

**NOTIFICATION**  
**GOVERNMENT OF MAHARASHTRA**  
**Urban Development Department**  
**Mantralaya, Mumbai 400 032.**  
**Date :- 06 January, 2021**

Maharashtra  
Regional  
& Town  
Planning Act  
1966

**No.TPS-2919/921/C.R.79/2019/UD-30 :-** Whereas, the Mantha Nagar Panchayat Dist. Jalna (hereinafter referred to as "the said Planning Authority") being the Planning Authority within its jurisdiction vide its Resolution No.2, dated 20 July 2015 declared its intention under section 23 (1) 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 Mantha for the area within the limits of the Mantha 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 17 September , 2015;

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, Part-1-A, Aurangabad Division Supplement dated the 15 - 21 March, 2018 for inviting objection or suggestions to the Draft Development Plan of Mantha 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 said 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, Part - 1-A Extra Ordinar, Aurangabad Division, dated 13 August, 2018, on page No.01 to 03;

And whereas, in accordance with the provisions of Section of 30(1) 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.292, dated 29 November, 2018;

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 decided to sanction part of the said Development Plan with modifications shown in SCHEDULE-A (as SM- 1 to SM- 7) excluding the substantial modification shown in SCHEDULE-B (as EP -1 to EP-6) appended with Notice No. TPS-2919/921/C.R.79(A)/ 2020/UD-30, dated-06 January, 2021;

And whereas, in accordance with the amended provisions of section 31(1) of the said Act, considering the period of six months and extended period of twelve months as mentioned in section 31(1)(ii) of the said Act, State Government is required to sanction the said Development Plan on or before 28 May, 2020.

And whereas, in accordance with the provisions of Section 148-A. of the said Act in computing the period, in relation to any Development Plan, Regional Plan or 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 the provisions of Section 148-A of the said Act, due to Code of Conduct by the Election Commission of India or the State Election Commission in respect of Election, the period of 110 days, shall have to be excluded.

And whereas, in accordance with the amended provisions of section 148-A of the said Act, vide the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No. XIX of 2020), in computing the period, in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period or periods during which any action could not be completed under the said chapters, due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the Country or State shall be excluded;

And whereas, in accordance with the amended provisions of section 148-A, such prescribed time limit for sanctioning the said Development Plan (Partly) is still in existence due to exclusion of the period of lockdown, declared by the Government from 23/03/2020, due to spread of Covid-19 virus in the State of Maharashtra;

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

- A) For sanctioning the said Development Plan (Partly), as per the provision of Section 148 (A), the period of 110 days for the code of conduct for elections and the period of lockdown declared by the Government due to spread of Covid-19, from 23.03.2020 is excluded and accordingly, Government sanctions the extension of time limit for sanctioning the said Development Plan (Partly) up to the date of Notification of sanctioning the said Development Plan (Partly).



- B) Sanctions the said draft Development plan for Mantha Nagar Panchayat along with modifications as specified in Schedule of Modifications namely SCHEDULE-A appended hereto, excluding the proposals under substantial modifications as specified in SCHEDULE-B appended with Notice No. TPS-2919/921/C.R.79(A)/ 2020/UD-30, dated-06 January, 2021;
- C) The date after 30 days of publication of this Notification in the official Gazette will be the date on which the Said Sanctioned Development plan (partly), called the Final Development Plan of Mantha Nagar Panchayat shall come into force.
01. The aforesaid Part Final Development Plan Mantha sanctioned by the State Government shall be kept open for inspection by the public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Mantha Nagar Panchayat, Dist. Jalna.
02. The reservations / allocations / designations which do not appear in the Schedule-A and Schedule-B appended hereto, are hereby sanctioned for the respective purposes as designated in the Development Plan.
03. Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development plan.
04. Draftsman's errors which are required to be corrected as per actual situation on site/or as per Survey Records , sanctioned layout etc. shall be corrected by the Chief officer, Nagar Panchayat Mantha after due verification and prior approval of Director of Town Planning, Maharashtra State , Pune
05. on cease of existing Public-Semi Public use shown in the Development Plan on the private lands or the Public Semi Public zone which had been shown inadvertently due to draftsman error, the use as per adjoining major land use zone shall be permitted on such lands with prior approval of Divisional Joint Director of Town Planning.
06. Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green color) on Development plan are subject to changes if respective layouts are revised. If the layout is revised and if open space is shown elsewhere in Residential Zone, then the existing open space in the layout as shown on the Development Plan be treated as Residential Zone.

07. The Unified Development Control and Promotion Regulations for Maharashtra State as sanctioned by the Government vide Notification No.TPS-1818/C.R.. 236/18/Sec.-37(1AA)(C) & Sec 20(4)/UD-13 and as amended from time to time shall be applicable to the said Development Plan.

This Notification shall also be made available on Govt. website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (Acts/rules)

By order and in the name of Governor of Maharashtra,

**Veena More**

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DN: CN = Veena More, C = IN, O = Maharashtra, OU = Government Of Maharashtra, OU = Urban Development Department  
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( Veena More )  
Under Secretary to Government

**SCHEDULE - A**

**MODIFICATIONS SANCTIONED BY THE GOVERNMENT IN RESPECT OF  
PART FINAL DEVELOPMENT PLAN MANTHA, DIST. JALNA  
(ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION TPS-  
2919/921/CR-79/2019/UD-30 DATED-06 January, 2021)**

Sr. No	Modification No.	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 sanctioned by the Government u/s 31 (1) of the M.R. & T.P. Act, 1966
1	2	3	4	5	6
1	SM-1 (M-1)	Site No.13  Gut No.73(part)	Garden	Deleted and included in residential Zone.	"Site No.-13 Garden" in Gut No 73 is retained as per the plan published u/s 26(1) of the M.R. & T.P. Act, 1966, as shown on plan
2	SM-2 (M-2)	15.0 mt. wide road on the north side of Site No. 14	15.0 mt. wide road on the north side of Site No. 14	15.0 mt. wide road on the north side of Site No. 14 is deleted.	15.0 mt. wide road on the north side of Site No. 14 is retained as per the plan published u/s 26(1) of the M.R. & T.P. Act, 1966, as shown on plan
3	SM-3 (M-5)	Gut No. 8,9,48,49 <b>55, 56</b>	wrongly shown	Corrected	Corrected Gut numbers 8,9,48,49 sanctioned as per the plan submitted u/s 30 of the M.R. & T.P. Act, 1966, as shown on plan
4	SM-4 (M-6)	Road from Vidoli fata to	Road width 80 ft.(24.0 mt.)	Width of main road from Vidoli Fata to	Road width of 24 mt. from Vidoli fata to

		Shivaji Chowk and upto Usavad road		Shivaji Chowk is shown to be 80 ft. and from Shivaji Chowk to Usavad road 33ft.	Shivaji Chowk and up to Usavad road is retained as per the plan published u/s 26 (1) of the M.R. & T.P. Act, 1966, as shown on plan
5	SM-5 (M-7)	Gut No. 39	Residential Zone	Existing Mandir of kaikadi Samaj.	Sanctioned as per the plan submitted u/s 30 of the M.R. & T.P. Act, 1966, as shown on plan
6	SM-6 (M-8)	Site No. 7 Gut No. 41(part)	Shopping Centre, Vegetable Market, Parking Lot Area 0.70 H.	Deleted and included in Residential Zone.	"Site No.-7 Shopping Centre , Vegetable Market ,Parking Lot " in Gut No 41(P) is retained as per the plan published u/s 26(1) of the M.R. & T.P. Act, 1966, as shown on plan
7	SM-7 (M-9)	Bauddh Vihar in ward No.4, Samaj Mandir in ward No. 9, Virshaiv Cremation Ground in ward No.2	Not shown on plan.	proposed to be shown on plan	Retained as per the plan published u/s 26(1) of the M.R. & T.P. Act, 1966, as shown on plan

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  
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( Veena More )

Under Secretary to Government