

महाराष्ट्र शासन

क्र. टिपीएस-३१०६/४०८/प्र.क्र.१०/२००६/
नवि-३०
नगर विकास विभाग,
मंत्रालय, मुंबई - ३२.
दिनांक :- २४ जुलै, २००६.

प्रति,

संचालक नगररचना,
महाराष्ट्र राज्य,
पुणे.

विषय :- सुधारित विकास योजना - कळमनुरी (जिल्हा हिंगोली)

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम
३१ अन्वये मंजूर व पुनर्प्रसिद्धी....

कळमनुरी शहराची सुधारित विकास योजना (भागशः) शासन अधिसूचना क्र. टिपीएस-३१०६/४०८/प्र.क्र.१० (अ)/२००६/नवि-३०, दिनांक २४ जुलै, २००६ अन्वये मंजूर झाली असून सारमूत स्वरूपाच्या बदल शासन सूचना क्र. टिपीएस-३१०६/४०८/प्र.क्र.१०(ब)/२००६/नवि-३०, दिनांक २४ जुलै, २००६ अन्वये प्रसिद्ध करण्यात आले आहेत.

०२. प्रस्तुत प्रकरणी शासनाने अधिप्रमाणित करावयाच्या, भागशः मंजूर विकास योजना (सुधारित) नकाशाच्या तीन प्रती तर पुनर्प्रसिद्ध विकास योजना नकाशाच्या चार प्रती शासनास सत्वर सादर कराव्यात अशी विनंती आहे.

नगररचना आणि मुल्यनिर्धारण विभाग मुख्य कार्यालय पुणे-१. आवक क्रमांक : 23९१ 28 JUL 2006 सिपि-५३ कार्यालय अ. उ. स. न. र. / सं. न. र.
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(शिवाजी पाटणकर)
अवर सचिव

वियोकळमनुरी

४६ नव्या
१५०

नगर रचना आणि मुल्य निश्चिती विभाग मुख्य कार्यालय पुणे-१. आवक क्रमांक 23९६ दिनांक ४/०६
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सुधारित विकास योजना - कळमनुरी

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६ चे कलम ३१ अन्वये मंजूरी
व पुनर्प्रसिद्धी...

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्र. टिपीएस-३१०६/४०८/प्र.क्र.९०/२००६/नवि-३०

मंत्रालय, मुंबई - ३२.

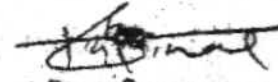
दि. २४ जुलै, २००६.

पहा :- १) अध्यक्ष, कळमनुरी नगर परिषद यांचे पत्र क्र. ६११/२००६,
दिनांक ३ मार्च, २००६.

२) संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र.
वियो/कळमनुरी (सु)/छाननी/टीपीव्ही-५/२५०६, दिनांक १२ मे,
२००६.

शासन निर्णय :- सोबतची अधिसूचना / सूचना महाराष्ट्र शासन असाधारण राजपत्रात
प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(शिवाजी पाटणकर)

महाराष्ट्र शासनाचे अवसर सचिव

प्रति,

विभागीय आयुक्त, औरंगाबाद विभाग, औरंगाबाद.

जिल्हाधिकारी, हिंगोली.

संचालक नगररचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक नगररचना, औरंगाबाद विभाग, औरंगाबाद.

सहायक संचालक नगररचना, परभणी शाखा, परभणी.

मुख्याधिकारी, कळमनुरी नगर परिषद, जिल्हा हिंगोली.

व्यवस्थापक, शासकीय मुद्रणालय औरंगाबाद.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना / सूचना महाराष्ट्र शासनाच्या
असाधारण राजपत्रात प्रसिद्ध करून तिच्या प्रत्येकी ५ प्रती या विभागास व संचालक नगर
रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात .

कक्ष अधिकारी, (नवि-२९) यांना विनंती करण्यात येते की, त्यांनी प्रस्तुत अधिसूचना
वेबसाईटवर प्रसिद्ध करावी.

निवड नस्ती, कार्यासन नवि-३०.

Notification

Government of Maharashtra

Urban Development Department

Mantralaya, Mumbai-400 032

Dated: 24th July, 2006.

Maharashtra Regional and Town Planning Act, 1966.

No.TPS-3106/408/CR-90(A)/2006/UD-30:- Whereas the kalamnuri Municipal Council (hereinafter referred to as the "said Municipal Council") by its resolution No.110, dated 28th September 1999 made a declaration under Section 38 read with sub-Section (1) of Section 23 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as 'the said Act' of its intention to revise the sanctioned Development Plan for the entire area within its jurisdiction and a notice of the said declaration was published in Maharashtra Government Gazette Part-I, Aurangabad Division Supplement, dated 17th February, 2000 on page No.266;

And whereas, the said Municipal Council after carrying out the necessary survey of the entire area within its jurisdiction, prepared and published the Draft Development Plan of **kalamnuri** (hereinafter referred to as the 'said Development Plan') vide Resolution No.153 dated 20th February, 2004 and published a notice to that effect in the Maharashtra Government Gazette part-I, Aurangabad Division supplement dated 4.3.2004 in accordance with sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, modified the said development plan and submitted the said Development Plan to the State Government under Section 30(1) of the said Act on 3.3.2006;

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 the State 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 proviso to the Sub-Section (1) of Section 31 of the said Act;

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the State Government after examining the proposals of the said Development Plan & after consulting the Director of Town Planning, Maharashtra State, Pune decided to sanction the said Development Plan in part with modifications & excluding the parts shown on the said Development Plan (hereinafter referred to as "the said Excluded Part");

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

- a) Sanctions part of the said Development Plan of Kalamnuri (R) as submitted under Section 30 subject to the modifications mentioned in the Schedule-1 enclosed herewith and shown in Orange verge on the said Development Plan and excluding the said Excluded Part shown bounded also in Pink colour and numbered as EP-1, EP-2 etc.,
- b) Fixes the 15th September, 2006 to be the date on which Final Development Plan of Kalamnuri (Revised) (excluding the said "Excluded Part" of the Development Plan) shall come into force.

Note :-

I) The aforesaid final Development Plan of Kalamnuri (excluding the said Excluded Part) as sanctioned by the State Government with modifications shown in Orange verge is kept open for inspection by the public during working hours on all working days for a period of 1 year in the office of the Kalamnuri Municipal Council, **Kalamnuri**

II) The reservation/allocations which have not appeared in Schedule of proposed Substantial Modifications, Part-II are hereby sanctioned for the respective purpose as designated in the Development Plan.

III) This notification is also available on Department's web site WWW.urban.maharashtra.gov.in

IV) Standardised Building Bye laws and D.C. Rules for 'B' & 'C' class Municipal Council prescribed by Government vide U.D.D. and P.H.D. No.TPS/3678/814-II/UD-5 dated 2nd November of 1979 shall be applicable to Kalamnuri Municipal Council with the modifications as mentioned in the schedule of modifications annexed hereto.

By order and in the name of Governor of Maharashtra.



(Shiyaji Patankar)

Under Secretary to Government

SCHEDULE OF MODIFICATIONS

Development Plan, Kalamnuri (Revised)
Accompaniment of Notification No.TPS-3106/408/CR-90(A)/2006/UD-30,
Dated the 24 TH July, 2006.

Part I

Sr. No	Modifi cation No.	Site No./ Location	Proposal as per plan published under Section 26 of the Maharashtra Regional & Town Planning Act 1966	Proposal as per plan submitted to Government for sanction under Section 30 of the Maharashtra Regional & Town Planning Act 1966	Proposal as approved by the Government under Section 31 of the Maharashtra Regional & Town Planning Act 1966
1	2	3	4	5	6
1	M-1	Site No.10 'Dhobi Ghat'	Site No.10 'Dhobi Ghat' in S.No.182	Site No.10 is deleted	Site No.10 is deleted and land so realeased is included in Residential Zone.
2	M-2	Site No.28 'Cultural Centre & Library	Site No.28 'Cultural Centre & Library in S.No.9	Site No.28 is shifted in S.No.8	Site No.28 is shifted in S.No.8 as per plan published U/s 30 & land so realeased is included in Residential Zone.
3	M-3	Site No.27 Primary School & Play Ground	Site No.27 Primary School & Play Ground	Site No.27 Primary School & Play Ground	Site No.27 is shifted in S.No.8 as per plan published U/s 30 & land so realeased is included in 'R' Zone.
4	M-4	Site No.14 Primary School & Play Ground	Site No.14 Primary School & Play Ground in S.No.1	Site No.14 Primary School & Play Ground shifted in S.No.199	Site No.14 is shifted in S.No.199 as per plan published U/s 30 & land so realeased is proposed to included in 'R' Zone.
5	M-5	Site No.23 'Garden'	Site No.23 'Garden' in Survey No.185 (Pt.) 311 (Pt.) 312 (Pt.)	Site No.23 'Garden' is modified Area towards West side of canal from Survey No.185 (Pt.) is deleted.	Site No.23 'Garden' is modified Area towards West side of canal from Survey No.185 (Pt.) is deleted as per plan published U/s 30 of M.R. & T.P., Act, 1966 & land so realeased is included in no development zone.
6	M-6	Land users & manner of developm ent	The municipal Council may acquire the land & developed the Dispensary /Maternity home or the owner may be permitted to developed the amenities as per	The municipal Council may acquire the land & developed the Dispensary /Maternity home or the owner may be permitted to developed the amenities as per	The municipal Council may acquire the land & developed the Dispensary /Maternity home or the owner may be permitted to developed the amenities as per norms prescribed by

		<p>norms prescribed by the divisional Deputy Director of Town Planning or I) 15% of the reserved plot in case of dispensary ii) 25% of the reserved plots in case of Maternity home and iii) 30% of the reserved plots if both amenities are combined these development by the owner shall be further and subject to his agreeing to hand over the built-up area of the amenities of aforesaid to the Municipal Council free of cost thereafter the remaining plots/buildings 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 in to account the area utilised for dispensary/maternity home as the case may be</p>	<p>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 plots in case of Maternity home and iii) 30% of the reserved plots if both amenities are combined these development by the owner shall be further and subject to his agreeing to hand over the built-up area of the amenities of aforesaid to the Municipal Council free of cost thereafter the remaining plots/buildings 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 in to account the area utilised for dispensary/maternity home as the case may be</p>	<p>the divisional Deputy Director of Town Planning on i) 10% of the reserved plot in case of dispensary ii) 20% of the reserved plots in case of Maternity home and iii) 25% of the reserved plots if both amenities are combined these 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 plots/buildings 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 in to account the area utilised for dispensary/maternity home as the case may be</p>
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