

NOTICE
GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400032.

Date: - 20 October, 2020

No.TPS-2920/317/CR-51(B)/EP-PUBLISH/2020/UD-30:-

Whereas, the Ghansawangi Nagar Panchayat (Dist. Jalna) (hereinafter referred to as "the said Planning Authority") being the Planning Authority within its jurisdiction vide its Resolution No.4 dated 16 December, 2015 declared its intention under section 23, read with section 34 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to "the Said Act") to prepare Draft Development Plan of Ghansawangi for the area within the limits of the Ghansawangi Nagar Panchayat (hereinafter referred to as "the said Development Plan") and notice of such declaration was published in the Maharashtra Government Gazette, Aurangabad Division supplement dated the 05 May, 2016;

And whereas, the said Planning Authority after carrying out survey of the entire land within the jurisdiction of the said Planning Authority as required under section 25 of the Said Act, published a notice in Official Gazette, dated 25-31 October, 2018 on page No.137 to 138 for inviting objections or suggestions to the Draft Development Plan of Ghansawangi, prepared by it under sub-section (1) of Section 26 of the said Act.;

And whereas, after considering the suggestions and objections received on the said Development Plan, the Planning Committee, set up under section 28 (2) of the said Act has submitted its report to the Planning authority;

And whereas, the said Planning Authority published the said Development Plan so modified for information of the public under sub-section (4) of Section 28 of the said Act by a notice published in the Maharashtra Government Gazette, Aurangabad Division supplement, dated 20-26 June, 2019 on page No.25 to 27;

And whereas, in accordance with the 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 Marathi letter No.2141 dated 1 July, 2019;

And whereas, in accordance with the amended provisions of Section 148-A of the said Act in computing the period, in relation to any Development Plan, Regional Plan or Town Planning Scheme the period or periods during which any action could not be completed due to enforcement of any Code of Conduct by the Election Commission of India or the State Election Commission in respect of any Election shall be excluded;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after consulting the Director of Town Planning, Maharashtra State, the State Government has sanctioned a part of the said Development Plan with modifications as specified in **SCHEDULE-A** vide notification No. **TPS-2920/317/C.R.51(A)/SM/2020/UD-30** date- 20th October, 2020 excluding proposals involving substantial modifications as specified in **SCHEDULE-B**, appended herewith;

**Maharashtra
Regional &
Town
Planning
Act, 1966**

And whereas, the substantial modifications proposed by the Government are excluded from the aforesaid sanctioned plan and are shown on the plan verged in Pink colour and marked as excluded part i.e. as EP-1 to EP-7. Substantial modifications bearing number EP-8 is related to DCR.

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

- a) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial modifications as specified in the **SCHEDULE-B** appended hereto, within a period of 30 days from the date of publication of this notice in the Official Gazette.
- b) Appoints the Joint Director of Town Planning, Aurangabad Division, Aurangabad as the "Officer" under Section 31 (2) of the said Act, to hear all suggestions and objections as stated in (a) above and to submit his report thereupon to the Government for further necessary action.

02. Suggestions or objections regarding substantial modifications mentioned in **SCHEDULE-B**, should be submitted to the **Joint Director of Town Planning, Aurangabad Division, Aurangabad**, having his office on following address :-

**The Joint Director of Town Planning, Aurangabad Division, Aurangabad,
M.B.C. Tower, Second floor, Near Baba Petrol Pump, Adalat Road, Aurangabad –
431001**

Joint Director of Town Planning, Aurangabad Division, Aurangabad shall consider suggestions or objections regarding substantial modifications mentioned in **SCHEDULE-B** which may be received within the stipulated period of 30 days from the date of publication of this notice in the Official Gazette.

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

- 1) Joint Director of Town Planning, Aurangabad Division, Aurangabad.
- 2) Assistant Director, Town Planning, Jalna Branch, Jalna.
- 3) Chief Officer, Ghansawangi Municipal Council, Dist. Jalna.

This notice shall also be made available on the Government web site-
www.maharashtra.gov.in/Acts & Rules

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

Veena More

Digitally signed by Veena More
DN: CN = Veena More, C = IN, S =
Maharashtra, O = Government Of Maharashtra,
OU = Urban Development Department
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(Veena More)

Under Secretary to Government

SCHEDULE - B
SUBSTANTIAL MODIFICATIONS REPUBLISHED BY THE GOVERNMENT IN THE
RESPECT OF DEVELOPMENT PLAN OF GHANSAWANGI (ADDITION AREA), DIST.
JALNA

(ACCOMPANIMENT TO THE GOVERNMENT NOTICE NO. TPS- 2920 /317/CR-51(B)/EP
PUBLISH/2020/UD-30, DATED- 20 October, 2020)

Sr. No.	Excluded Part	Site No./ Location	Proposal as per Development Plan published u/s 26 of M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M.R. & T.P. Act, 1966	Modification of substantial nature as proposed by Government u/s 31 (1) of the M.R. & T.P. Act, 1966
1	2	3	4	5	6
1	EP-1 (M1)	R. No.12- Shopping Complex , Vegetable Market & Parking Gut No. 73	“ R.No.12- Shopping Complex,Vegetable Market & Parking”	R. No.12- Shopping Complex, Vegetable Market & Parking is proposed to be shifted in Gut No.32 (Govt. Land) and area so released is proposed to be included in Residential Zone as shown on plan .	Proposed to be sanctioned as per plan submitted under Section 30 of M. R. &T. P. Act, 1966 as shown on plan.
2	EP-2 (M 3)	R. No.3- Educational Complex Gut No.6	R. No.3- Educational Complex	“R. No.3- Educational Complex “ is proposed to be shifted in Gut No.32 (Govt. Land) and area so released is proposed to be included in Residential Zone as shown on plan .	Proposed to be sanctioned as per plan submitted under Section 30 of M. R. &T. P. Act, 1966 as shown on plan.
3	EP-3 (M 4)	R. No.2- Garden Gut No. 1 & 2	R. No.2- Garden	R. No.2- Garden is proposed to be shifted on Old Police Station 2 land and area so	Proposed to be sanctioned as per the plan submitted u/s 30 of M.R. & T.P. Act, 1966

				released is included in Adjacent Zone as shown on plan.	Act, as shown on plan.
4	EP-4 (M5)	R. No.19 – Shopping Complex, Vegetable Market & Parking Gut No. 236	R. No.19 – Shopping Complex, Vegetable Market & Parking	“R. No.19 – Shopping Complex, Vegetable Market & Parking” is proposed to be shifted in Gut No. 40 (Govt. land) and area so released is proposed to be included in Residential Zone as shown on plan.	Proposed to be sanctioned as per the plan submitted u/s 30 of M.R. & T.P. Act, 1966 , Act as shown on plan.
5	EP-5 (M 6)	R. No. 15- Slaughter House Gut No. 217	R. No. 15- Slaughter House	“R. No. 15-Slaughter House” is proposed to be shifted in Gut No. 40 (Govt. land) and area so released is included in Adjacent Zone as shown on plan.	“R. No. 15-Slaughter House” is Proposed to be redesignated as “Solid Waste Management” as shown on plan.
6	EP-6	R. No.10- Solid Waste Manageme —nt Gut No. 40	R. No.10- Solid Waste Management	R. No.10- Solid Waste Management	“R. No.10- Solid Waste Management” is Proposed to be redesignated as “Slaughter House” as shown on plan.
7	EP-7 (10)	R. No.5- Town Hall, Culture Centre & Lib. Gut No. 32 & R. No. 7- Play Ground	R. No.5- Town Hall, Culture Centre & Lib. & R. No. 7- Play Ground	R. No.5- Town Hall, Culture Centre & Lib. Gut No. 32 & R. No. 7- Play Ground Gut No.	i.”R. No.5- Town Hall, Culture Centre & Lib.” in Gut No.32 is proposed to be redesignated as “Play Ground” as shown on plan. ii. “R. No. 7- Play Ground “ is proposed to be redesignated as “Municipal/ Nagar

		Gut No.		Panchayat Purpose" as shown on plan.
8	EP-8	DCR – Educational Complex (Type)		<p>" Under uses permissible in proposed reservation for the purpose of Education Complex, in the Standardised Development Control and promotion Regulation for Municipal Council and Nagar Panchayats in Maharashtra after Rule No-22.7 (ii) o), the following new regulation is to be inserted;</p> <p>New Rule No-22.7 (ii) p) Education Complex; In Educational Complex, following users are permissible : –</p> <p>1) All users permissible under the head of 2.00 DEFINATIONS Regulation No.2.77.2- Educational Buildings.</p> <p>2) Users like IT Establishment Training Institutes/ Trade Schools.</p> <p>3) As mentioned under Rule No.13.3.1 40% of the Gross Area (or as decided by the Government from time to time) shall be</p>

					<p>earmarked for playground which shall be inclusive of 10% Recreational Open Space. The site and location of such area shall be such that it can be properly utilised as playground.</p> <p>4) Commercial use to 15% shall be permissible subject to condition mentioned under Regulation No.22.6 (vii)"</p>
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By order and in the name of the Government of Maharashtra.

Veena More

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Maharashtra, O = Government Of
Maharashtra, OU = Urban
Development Department
Date: 2020.10.21 13:22:00 +05'30'

(Veena More)
Under Secretary to Government