-Dinanar subject to the

to Sub-Section (1) of Secstion 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

Development Pla

URBAN DEVELOPMENT DEPARTMENT

modification shown in marge colour and as specified in school a grended here o which shall be the Final

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 Muncipal 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 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 obtaing 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-Dhrur 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 conferreed 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

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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 Aurangabaci (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 recerved 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, 2:002;

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 Secstion 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

	E STAT	DEVELOPMENT	dated PLAN OF KI NG THE MOI	15th July ILLE DH	TION NO. TPS-3303/7/CR-1(2005 ARUR (ADDITIONAL ARE IONS OF SUBSTANTIAL N.	A)	
Excluded Part No.	Site No./ Proposal as per Location the Development Plan published under Section 26 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. 6	Proposal as Approved by the State Government under Section 31 of the M. R. & T. P. Act, 1966. 7	
EP-1		For Home Guard Green Zone	Centre For Guard	Home	(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. A ppropriate Authority for this site will be "The D istrict 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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महाराष्ट्र शासन राजपत्र, २४ ऑगस्ट २००५ : भाद्रपद २, शके १९२७

2 3 4 5 6 7 9.00 mt. D.P. Road (2) 9.00 mt. approach road (2) 9.0 Mt. approach road is is proposed as shown on proposed as shown on the Plan. Plan. Site No.2 'Garden' is Extension to Dis- Site No.2 'Garden' and EP-2 Site No. 2 Garden 2 reinstated as per the Plan pensary Site No.3 'Garden' are published under Section proposed to be reinstated 26 of the Maharashtra Garden Extension to Dis- as per the Plan published Site No.3 **Reginoal and Town** pensary under Section 26 of the Planning Act, and Maharashtra Regional and redesignated as Extension beer to start and **Town Planning Act.** to Dispensary and Site No.3 'Garden' is reinstated as per the Plan published under Section 26 of the Maharashtra tops and shall remain the source which a shall be and the source state of the source of the source of **Regional and Town** the second state for the second of the second 'She had the second of the **Planning Act.** 3 EP-3 Site No.4 Childredn's Park Site No. 4 Site No.4 'Cildredn's Park Site No.4 'Cildredn's Park "Childredn's and Site No.5 'Primary and Site No.5 'Primary Site No.5 Primary School Park" and Site School and Play Ground' School and Play Ground' No.5 'Primary are proposed to be are reinstated as per the and Play Ground Scool and play reinstated as per the Plan Plan published under 'Ground' are depublished under Section Section 26 of the leted and lands so 26 of the Maharashtra Maharashtra Regional and released are in-Regional and Town Town Planning Act. cluded in Resi-**Planning Act.** dential Zone. Site No.6 'Play Ground' is Site No.6 'Play Ground' is **Play Ground** EP-4 Site No.6 Site No. 6 'Play proposed to be reinstated reinstated as per the Plan Ground' is deleted as per the Plan published published under Section and lands so reunder Section 26 of the 26 of the Maharashtra leased are in-Maharashtra Regional and Regional and Town cluded in Resi-**Planning Act. Town Planning Act.** dential Zone. Site No.7 'Primary Site No.7 'Primary Primary School Site No. 7 'Pri-5 EP-5 Site No.7 School' and 'Play Ground' School' and 'Play Ground' and Play Ground mary School' and is proposed to be reinstated is reinstated as per the 'Play Ground' is as per the Plan published Plan published under deleted and lands so released is inunder Section 26 of the Section 26 of the al frentiale of 050 of ad of basesper al 050 Maharashtra Regional and Maharashtra Regional and cluded in Resi-**Town Planning Act. Town Planning Act.** dential Zone. The land from Survey No. The land from Survey No. 6 EP-6 Survey No. Residential Zone 0.43 Ha. Area 362 is proposed to be 362 is reinstated in 362 from Survey No. reinstated in Residential residential Zone as per the 362 is reserved as Zone as per the Plan Plan published under Site No.7 'Pripublished under Section Section 26 of the mary School and 26 of the Maharashtra Maharashtra Regional and Playground' as Regional and Town Town Planning Act. shown on the Plan. Planning Act. Site No.8 is proposed to be Site No.8 is proposed to be Shops for Khoka. 7 EP-7 Site No.8 Site No. 8 "Shops and reinstated and for Khoka" is dereinstated redesignated as redesignated as leted and land so "Parking" with its "Parking" with its releasesd is in-Appropriate Authority as Appropriate Authority as cluded in Resi-

dential Zone.

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"Kille-Dharur Municipal

Council."

"Municipal Council".

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8 EP-8 Site No. 11

Shopping Centre

Playground

10 EP-10 Site No.13

11

9 EP-9 Site No.12

tial Zone.

Zone.

cluded in Residen- 26 of the Maharashtra Maharashtra Regional and Regional and Town Town Planning Act. **Planning Act.** Site No. 12 "Play- Site No. 12 "Playground" Site No. 12 "Playground"

ground" is deleted is proposed to be reinstated is reinstated as per the and land so re- as per the Plan published Plan published under leased is included under Section 26 of the Section 26 of the in Residential Maharashtra Regional and Maharashtra Regional and **Town Planning Act.**

Site No. 11 "Shop- Site No. 11 "Shopping Site No. 11 "Shopping ping Centre" is de- Centre" is proposed to be Centre" is reinstated as leted and land so reinstated as per the Plan per the Plan published released is in- published under Section under Section 26 of the

Town Planning Act.

Government Of- Site No. 13 "Govfices and Staff ernment Offices **Quarters.** and Staff Quarters" is deleted and land so released is included in Residential Zone.

(i) The land adjoining the (i) The land adjoining the **Residential Zone.**

Southern side of side of Southern side of side of Site No. 12 "Playground" Site No. 12 "Playground" is proposed to be reserved is reserved for "Weekly for "Weekly market" Site market" Site No. 12-A as No. 12-A as shown on Plan. shown on Plan. (ii) New (ii) New alignment of alignment of 9.00Mt. wide 9.00Mt. wide East-West East-West Road is Road is proposed towards proposed towards the the Southern boundary of Southern boundary of the the New Site No. 12-A as New Site No. 12-A as shown on Plan (iii) Land shown on Plan (iii) Land towards Southern side of towards Southern side of newly proposed 9.00Mt. newly proposed 9.00Mt. D.P. Road as well as land D.P. Road as well as land towards Eastern side of towards Eastern side of Site Nos. 12 and 12-A is Site Nos. 12 and 12-A is proposed to be deleted and deleted and land so land so released is released is proposed to be proposed to be included in included in Residential Zone.

Housing for Site No. 15" Hous- (1) Site No. 15 "Housing (1) Site No. 15 "Housing Dishoused and ing for Dishoused for Dishoused and E.W.S." for Dishoused and E.W.S." and EWS" is which is located in Survey which is located in Survey shifted in Survey No. 620 is proposed to be No. 620 is shifted in No.205 and land so shifted in Survey No.205- Survey No.205-G (Area 3.60ha.)

dential Zone. land so released is land so released is proposed to be included in included in Residential Residential Zone and the Zone and the Western Western portion is portion is reserved as new No. 15-A new Site No. 15-A "Playground" as shown on

> Site No. 21 "Play- Site No. 21 "Playground is Site No. 21 "Playground is ground" is deleted proposed to be reinstated reinstated as per the Plan as per the Plan published published under Section leased is included under Section 26 of the 26 of the Maharashtra in Residential Maharashtra Regional and Regional and Town **Planning Act. Town Planning Act.**

E.W.S.

Agricultural Zone

Survey No.

emperature of the state of the line of a state of the sta

EP-11 Site No.15

205

A primary and the Trapical

released is in- G(Area 3.60ha.)

cluded in Resi- (2) Eastern portion of the (2) Eastern portion of the

proposed to be reserved as Site "Playground" as shown on the Plan. the Plan.

EP-12 Survey No. 21 Playground 12

and land so re-Zone.

महाराष्ट्र शासन राजपत्र, २४ ऑगस्ट २००५ : भाद्रपद २, शके १९२७

Site No. 23 "Shop- Site No. 23 "Shopping Site No. 23 "Shopping EP-13 Site No. 23 **Shopping Centre** 13 ping Centre and Centre and Parking" is Centre and Parking" is and Parking Parking" is de- proposed to be reinstated reinstated as per the Plan leted and land so as per the Plan published published under Section released is in- under Section 26 of the 26 of the Maharashtra cluded in Residen- Maharashtra Regional and Regional and Town tial Zone. Town Planning Act. **Planning Act.** "Municipal Of- Site No. 24 "Mu- Site No. 24 "Municipal Site No. 24 "Municipal 14 EP-14 Site No.24 fices, Town Hall, nicipal Offices, Offices, Town Hall, Offices, Town Hall, Library and Health Town Hall, Library Library and Health Library and Health Centre." and Health Cen- Centre," is proposed to be Centre," is deleted and tre." is deleted deleted and redesignatedas redesignated as and land so re- "Playground". "Playground". leased is included in Residential Zone. Reserved as "Li- Site No. 35-A "Library and Site No. 35-A "Library and EP-15 S.No.623(pt) Residential Zone 15 brary and Health Health Centre" is Health Centre" is deleted Centre," As Site proposed to be deleted and and so released is included No. 35-A so released is included in in Residential Zone. **Residential** Zone. 16 EP-16 Site No.28 Garden The land from Site No. 28 "Garden" is Site No. 28 "Garden" is hebrioni al bozeelor el Survey No.354 proposed to be reinstated reinstated as per the Plan situated in the as per the Plan published published under Section Site No. 28 "Gar- under Section 26 of the 26 of the Maharashtra den" is deleted and Maharashtra Regional and Regional and Town land so released is Town Planning Act. **Planning Act.** included in Residential Zone. EP-17 Site No..31-A Playground No.31-A SiteNo. 17 Site No. 31-A Site 31-A "Playground" is proposed "Playground" "Playground" is is to be reinstated as per the reinstated as per the Plan deleted and land Plan published under published under Section so released is included in Resi-Section 26 of the 26 of the Maharashtra Maharashtra Regional and Town dential Zone. Town Planning Act. **Planning** Act. Primary School Site No. 32 "Pri-18 EP-18 Site No. 32 Site No. 32 "Primary Site No.32 "Primary and Playground School and Playground" is School and Playground" is mary School and proposed to be shifted in shifted in Survey No. 624 **Playground**" is **Residential Zone.** Survey No. Survey No. 624 and land so and land so released by shifted in Survey released by shifting of Site shifting of Site No. 32 is 624(pt) No. 624(pt) and No. 32 is proposed to be redesignated as "High land so released is redesignated as "High School" as New Site No. included in Resi-School" as New Site No. 32-A. dential Zone. 32-A. **Existing Shopping Existing Shop-**19 EP-19 Survey No. Land admeasuring about Land admeasuring about 359 Centre and Veg- ping Centre and 0.25Ha. from Survey No. 0.25Ha. from Survey No. etable Market. 359 (pt) earmarked as 359 (pt) earmarked as Vegetable Mar-"Existing Shopping "Existing Shopping ket. **Centre and Vegetable Centre and Vegetable** Market" is deleted and Market" is deleted and land so released is land so released is proposed to be reserved for reserved for "Cultural "Cultural Centre" vide Centre" vide New Site New Site No.7-A, No.7-A, Appropriate Appropriate Authority for Authority for this site

this site will be "Municipal shall be "Municipal

Council."

Council."

20 EP-20 Site No. 20 Mutton Market

her of their Humbler's fundaming Mandeminister coblects with

18.00mt. Ring Open Space

Mutton Market

Residential Zone Residential Zone

Open Space

(i) Eastern portion of Site (i) Eastern portion of Site No. 20 "Mutton Market" admeasuring about admeasuring about deleted and land so reserved as "Shopping Centre" vide New Site No. 20-A. (ii) Area of Site No.20 "Mutton Market" will be 0.37Ha.

The allignment State Highway passing passing through S.No.362 through S.No.362 as as shown on Plan. shown on Plan.

Western portion of Site Western portion of Site reinstated "Playground" as shown on Plan.

New Appendix-M is New Appendix-M is added **Class Municipal Council.**

Following New Rules is Following New Rules is proposed to be added as added as Rule No. 19.3.2 Rule No. 19.3.2 after Rule after Rule No. 19.3.1.-No. 19.3.1 :- Rule No. Rule No. 19.3.2.- Where 19.3.2.- Where the the permissible built up area of any building is already consumed the consumed, the Chief already consumed, the Officer may permit the Chief Officer may permit area one room for the area one room for installation of telephone installation of telephone connectors free of FSI as connectors free of FSI as per the requirement of per the requirement of Department of Department Telecommunication or the Telecommunication or the companies authorised on companies authorised on that behalf but not that behalf but not exceeding 20 Sq.Mt. in any exceeding 20 Sq.Mt. in any

No. 20 "Mutton Market" so released is reserved as New Site No. 20-A. (ii) Area of Site No.20 "Mutton Market" will be

No. 40 "Playground" is No. 40 "Playground" is proposed to be deleted and deleted and land so land so released is released is included in included in Residential Residential Zone as shown Zone as shown on Plan. on Plan. Eastern portion of Eastern portion of Site No. Site No. 40 is reinstated as 40 is proposed to be "Playground" as shown on as Plan.

proposed to be added regarding land use regarding land use classification and users classification and users permitted after Appendixpermitted after Appendix- L in the Standerdised L in the Standerdised Development Control Development Control Rules and building bye-Rules and building bye- laws applicable to B and C laws applicable to B and C Class Municipal Council.

of

0.40Ha. is proposed to be 0.40Ha. is deleted and land released is proposed to be "Shopping Centre" vide 0.37Ha.

of The allignment of proposed 18Mt. Ring Road proposed 18Mt. Ring Road adjoining the Northern adjoining the Northern boundary of Site No.12. boundary of Site No.12 "Playground" is proposed "Playground" is extended to be extended upto the upto the State Highway

EP-22 Site No. 40 22

EP-21 Extension to

Road Survey

No. 362

Playground

Site No.40 "Playground" is deleted and land so released is included in Residential Zone.

Modifications to Development Control Rules

Flas published andre published webs feetier

23 EP-23

24 EP-24

21

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5

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3

4

25 **EP-25** permissible built area is not consumed, such benefit of treating it free of FSI shall not be operated.

case. However, if the

6

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 Residential Zone shall be Zone shall be deemed to be included in Residential Zone after closure/shifting closure/shifting of the of the existing industry/ industries in the land in industries in the land in Industrial Zone.

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

Following new user shall Following new user shall nursery for infants)

Following New Sub rules Following New Sub rules permitted in Green Zone) after Sub-rule G-61.8.- A0 New Sub-rule No. G-61.9 :- L.P.Gas Godowns would be permissible in Green Zone subject to following conditions.-1) Area or plot shall not less than 2000 ground floor structure permissible. 4) It is would be permissible. 4) It necessary to obtain "No is necessary to obtain "No

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

GITG

7

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 deemed to be included in **Residential Zone after** existing industry/ Industrial Zone.

proposed to be added as added as Rule No.29 after No.28.- Rule No.29 Special and Miscllaneous Special Special provision for installation of

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

is proposed to be included is included in Appendix-G in Appendix-G (users (users permitted in Green Zone) after Sub-rule G-6 1.8.- A0 New Sub-rule No. G-61.9.- 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 Sq.Mt. 2) The maximum FAR shall be 0.20 on this permissible FAR shall be plot. 3) Only ground floor 0.20 on this plot. 3) Only structure would be **Objection Certificate**" from Controller of

EP-26 26

27 **EP-27**

28 **EP-28**

the American Council may then these 10% when here we up

23

odr 11 crease wullwasea

Objection Certificate" from Explosives and Chief Fire

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

specified by Chief Officer, **Municipal Council would** be fulfilled.

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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 puposes in the Development Plan, would be regulated in regard to type and manner of development, according to table gven below :-

Land users and the manner of Development

Use (Allocation designation or reservation)

Person/Authority who may develop proposed to be added as

Owner

Owner

2

Municipal Council, Public/

Semi-public Authority or

Condition subject to which development is permissible

3

1. Residential (R)

(a) Residential (R-1) (b) Residential with shop

29 after Rule Rule No.21.- Rule No.29

line (R-2),

(c) Public Housing (PH) and Housing for Dishoused (HD). Owner.

schools and colleges and other institutes yte, as other institutes etc. as provisions mentioned in

Following New Sub Fules Following New Sub rules

(d) Municipal Staff

Quarters (MAQ), (e) Government Staff

Commercial (C) (a) Local Commercial (C-1). (b) Retail Market (RM).

IL

Municipal Council

Government/Semi Quarters. Government Authority

> Owner **Municipal** Council 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 surrendere free of cost as aforesasid, 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 rehabitation of persons displaced from sites reserved for public purposes or amenities in the Development Plan.

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

1.

Appendix - M-Contd.

(See Regulation No. 14.5.4)

Sr. No. Use (Allocation designation or Person/Authority who may develop reservation)

2

Condition subject to which development is permissible

his agreeing to hand over, the built up market area to the Municipal Council free of cost. Thereafter, the remaining plaot/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.

The Municipal Council may acquire the land and develop for the Shopping Centre.

OR

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.

"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".

The Public Authority may acquire the land and develop the Industrial Estate. OR

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.

The Municipal Council may allot these Galas for the purpose of rehabitation of persons desplaced from sites reserved for public purpose or amenities in Development Plan.

As above.

The Municipal Council Public(MH) Authority may acquire the land and develop the parking lot. CR

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.

(c) Shopping Centre (SC). Municipal Council, or Owner:

(d) Market (i) Open Market (OM). (ii) Municipal Market (MM). (e) Regional Commercial

Ш Industrial (I) (a)(i) Service Insustries (I-I) Owner (ii) General Insustries (I-2). (iii) Special Industries (1-3). (b) Industrial Estate (IE)

Owmer. Owner

Municipal Council/ Public-

Semipublic Organisation/

Municipal Council,

Owner

Municipal Council

Authority/Owner.

Municipal Council/Public

Public Authority or Owner.

(c) Service Industrial Estate Public Authority or Owner. (SIE). Public Authorith or Owner. (d) Godown/Warehousing.

Transportation-

IV.

- (a) D.P.Road.
- (b) Parking Lot (PL)

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

V Public, Semi-Public 3 (a) Dispensary (D)/ Municipal Conucil or Maternity Home (MH). Owner

2

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(b) Hospital

Owner/Public Authority or Municipal Council.

(c) Government Officer/s

VI. Educational

(a) Primary School (PS)

Municipal Council Registered Institute or

Owner.

Semi Government Organisation.

Government/

(b) Private Primary School,
(c) Secondary School (SS).
(d) College
(e) Polytechnic.
(f) Technical School,

VII. Assembly and Reservation.
(a) Cinema Theatre (CN).
(b) Drama Theatre (DTH).
(c) O; en Air Theatre (OTH)
(d) Childrens' Theatre (OTH).
(e) Museum
(f) Gymnasium/Gynkhana Museum.
(g) Club

Public Authority or Owner Public Authority or Owner Public Authority or Owner Public Authority or Owner Public Authority or Owner

Owner/ Municipal Council

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. Therafter the remaining plot/building may be put to use in conformity with the development permissibnle 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.

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.

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.

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.

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.

The Municipal Council or Authorised Organisation may acquire and dvelop 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.

Appendix - M-Contd.

(See Regulation No. 14.5.4)

Sr. No. Use (Allocation designation or reservation)

Person/Authority who may develop

3

Condition subject to which development is permissible

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

2

(n) Library

Municipal Council, or Owner. The Municipal Council, may acquire and develop the library.

OR

The Owner may be permitted to develop the lil rary 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.

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 conformaity 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 conttinuous nature in these buildings, the system must be provided with auxillary back-up.

VIII. Public Utilities (1) Post Office (PO) Offices Government. (PT) Department concerned or

(2) Post and Telegraph. Owner.(3) Telephone Service

Centre (TC).

(4) Police Chowky (PCKY).

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/permanant.

- 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 nave 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 but 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 Collecors 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 uso 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 decribed on the basis of the average occupancy of the buildings. The norms for hospital, hotels and other unctional buildings are given below:-

Sr.No).	Type of Buildings	Per capita	capacity recom	nended L	liters per o	day
1.		Hospitals		100			
2.		Hotels		150			1.43
3.		Hostels and other such	25				
4.		Canteen		As required			
5.		Laboratory & Research	As required				
6)	Anone	n area of 3 ca mt would h		stallation of a Ca	loctor u	which cum	

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 Nonconventional 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 Maharas¹-tra. V. R. KARULŘAR, Under Secretary to Government.

प्रकाशक, मुद्रक व संपादकः व्यवस्थापक, शासकीय मुद्रणालय, औरंगावाद यांनी शासकीय मुद्रणालय, औरंगावाद येथे मुद्रित करुन प्रकाशित केले.