern side of side of Site No. 12 "Playground" is reserved for "Weekly market" Site No. 12-A as shown on Plan. (ii) New alignment of 9.00Mt. wide East-West Road is proposed towards the Southern boundary of the New Site No. 12-A as shown on Plan (iii) Land towards Southern side of newly proposed 9.00Mt. D.P. Road as well as land towards Eastern side of Site Nos. 12 and 12-A is deleted and land so released is proposed to be included in Residential Zone.
11	EP-11	Site No.15	Housing for Dishoused and E.W.S. Survey No. 205 Agricultural Zone	Site No. 15 "Housing for Dishoused and E.W.S." is shifted in Survey No. 205 and land so released is included in Residential Zone.	(1) Site No. 15 "Housing for Dishoused and E.W.S." which is located in Survey No. 620 is proposed to be shifted in Survey No. 205-G (Area 3.60ha.) (2) Eastern portion of the land so released is proposed to be included in Residential Zone and the Western portion is proposed to be reserved as Site No. 15-A new Site No. 15-A "Playground" as shown on the Plan.	(1) Site No. 15 "Housing for Dishoused and E.W.S." which is located in Survey No. 620 is shifted in Survey No. 205-G (Area 3.60ha.) (2) Eastern portion of the land so released is included in Residential Zone and the Western portion is reserved as new Site No. 15-A "Playground" as shown on the Plan.
12	EP-12	Survey No. 21	Playground	Site No. 21 "Playground" is deleted and land so released is included in Residential Zone.	Site No. 21 "Playground" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No. 21 "Playground" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.

13	EP-13	Site No. 23	Shopping Centre and Parking	Site No. 23 "Shopping Centre and Parking" is deleted and land so released is included in Residential Zone.	Site No. 23 "Shopping Centre and Parking" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No. 23 "Shopping Centre and Parking" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
14	EP-14	Site No. 24	"Municipal Offices, Town Hall, Library and Health Centre."	Site No. 24 "Municipal Offices, Town Hall, Library and Health Centre." is deleted and land so released is included in Residential Zone.	Site No. 24 "Municipal Offices, Town Hall, Library and Health Centre," is proposed to be deleted and redesignated as "Playground".	Site No. 24 "Municipal Offices, Town Hall, Library and Health Centre," is deleted and redesignated as "Playground".
15	EP-15	S.No.623(pt)	Residential Zone	Reserved as "Library and Health Centre," As Site No. 35-A	Site No. 35-A "Library and Health Centre" is proposed to be deleted and so released is included in Residential Zone.	Site No. 35-A "Library and Health Centre" is deleted and so released is included in Residential Zone.
16	EP-16	Site No. 28	Garden	The land from Survey No. 354 situated in the Site No. 28 "Garden" is deleted and land so released is included in Residential Zone.	Site No. 28 "Garden" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No. 28 "Garden" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
17	EP-17	Site No..31-A	Playground	Site No. 31-A "Playground" is deleted and land so released is included in Residential Zone.	Site No. 31-A "Playground" is proposed to be reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.	Site No. 31-A "Playground" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act.
18	EP-18	Site No. 32	Primary School and Playground	Site No. 32 "Primary School and Playground" is shifted in Survey No. 624(pt) and land so released is included in Residential Zone.	Site No. 32 "Primary School and Playground" is proposed to be shifted in Survey No. 624 and land so released by shifting of Site No. 32 is proposed to be redesignated as "High School" as New Site No. 32-A.	Site No. 32 "Primary School and Playground" is shifted in Survey No. 624 and land so released by shifting of Site No. 32 is proposed to be redesignated as "High School" as New Site No. 32-A.
19	EP-19	Survey No. 359	Existing Shopping Centre and Vegetable Market.	Existing Shopping Centre and Vegetable Market.	Land admeasuring about 0.25Ha. from Survey No. 359 (pt) earmarked as "Existing Shopping Centre and Vegetable Market" is deleted and land so released is proposed to be reserved for "Cultural Centre" vide New Site No. 7-A, Appropriate Authority for this site this site will be "Municipal Council."	Land admeasuring about 0.25Ha. from Survey No. 359 (pt) earmarked as "Existing Shopping Centre and Vegetable Market" is deleted and land so released is reserved for "Cultural Centre" vide New Site No. 7-A, Appropriate Authority for this site this site will be "Municipal Council."

20	EP-20	Site No. 20	Mutton Market	Mutton Market	(i) Eastern portion of Site No. 20 "Mutton Market" admeasuring about 0.40Ha. is proposed to be deleted and land so released is proposed to be reserved as "Shopping Centre" vide New Site No. 20-A. (ii) Area of Site No.20 "Mutton Market" will be 0.37Ha.	(i) Eastern portion of Site No. 20 "Mutton Market" admeasuring about 0.40Ha. is deleted and land so released is reserved as "Shopping Centre" vide New Site No. 20-A. (ii) Area of Site No.20 "Mutton Market" will be 0.37Ha.
21	EP-21	Extension to 18.00mt. Ring Road Survey No. 362	Residential Zone Open Space	Residential Zone Open Space	The alignment of proposed 18Mt. Ring Road adjoining the Northern boundary of Site No.12. "Playground" is proposed to be extended upto the State Highway passing through S.No.362 as shown on Plan.	The alignment of proposed 18Mt. Ring Road adjoining the Northern boundary of Site No.12. "Playground" is extended upto the State Highway passing through S.No.362 as shown on Plan.
22	EP-22	Site No. 40	Playground	Site No.40 "Play-ground" is deleted and land so released is included in Residential Zone.	Western portion of Site No. 40 "Playground" is proposed to be deleted and land so released is included in Residential Zone as shown on Plan. Eastern portion of Site No. 40 is proposed to be reinstated as "Playground" as shown on Plan.	Western portion of Site No. 40 "Playground" is proposed to be deleted and land so released is included in Residential Zone as shown on Plan. Eastern portion of Site No. 40 is reinstated as "Playground" as shown on Plan.

Modifications to Development Control Rules

23	EP-23				New Appendix-M is proposed to be added regarding land use classification and users permitted after Appendix-L in the Standerdised Development Control Rules and building bye-laws applicable to B and C Class Municipal Council.	New Appendix-M is added regarding land use classification and users permitted after Appendix-L in the Standerdised Development Control Rules and building bye-laws applicable to B and C Class Municipal Council.
24	EP-24				Following New Rules is proposed to be added as Rule No. 19.3.2 after Rule No. 19.3.1 :- Rule No. 19.3.2.- Where the permissible built up area of any building is already consumed, the Chief Officer may permit the area one room for installation of telephone connectors free of FSI as per the requirement of Department of Telecommunication or the companies authorised on that behalf but not exceeding 20 Sq.Mt. in any	Following New Rules is added as Rule No. 19.3.2 after Rule No. 19.3.1.- Rule No. 19.3.2.- Where the permissible built up area of any building is already consumed, the Chief Officer may permit the area one room for installation of telephone connectors free of FSI as per the requirement of Department of Telecommunication or the companies authorised on that behalf but not exceeding 20 Sq.Mt. in any

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25 EP-25

26 EP-26

27 EP-27

28 EP-28

case. However, if the permissible built area is not consumed, such benefit of treating it free of FSI shall not be operated.

After Rule No. G.4.1. following New Rule G.4.2 is proposed to be added.- Rule No.G.4.2.- Land under Industrial Zone adjoining to Residential Zone shall be deemed to be included in Residential Zone after closure/shifting of the existing industry/industries in the land in Industrial Zone.

Following New Rule is proposed to be added as Rule No.29 after Rule No.28.- Rule No.29 Special and Miscellaneous provisions.- Special provision for installation of Water Heating System, Solar Water Heating System should be made in building for hospitals, hotels, guest houses, policeman/army, barracks, canteens, laboratories and research institutions, hostels of schools and colleges and other institutes etc. as provisions mentioned in Appendix N (enclosed herewith)

Following new user shall be allowed to be permitted in layout open space under Rule No. 19.2 "Creche" (A nursery for infants)

Following New Sub rules is proposed to be included in Appendix-G (users permitted in Green Zone) after Sub-rule G-6 1.8.- A0 New Sub-rule No. G-6 1.9 :- L.P.Gas Godowns would be permissible in Green Zone subject to following conditions.- 1) Area or plot shall not less than 2000 Sq.Mt. 2) The maximum permissible FAR shall be 0.20 on this plot. 3) Only ground floor structure would be permissible. 4) It is necessary to obtain "No

case. However, if the permissible built area is not consumed, such benefit of treating it free of FSI shall not be operated.

After Rule No. G.4.1. following New Rule G.4.2 is added.- Rule No.G.4.2.- Land under Industrial Zone adjoining to Residential Zone shall be deemed to be included in Residential Zone after closure/shifting of the existing industry/industries in the land in Industrial Zone.

Following New Rule is added as Rule No.29 after Rule No.28.- Rule No.29 Special and Miscellaneous provisions.- Special provision for installation of Water Heating System, for installation of Water Heating System, Solar Water Heating System should be made in building for hospitals, hotels, guest houses, policeman/army, barracks, canteens, laboratories and research institutions, hostels of schools and colleges and other institutes etc. as provisions mentioned in Appendix N (enclosed herewith)

Following new user shall be allowed to be permitted in layout open space under Rule No. 19.2 "Creche" (A nursery for infants).

Following New Sub rules is included in Appendix-G (users permitted in Green Zone) after Sub-rule G-6 1.8.- A0 New Sub-rule No. G-6 1.9.- L.P.Gas Godowns would be permissible in Green Zone subject to following conditions.- 1) Area or plot shall not less than 2000 Sq.Mt. 2) The maximum permissible FAR shall be 0.20 on this plot. 3) Only ground floor structure would be permissible. 4) It is necessary to obtain "No Objection Certificate" from Controller of

Objection Certificate" from Explosives and Chief Fire Controller of Explosives and Officer. 5) Condition(s) as Chief Fire Officer. 5) specified by Chief Officer, Condition(s) as specified by Municipal Council would be fulfilled. Chief Officer, Municipal Council would be fulfilled.

Appendix - M

(See Regulation No. 14.5.4)

Regulation for Accommodation Reservations

Land use classification and uses permitted.

The uses of all lands situated within the Municipal Limits of Kille Dharur which have been allocated or have been specifically designated or reserved for certain purposes in the Development Plan, would be regulated in regard to type and manner of development, according to table given below :-

Land users and the manner of Development

Use (Allocation designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1. Residential (R)	2	3
(a) Residential (R-1)	Owner	—
(b) Residential with shop line (R-2),	Owner	—
(c) Public Housing (PH) and Housing for Dishoused (HD).	Municipal Council, Public/ Semi-public Authority or Owner.	A Public, Simi-public Authority may develop the land after acquiring it in accordance with law. OR The Owner may develop the land subject to conditions that:-
		(i) While laying out the land, 50 % plots shall be of minimum size as prescribed in these regulations and plots of such minimum areas equivalent to 10 % of the area of the total land under layout shall be handed over free of cost to the Municipal Council. OR (ii) If Owner proposes to construct multistoried building, atleast 50 % of the tenements shall be of 30 Sq. Mt. in area. The Owner shall surrender, free of cost, 10 % of the tenements out of these tenements having area of 30 SQ. Mt. to the Council. FSI Equipment to the land/built up area to be surrendered free of cost as aforesaid, shall be available to the Owner, on the remaining plot, over and above the normal permissible FSI. The Municipal Council may allot these 10 % plots/tenements for the purpose of rehabilitation of persons displaced from sites reserved for public purposes or amenities in the Development Plan.
(d) Municipal Staff Quarters (MAQ).	Municipal Council	—
(e) Government Staff Quarters.	Government/Semi Government Authority	—
II. Commercial (C)	Owner	—
(a) Local Commercial (C-1).	Municipal Council or Owner.	The Municipal Council may acquire the land and develop the retail market. OR The Owner may be permitted to develop the retail market, on 20 % area of the reserved Plot, as per the norms and conditions prescribed by the Chief Officer and further, subject to
(b) Retail Market (RM).		

Appendix - M-Contd.

(See Regulation No. 14.5.4)

Sr. No.	Use (Allocation designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1.			
	(c) Shopping Centre (SC).	Municipal Council, or Owner.	his agreeing to hand over, the built up market area to the Municipal Council free of cost. Thereafter, the remaining plao/building may be put to use in conformity with the development permissible in the adjacent land. The Owner will be entitled to have full permissible FSI of the reserved plot without taking into account the area utilised for the Ratail Market.
	(d) Market	Municipal Council,	The Municipal Council may acquire the land and develop for the Shopping Centre.
	(i) Open Market (OM).		OR
	(ii) Municipal Market (MM).		The Owner may develop the Shopping Certre on his agreeing to give at least 25 % of the shops to the Municipal Council on payment of cost of construction plus 15 % thereof or by his agreeing to hand over free of cost such 25 % of shops to Municipal Council, in which case FSI equipment to the built up area to be surrendered free of cost shall be available to the Owner on the remaining plot over and above the normal permissible FSI.
	(e) Regional Commercial	Municipal Council/ Public-Semipublic Organisation/ Owner.	“Owner shall develop this reservation subject to conditions that the shall keep-15 % land for lpublic amenities e.g. Fire Station. Electric Sub-Station, Water Tank, Sanitary Block etc. 30 % land for only Regional Commercial and in 55 % land shall be used for shops at ground floor and office/residential use at upper floors”.
III.	Industrial (I)	Owner	
	(a)(i) Service Insustries (I-I)	Owner	
	(ii) General Insustries (I-2).	Owner	
	(iii) Special Industries (I-3).	Public Authority or Owner.	The Public Authority may acquire the land and develop the Industrial Estate.
	(b) Industrial Estate (IE)		OR
	(c) Service Industrial Estate (SIE).	Public Authority or Owner.	The Owner may develop the Industrial Estate on his agreeing to give 25 % of Galas to the Municipal Council on payment of cost of construction plus 15 % thereof.
	(d) Godown/Warehousing.	Public Authorith or Owner.	The Municipal Council may allot these Galas for the purpose of rehabilitation of persons desplaced from sites reserved for public purpose or amenities in Development Plan.
IV.	Transportation-		As above.
	(a) D. P. Road.	Municipal Council	
	(b) Parking Lot (PL)	Municipal Council/Public Authority/Owner.	The Municipal Council Public(MH) Authority may acquire the land and develop the parking lot.
			OR
			The Owner, Municipal Council or Public Authority may be allowed to develop the parking lot for Public according to the design and specifications and subject to such conditions as may be prescribed by the Divisional Deputy Director of Town Planning and the plot under reservation may be developed as per the users permissible in the adjacent land utilizing full permissible FSI on the same plot.

Appendix - M-Contd.

(See Regulation No. 14.5.4)

Sr. No.	Use (Allocation designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
1	2	3	4
V	Public, Semi-Public		
	(a) Dispensary (D)/ Maternity Home (MH).	Municipal Council or Owner	The Municipal Council may acquire the land and develop the Dispensary/Maternity Home. OR The Owner may be permitted to develop the amenities as per norms prescribed by the Divisional Deputy Director of Town Planning on— (i) 15% of the reserved plot in case of Dispensary, (ii) 25% of the reserved plot in case of Maternity Home and (iii) 30% of the reserved plot if both amenities are combined. This development by the Owner shall be further and subject to his agreeing to hand over the built up area of the amenities as aforesaid to the Municipal Council free of cost. Thereafter the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the Owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for Dispensary/Maternity Home as the case may be.
	(b) Hospital	Owner/Public Authority or Municipal Council.	The amenity may be allowed to develop as per norms prescribed by the Divisional Deputy Director of Town Planning in consultation with the Deputy Director of Health Services.
	(c) Government Officer/s	Government/ Semi Government Organisation.	— —
VI	Educational		
	(a) Primary School (PS)	Municipal Council Registered Institute or Owner.	Municipal Council may acquire the land and develop Primary School or entrust the amenity to a Registered Institutions or Turst. OR The owner may be allowed to develop the land and operate it himself or entrust its operation to Registered Institutions or Trust.
	(b) Private Primary School.	Public Authority or Owner	The Owner may be allowed to develop the land for specific amenity and operate it himself or entrust its operation to a Registered Institution or Trust.
	(c) Secondary School (SS).	Public Authority or Owner	OR The land may be acquired for or on behalf of a Public Authority, a Public Trust of a Registered Society which may develop the amenity themselves or lease it to another Institutions or Trusts for running the same.
	(d) College	Public Authority or Owner	
	(e) Polytechnic.	Public Authority or Owner	
	(f) Technical School.	Public Authority or Owner	
VII	Assembly and Reservation.		
	(a) Cinema Theatre (CN).	Owner/Municipal Council	The Municipal Council or Authorised Organisation may acquire and develop the amenity as per Development Control Rules with a seating capacity of 300 seats for 'a', 'b' and 'd'. However, in case of redevelopment of existing theatre, the seating capacity for 'a', 'b' and 'd' shall be minimum 33% of the existing seating capacity of 300 seats whichever is more. Thereafter, the balance FSI can be utilised for residential, commercial or Office purpose in accordance with Development Control Rules in this regard and subject to other terms and conditions as may be prescribed by the Chief Officer.
	(b) Drama Theatre (DTH).		
	(c) Open Air Theatre (OTH)		
	(d) Childrens' Theatre (CTH).		
	(e) Museum		
	(f) Gymnasium/Gynkhana Museum.		
	(g) Club		

Appendix - M-Contd.

(See Regulation No. 14.5.4)

Sr. No.	Use (Allocation designation or reservation)	Person/Authority who may develop	Condition subject to which development is permissible
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1

2

3

4

- (h) Swimming Pool
(i) Recreation Ground
(j) Playground
(k) Garden
(l) Park
(m) Sports Complex Cum Shopping Centre.

(n) Library

Municipal Council, or
Owner.

The Municipal Council, may acquire and develop the library.

OR

The Owner may be permitted to develop the library on 20% area of the reserved plot as per the norms prescribed by the Divisional Dy. Director Town Planning and further subject to his agreeing to hand over the built up library space to the Council free of cost. The location of the library shall be on ground or first floor. Thereafter, the remaining plot/building may be put to use in conformity with the development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot, without taking into account the area utilised for library.

VIII. Public Utilities

- | | |
|------------------------------------|---|
| (1) Post Office (PO) Offices (PT) | Government.
Department concerned or Owner. |
| (2) Post and Telegraph. | |
| (3) Telephone Service Centre (TC). | |
| (4) Police Chowky (PCKY). | |

The Government Department concern may acquire and develop the specific reservation.

OR

The Owner may be permitted to develop the specific reservation subject to his agreeing to hand over to the Municipal Council free of cost the required built up space as per norms prescribed by the Government. The Municipal Council will hand over it to the concerned Government Department by charging for the same. There after for the remaining plot/building may be put to use in conformity with the Development permissible in the adjacent land and the owner will be entitled to have full permissible FSI of the reserved plot without taking into account the area utilised for the specific facility.

Note.—Where the Owner is permitted to develop the reservation, he can develop it as per norms and conditions prescribed by the Chief Officer of Kille Dharur Municipal Council in consultation with the Divisional Dy. Director of Town Planning.

Appendix - N

(See Rule No. 29)

Accompaniments of Government Notification No. DCR/1094/2829/UD-11/ dated 19 September 1995
Special Provisions : For installation of Water Heating System.

Solar Water Heating Systems should be made in the building for Hospitals, Hotels, Guest Houses, Police/men/Army barracks, Canteens, Laboratories and Research Institutions, Hostels of Schools and Colleges and other Institutes.

1. The Solar Water Heating Systems should be mandatory in the hospitals and hotels where the hot water requirement is of continuous nature in these buildings, the system must be provided with auxillary back-up.

2. The use of Solar Water Heating System is recommended in the following type of building in the Government/Semi Government and institutional buildings where the hot water requirement may not be continuous/permanent.

- i) Guest Houses.
- ii) Police Men/Army barracks.
- iii) Canteens.
- iv) Laboratory and Research Institutions where hot water is needed.
- v) Hostels, Schools, Colleges and other institutes.

The installation of the electrical back-up in all such water heating systems shall be optional depending on the nature of requirement of the hot water.

It is suggested that Solar Water Heating Systems of the capacity of about 100 liters per day based on the themosy phoneminicat with necessary electrical backup be installed at residential buildings like hostels.

In order to facilities the installation of the Solar Water Heating Systems, the new buildings shall have the following provisions:-

- 1) All such buildings where Solar Water Heating Systems are to be installed will have open sunny roof area available for installation of Solar Water Heating System.
- 2) The roof loading edopted in the design of such buildings should be at least 50 kg. per sq.mt. for the installation of Solar Water Heating System.
- 3) Solar Water Heating System can also be intergrated with the building design, These can either be put on the parapet or could be integrated with the South facing vertical wall of the building. The best nclination of the Collector for regular place. The Collectors should be facing South. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the South). Even f the Collectors are built in the South facing vertical wall of the building the out put from such Collec-tors during winter month is expected to be within 32% out put from the optimum inclined Collector.
- 4) All the new buildings to be consturcted shall have as installed hot water the from the roof top and also insulated distribution pipelines to each of the points where hot water is required in the building.
- 5) The capacity of the Solar Water Heating System to be installed on the buildings shall be de-scribed on the basis of the average occupancy of the buildings. The norms for hospital, hotels and other functional buildings are given below:-

Sr.No.	Type of Buildings	Per capita capacity recommended Liters per day
1.	Hospitals	100
2.	Hotels	150
3.	Hostels and other such buildings	25
4.	Canteen	As required
5.	Laboratory & Research institutions	As required

6) An open area of 3 sq.mt. would be required for installation of a Collector, which supply about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system.

7) The specification for the Solar Water Heating System laid down by the Ministry Of Non-conventional Energy Sources can be allowed. Flat place Collector confirming to is No. 12933 shall be used in all such Solar Water Heating Systems.

By Order and in the name of Governor of Maharashtra.

V. R. KARULKAR,

Under Secretary to Government.