

Development Plan of Morshi,  
District Amravati -  
Sanction to the -

GOVERNMENT OF MAHARASHTRA

Urban Development & Public Health Department

Resolution No. TFS 2880/218/UD-7,

Mantralaya, Bombay-32.

Dated the 28th May 1980.

READ :- (i) President, Municipal Council, Islampur's letter  
No. DP/Morshi/8081 dated 1st March 1979.

(ii) The Director of Town Planning, Maharashtra State,  
Pune's letter No. D-Morshi/26-79/TDPV IV, dated 16th  
January 1980.

RESOLUTION :- In exercise of powers conferred by sub-section (1)  
of section 31 of the Maharashtra Regional and Town Planning Act,  
1936 (hereinafter referred to as "the said Act") (Maharashtra XXXVII  
of 1966 sanction is accorded to the Development Plan of Morshi)  
submitted to the Government by the Morshi Municipal Council subject  
to the modifications as mentioned in the Schedule of modifications  
appended to the Government Notification and subject to the  
following :-

(i) The proposals of the development plan should be  
implemented only after ensuring necessary rehabilitation of  
all the affected persons.

(ii) In order to provide environmental hygiene particularly  
in Low Income Areas, the Municipal Council should provide adequate  
number of Public Urinals, Public Latrines and water stand posts  
at appropriate places.

The accompanying Government Notifications should be  
published in the Maharashtra Government Gazette.

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

(A.K. Dalvi)  
Desk Officer.

To

The Commissioner, Nagpur Division, Nagpur,  
The Collector, Amravati District, Amravati,  
The President, Municipal Council, Morshi,  
The Director of Town Planning, Maharashtra State, Pune,  
The Deputy Director of Town Planning, Nagpur Division, Nagpur,  
The Assistant Director of Town Planning, Amravati,  
The Director of Publicity (with a request to issue press note)  
The Revenue & Forests Department,  
The Public Works & Housing Department, Mantralaya,  
The General Administration Department,  
The Manager, Government Printing Press, Nagpur, with a  
request to publish the accompanying Government notification  
in the Maharashtra Government Gazette Part I, Pune Division,  
Supplement and forward 10 copies thereof to this Department.

ATP(N)

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## NOTIFICATION

Urban Development & Public Health Department,  
Mantralaya, Bombay - 400 032.

Dated the 28th May 1980.

Maharashtra  
Regional  
and Town  
Planning  
Act 1966.

No.TPS 2880/218/UD-7 : Whereas the Morshi Municipal Council (hereinafter referred to as the said Municipal Council) by its resolution No.1, dated 21st August 1976 made a declaration under sub-section 1 of section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") of its intention to prepare a Development Plan for the entire area within its jurisdiction;

And whereas, the said Municipal Council, after carrying out the survey of the said area, has prepared and published a draft Development Plan (hereinafter referred to as "the said Development Plan") on 23.3.1978 which appeared in Maharashtra Government Gazette, Part I-A, Nagpur Division Supplement dated 13.4.1978 on page 130 in accordance with the provisions of 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 members of the public, modified the said Development Plan in accordance with the provisions of section 28 of the said Act and submitted the said Development Plan as modified by it to the Government of Maharashtra for sanction under section (1) of section 30 of the said Act on 1st March 1979;

And whereas, the said Development Plan was received by Government on 5.3.1979 and was required to be sanctioned or refused within one year or within extended time limit by the State Government;

And whereas the Government of Maharashtra proposed to sanction the said Development Plan with certain modifications which are of minor nature as specified in the Schedule appended hereto.

Now, therefore, in exercise of the powers conferred by sub-section (1) and Proviso under section 30 of the said Act and all other powers enabling it in this behalf, the Government of Maharashtra after consulting the Director of Town Planning hereby

- a) extends, the time limit for sanctioning the Development Plan upto and inclusive of 31st May 1980.
- b) sanctions the said Development Plan with certain modifications which are of minor nature as specified in the schedule appended hereto.



- c) fixes 15th July 1980 to be the date on which the final Development Plan as sanctioned shall come into force.

NOTE :-The aforesaid Development Plan as sanctioned by the State Government shall be forwarded to Morshi Municipal Council and shall be kept open for a period of one month for inspections by the public at all reasonable hours in the office of the Municipal Council excepting on Sundays and other public holidays.

SCHEDULE OF MODIFICATIONS.

- 1) Designation of site No.13 shall be changed from "Garden" to "Play ground" as shown in orange colour on the plan.
- 2) Designation of site No.8 shall be changed from "shopping centre" to "Garden" as shown in orange colour on the plan.
- 3) Site No.2 reserved for "Garden" in the published plan and subsequently deleted while submitting the plan under section 30 of the Act shall be reinstated for its original purpose of "Garden" as shown in orange colour on the plan.
- 4) Site No.6 reserved for shopping centre in the published plan and subsequently deleted and included in the residential zone, outside the municipal limits shall be deleted as shown in orange colour on the plan.
- 5) The part of site No.5 reserved for "Extension to Primary School" which is shown outside the municipal limits shall be deleted as shown in orange colour on the plan.
- 6) The site No.17 reserved for "Extension to District Centre Co-operative Bank" shall be deleted as it lies outside the municipal limits, as shown in orange colour on the plan.
- 7) Site for "Library" and "Dispensary & Maternity Home" shall be separately relocated in the site No.14 reserved for "Library & Dispensary" and renumbered as site No.14 and 14A respectively as shown in orange colour on the plan.
- 8) A 30 ft. wide road to have a access to site No.14-A shall be provided through original site No.14 as shown in orange colour on the plan.
- 9) Consequent to above modification land towards the southern side of the above proposed road of original site No.14 shall be included in residential zone.
- 10) The site No.9 reserved as "open" shall be deleted and the land so released from reservation shall be zoned as "green belt" as shown in orange colour on the plan.
- 11) The front portion of Gatroi Naka shall be knocked out to have a proper alignment of the road as shown in orange colour on the plan.



12) The road junction near Central Excise Office shall be modified as shown in orange colour on the plan.

13) The alignment of 30' wide road near State Bank shall be modified as shown in orange colour on the plan.

14) In the Development Control Rules -

a) In the definition on page 60 the words "excepting an Act of the Parliament of the Union of India" shall be deleted.

b) Following shall be added on page 62 in the definition of F.S.I.

iv) A basement of celler and space under building constructed on stilts and used as parking space.

v) Electric sub-station or cabin, pump-house and garbage shaft.

c) The regulation on page 87 for Cinema Theatre and Concert Halls and on page 88 for Petrol Pumps shall be deleted and the following shall be substituted.

"The construction of Cinema Theatres, Drama Theatres, Concert Hall and Petrol Pumps shall be governed by the rules framed by Government from time to time and for the time being in force".

d) Following new rules for gaothan area shall be substituted for Rule 20(a) on page 74.

(a) Permissible F.S.I. 1.33.

(b) Front set back.

Width of street

7.5 m. to 12 m.

12.0 m. & above

Prescribed set back.

1 m.

1.5 m.

For streets less than 7.5 m. in width no set back shall be observed subject to condition, that no lane shall be less than 4.6 m. in clear width. For less than 4.6 m. wide, a set back of 2.3m. shall be observed from the centre line of such lanes subject to the condition that such lanes serve only as an access to the properties fronting on them and their length does not exceed 100 m.

(c) Side and rear margins.

No side or rear margin shall be observed subject to condition that the rooms in the buildings are adequately ventilated or separate arrangements for adequate ventilation are made by providing either side margins or open chowks.

3) In rule 20(e) the words "or distance as per ribbon development rules whichever is more" shall be replaced by the words "or distance as mentioned in Schedule II of the Land Revenue Rules whichever is more".



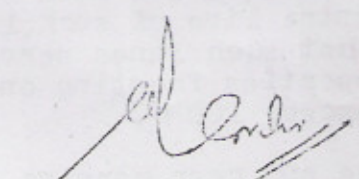
f) The Development Control Rules now framed by the Municipal Council be read along with the directives recently issued by the Government under Section 154 of the Maharashtra Regional and Town Planning Act, 1966 vide Government Resolution, Urban Development and Public Health Department Nos.

- 1) TPS-2575/886/UD-5,      Regarding minimum size of plot.  
dt. 10.8.1977.
- 2) TPS-4777/UD-5,      Regarding convenient shopping.  
dt. 12.10.1977
- 3) TPS-3077/1-UB-5,      Regarding Development Control Rules - Liberalisation of the  
dt. 17.10.1977
- 4) TPS-3677/2-UD-5,      Regarding housing for Urban Poor.  
dt. 17.10.1977.
- 5) TPS-3677/3-UD-5,      -do-  
dt. 25.10.1977

and also to the extent of directives which would be issued by Government from time to time. The standardised set of bye-laws which will be brought in force by Government directed in future shall become automatically applicable without the necessity of following the procedure prescribed under section of the Maharashtra Regional and Town Planning Act, 1966. the new standardised bye-laws are made applicable to the Development Plan of Morshi by Government the Development Control Rules presently made by the Municipal Council in the Development report shall cease to operate.

15. Land under S.No.21/1 shown as orchard garden and land under S.No. 19(part) shown as agricultural shall both be included in Residential Zone as shown in orange colour on the part-plan of Development Plan of Morshi.

By order and in the name of the Governor of Maharashtra

  
Desk Officer.