

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

dated 10th August 2004

Maharashtra Regional and Town Planning Act, 1966.

No. TPS-3503/493/CR-102(B)/03/UD-9.—Whereas, in accordance with sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") the Government Of Maharashtra has sanctioned part of the Draft Development Plan of Jalgaon for the additional area vide Government Notification, Urban Development Department, No. TPS-3599/738/CR-142(A)/UD-9, dated 11th February 2002 published in the Maharashtra Government Gazette, Part I, Nashik Division Supplement, Page Nos. 309 to 311, dated 7th March 2002 ;

And whereas, the Government of Maharashtra by its Notice Urban Development Department No. TPS-3599/738/CR-142/UD-9 dated 11th February 2002 published in the Maharashtra Government Gazette, Part I, Nashik Division Supplement, dated 7th March 2002 at pages 311-319 has announced its intention to make certain modifications which are of substantial nature in the excluded part of the Draft Development Plan of Jalgaon (Additional Area) (hereinafter referred to as "the said excluded part of Jalgaon") and has invited objections and suggestions from public as provided in second proviso to sub-section (1) of Section 31 of the said Act ;

And whereas, in accordance with sub-section (2) of Section 31 of the said Act, the Government had appointed an Officer to hear person or persons who submit objections of suggestions in respect of the proposed modifications and to submit his report to Government (hereinafter referred to as "the said Officer") vide Government Notification, Urban Development Department's No. TPS-3599/738/142 (B)/UD-9, dated 11th February 2002 appeared in the Maharashtra Government Gazette, Part I, Nashik Division Supplement, dated 7th March 2002 at Page Nos. 311 to 319 ;

And whereas, in exercise of powers conferred under the first proviso to sub-section (1) of Section 31 of the Act, the Government of Maharashtra by its Notification, Urban Development Department's No. TPS-3599/738/CR-142 (C)/UD-9, dated 11th February 2002 has extended the period for sanctioning the Draft Development Plan of Jalgaon (Additional Area) for a period upto and inclusive of 11th February 2002 ;

And whereas, the Government of Maharashtra by its Notification, Urban Development Department No. TPS-3503/493/CR-102 (A)/03/UD-9 dated 10 August 2004 has extended the time limit for sanctioning the said excluded part of Jalgaon for a period upto and inclusive of 10th August 2004 ;

And whereas in accordance with sub-section (3) of Section 31 of the said Act, Government has taken into consideration the report of the said Officer ;

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

(a) Sanctions the Draft Development Plan of the said excluded part (E.P.) of Jalgaon (Additional Area) as specified in the "Schedule" annexed hereto which shall be the final Development Plan for the said excluded part of Jalgaon.

(b) Fixes the 1st October 2004 to be the date on which the final Development Plan of the said excluded part of Jalgaon shall come into force.

Note :—Copies of plan of final Development Plan of the said excluded part of Jalgaon (Additional Area) as modified and sanctioned by the State Government with the modifications shown on the plan in Orange Colour have been kept open for inspection by the public during working hours for a period of one month at the office of the Municipal Corporation, Jalgaon.

Development Plan, Jalgaon (Additional Area).

Accompaniment to G. R. No. 188-3503/493/CR-102 (B)-03/UD-9, dated 10th August 2004.

Schedule of Modifications

Sr. No.	Excluded Part No.	Site No./ S. No./Gat No. etc.	Proposals as per the Development Plan published under Section 26 of the M. R. and T. P. Act, 1966 Designation	Proposals as per the Development Plan submitted to the Government for sanction under Section 30 of M. R. and T. P. Act, 1966	Proposals of Substantial Nature as proposed by Government	Modification sanctioned by Government under Section 31 (1)
1	2	3	4	5	6	7
1	EP-1 (Sheet No.3)	Site No. 19	High School	Deleted and included in Residential Zone	Site No. 19, 'High School' proposed to be deleted by Municipal Council is reinstated as shown on plan in Mauve colour	Sanctioned as proposed.
2	EP-2 (Sheet No.283)	Roads	Proposed D. P. Roads	Roads portions affected by East-West alignment of 'Waghur Canal' along with 18 m. parallel roads are deleted	Following new bridges on canal are proposed on the alignment of canal: (i) On 24 m. D. P. Roads near Government Milk Dairy. (ii) 24 m. Road going through old Municipal Council limit as shown on plan in Mauve colour. (iii) On Mamurabad Road (24 m.) as shown on plan in Mauve colour. (iv) On 15 m. D. P. Road passing through S. Nos. 431, 423, 438 etc. adjacent to Site No. 19 as shown on plan in Mauve colour. (v) On 24 m. road passing through S. Nos. 463, 457, 464 etc. as shown on plan in Mauve colour.	Sanctioned as proposed.
3	EP-3 (Sheet No.3.)	S. No. 508-A, 508-B, 509	18 m. wide D. P. Road on the Southern boundary of S. Nos. 508-B, 508-A, 509.	Road Width reduce to 12 m.	Road width proposed to be reduced by Municipal Council is reinstated to 18 m. as shown on plan in Mauve colour.	Sanctioned as proposed.
4	EP-4 (Sheet No. 3)	Site No. 16	Octroi Naka	Octroi Naka	Site No. 16 'Octroi Naka' is proposed to be deleted and land included in Residential Zone.	Site No. 16 (Octroi Naka) is reinstated

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Schedule of Modifications--contd.

1	2	3	4	5	6	7
5	EP-5 (Sheet No. 2)	Site No. 10	Compost Depot.	Deleted and included in No Development Zone and shown as Oxidation Pond.	The Site No. 10 'Compost Depot' proposed to be deleted by Municipal Council is reinstated as shown on plan in Mauve colour.	Sanctioned as proposed.
6	EP-6 (Sheet No. 3)	Site Nos. 451, 456 etc.	24 m. D. P. Road	Patchari shown cross- ing the 24 m. Road.	Proposed bridge is shown on Patchari on plan in Mauve colour.	Sanctioned as proposed.
7	EP-7 (Sheet No. 1)	Site No. 32	Playground	Deleted and included in Residential Zone.	Site No. 32, 'Playground', proposed to be deleted by Municipal Council is reinstated as 'Playground' as shown on plan in Mauve colour.	Sanctioned as proposed.
8	EP-8 (Sheet No. 1)	Site No. 25	Compost Depot.	Redesignated as Site No. 31, 'High School' and Site No. 32, 'Play- ground'.	The designation of Site No. 25 is to be changed 'Playground' as shown on plan in Mauve colour.	Sanctioned as proposed.
9	EP-9 (Sheet No. 1)	Site No. 43	Primary School	Deleted and included in Residential Zone.	Site No. 43, 'Primary School' proposed to be deleted by Municipal Council is reinstated as 'Primary School' as shown on plan in Mauve colour.	Sanctioned as proposed.
10	EP-10 (Sheet No. 1)	Site No. 41	Playground	Deleted and included in Residential Zone.	Site No. 41, 'Playground' proposed to be deleted by Municipal Council is reinstated as 'Playground' as shown on plan in Mauve colour.	Sanctioned as proposed.
11	EP-11 (Sheet No. 1)	Site No. 40	Site for N. C. C.	Deleted and included in Residential Zone.	The Site No. 40 proposed to be deleted by Municipi- pal Council is reinstated as Site for N. C. C. as shown on plan in Mauve colour.	Sanctioned as proposed.
12	EP-12 (Sheet No. 2)	Site No. 55	Site for Telecom. Department.	Deleted and included in Residential Zone.	The Site No. 55 proposed to be deleted by Municipi- pal Council is reinstated as Site for 'Telecom Depart- ment' as shown on plan in Mauve colour.	Sanctioned as proposed.
13	EP-13 (Sheet No. 1)	---	Residential Zone	Site No. 234, 'Parking'	The Site No. 234, 'Parking' is to be deleted and land is to be included in Resi- dential Zone as shown on plan in Mauve colour.	Sanctioned as proposed.
14	EP-14 (Sheet No. 1)	---	Residential Zone	Site No. 235, 'Town Hall'	The Southern built-up por- tion of two layout plots from Site No. 235 is to be deleted from reservation and is to be included in Residential Zone as shown on plan in Mauve colour.	Sanctioned as proposed.

Schedule of Modifications—contd.

1	2	3	4	5	6	7
15	EP-15 (Sheet No. 1)	Site No. 39	Site for Excise Department.	Deleted and included in Residential Zone.	The Site No. 39, proposed to be deleted by Municipal Council is to be reinstated as 'Site for Excise Department' as shown on plan in Mauve colour.	An area @ 0.60 ha. from Site No. 39 along National Highway is deleted from reservation and land so released is included in Residential Zone and remaining area of 1.13 Ha. is reinstated as Site No. 39 as shown on plan.
16	EP-16 (Sheet No. 1)	Site No. 68 S. Nos. 318, 341.	I. T. I.	Redesignated for 'Primary School' (Site No. 70) 'High School' (Site No. 71), 'Playground' (Site No. 72).	The site is to be redesignated for I. T. I. as shown on plan in Mauve colour.	Sanctioned as proposed.
17	EP-17 (Sheet No. 1)	Site No. 70, S. Nos.	Primary School	Deleted and included in Residential Zone.	The Site No. 70 proposed to be deleted by Municipal Council is to be reinstated as shown on plan in Mauve colour.	Sanctioned as proposed.
18	EP-18 (Sheet No. 1)	Site No. 71 Site Nos. 340, 323 (pt.)	High School	Deleted and included in Residential Zone.	The Site No. 71 proposed to be deleted by Municipal Council is to be reinstated as shown on plan in Mauve colour.	Sanctioned as proposed.
19	EP-19 (Sheet No. 1)	Site No. 72	Playground	Deleted and included in Residential Zone.	The Site No. 72 proposed to be deleted by Municipal Council is reinstated as 'Playground' as shown on plan in Mauve colour.	Sanctioned as proposed.
20	EP-20 (Sheet No. 8)	Site No. 77 S. Nos. 275, 276, 278 etc.	Site for Home Guards.	Northern portion (S. No. 278) redesignated for 'Dispensary and Maternity Home. Remaining area of reservation is deleted and included in Residential Zone.	The Northern portion of Site No. 77 is reinstated as Site No. 77-B and to be reserved for 'Dispensary and Maternity Home.' The remaining area proposed to be deleted by Municipal Council is reinstated as shown on plan in Mauve colour.	Sanctioned as proposed.

Schedule of Modifications—contd.

	1	2	3	4	5	6	7
60 ha. No. 39 ational eleted ation so nclud- ntial tain- Ha. as as 1.							
	21	EP-21 (Sheet No. 7)	Site No. 101, Gat No. 64.	Primary School.	The site is designated as 'Educational Pur- pose' and 9 m. wide road is shown on Eastern and Southern boundary.	The Site No. 101, 'Primary School' is to be deleted partly (i.e. to be continued only on plot Nos. 9, 10, 1, 2) and lands are to be included in Residential Zone. The Appropriate Authority of Site No. 101 is to be shown as 'Shankun- tale Sevabhavi Trust'. The alignment of 9 m. wide road proposed by Municipal Council is to be deleted as shown on plan in Mauve colour.	(A) Republished Site No. 101 shown on plot Nos. 9, 10, 1, 2 is deleted and the land under reservation is in- cluded in Public- Semi-public Zone and remaining area of Site No. 101 Residential Zone as shown on plan. (B) The alignment of 9 m. wide road proposed by Municipal Council is deleted as shown on plan.
	22	EP-22 (Sheet No. 7)	Site No. 106	Vegetable Market and Shopping Centre.	Deleted and included in Residential Zone.	The Site No. 106 proposed to be deleted by Municipal Council is reinstated as 'Vegi- table Market and Shopping Centre' as shown on plan in Mauve colour.	Sanctioned as proposed.
	23	EP-23 (Sheet No. 7)	Site No. 111	Primary School.	Deleted and included in Residential Zone.	The Site No. 111 proposed to be deleted by Municipal Council is reinstated as 'Primary School' as shown on plan in Mauve colour.	Sanctioned as proposed.
	24	EP-24 (Sheet No. 7)	Site No. 113	Children's Playground.	Deleted and included in Residential Zone.	The Site No. 113 proposed to be deleted by Municipal Council is reinstated as 'Children's Play Ground' as shown on plan in Mauve colour.	Sanctioned as proposed.
	25	EP-25 (Sheet No. 8)	Site No. 122	High School	Deleted and included in Residential Zone.	The Site No. 122 proposed to be deleted by Municipal Council is reinstated as 'High School' as shown on plan in Mauve colour.	Site No. 122 (High School) is deleted and included in Residential Zone as shown on plan.
	26	EP-26 (Sheet No. 7)	Site No. 123	Playground	Deleted and included in Residential Zone.	The Site No. 123 proposed to be deleted by Municipal Council is reinstated as 'Playground' as shown on plan in Mauve colour.	Western portion of Site No. 123 is deleted and inclu- ded in Residential Zone and remain- ing portion of Site No. 123 is rein- stated as High School and Play- ground as shown on plan.

Schedule of Modifications--contd.

1	2	3	4	5	6	7
27	EP-27 (Sheet No. 7)	Site No. 128	Playground	Southern part of reservation is deleted and included in Residential Zone.	The Site No. 128 is proposed to be deleted and to be included in Residential Zone as shown on plan in Mauve colour.	Sanctioned as proposed.
28	EP-28 (Sheet No. 7)	Site No. 130	Garden	Eastern portion deleted and included in Residential Zone.	The Site No. 130 'Garden' is proposed to be deleted and included in Residential Zone as shown on plan in Mauve colour.	Sanctioned as proposed.
29	EP-29 (Sheet No. 7)	Site No. 132	Primary School and Playground	Deleted and included in Residential Zone.	The Site No. 132 proposed to be deleted by Municipal Council is reinstated as 'Primary School and Playground' as shown on plan in Mauve colour.	Sanctioned as proposed.
30	EP-30 (Sheet No. 7)	Site No. 135	Playground	Western portion of the site is deleted and included in Residential Zone and Eastern portion is redesignated for 'Shopping Centre and Parking'	The Western portion of Site No. 135 proposed to be deleted by Municipal Council is reinstated as 'Playground' (Site No. 135 A) and the designation of Eastern portion is changed to 'Vegitable Market and Shopping Centre' as shown on plan in Mauve colour.	Sanctioned as proposed.
31	EP-31 (Sheet No. 7)	Site No. 140, S. No. 406	Site for M. S. E. B.	Deleted and included in Residential Zone.	The Site No. 140 proposed to be deleted by Municipal Council is reinstated as 'Site for M. S. E. B.' as shown on plan in Mauve colour.	Sanctioned as proposed.
32	EP-32 (Sheet No. 7)	Site No. 141	Water Reservoir	Deleted and included in Residential Zone.	The Site No. 141 proposed to be deleted by Municipal Council is reinstated as 'Water Reservoir' as shown on plan in Mauve colour.	Sanctioned as proposed.

Schedule of Modification.--contd.

1	2	3	4	5	6	7
33	EP-33 (Sheet No. 7)	Site No. 142	Site for M. S. R. T. C.	Deleted and included in Residential Zone.	The Site No. 142 proposed to be deleted by Municipal Council is reinstated as Site for M. S. R. T. C. as shown on plan in Mauve colour.	Sanctioned as Proposed
34	EP-34 (Sheet No. 7)	Site No. 143	High School and Play- Ground	Deleted and included in Residential Zone.	The Site No. 143 pro- posed to be deleted by Municipal Council is reinstated partly as shown on plan in Mauve colour.	Reinstated as Site No. 143 (High School and Play Ground) as per published plan under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
35	EP-35 (Sheet. No. 7)	Site No. 144	Play-ground	Deleted and included in Residential Zone.	The Site No. 144 pro- posed to be deleted by Municipal Council is reinstated partly as shown on plan in Mauve colour.	Reinstated as Site No. 144 (Play Ground) as per published plan under Section 26 of the Maharashtra Regional and Town Planning Act, 1966.
36	EP-36 (Sheet No. 7)	Site No. 76	Road Widen- ing of 12 m.	Road Widening is deleted to the Western side.	Road widening of 12 m. proposed to be deleted by Municipal Council is reinstated as shown on plan in Mauve colour.	Sanctioned as Proposed.
37	EP-37 (Sheet No. 7)	Site No. 405	30 m. D. P. Road.	Road is deleted	The 30 m. D. P. Road deleted by Municipal Council is reinstated as shown on plan in Mauve colour.	Sanctioned as proposed.
38	EP-38 (Sheet No. 6)	Site No. 152	Play Ground	Western part is deleted and included in Resi- dential Zone.	Western part of Site No. 152 proposed to be deleted by Municipal Council is reinstated and included in Site No. 152 as shown on plan in Mauve colour.	Sanctioned as proposed
39	EP-39 (Sheet No. 6)	Site Nos. 164, 165, S. Nos. 245 to 248 (pt.)	High School and Play ground	Northern portion of Site No. 165 deleted and included in Resi- dential Zone. Southern portion of Site No. 165 is redesignated as 'High School' (Site No. 164). The Site No. 164 (High School) of Draft Deve- lopment Plan Published under Section 26 is redesignated for Site No. 165 (Primary School and Play ground).	(1) The reservation on portion of Site No. 165 proposed to be deleted by Municipal Council is reinstated as Play- ground (Site No. 165). (2) The southern portion of Play Ground Site No. 165 (Proposal of Draft Development Plan under Section 26) is redesign- ated as 'Primary School and Play- ground.' (3) Primary School and Play ground (Site No. 165)	Sanctioned as proposed

Schedule of Modification.--contd.

1	2	3	4	5	6	7
					proposed by Municipal Council (as per submitted Draft Development Plan under Section 30) and (Site No. 164 as per published Development Plan as High School) is redesignated as High School as Site No. 165-A. These changes are shown on plan in Mauve Colour.	
40	EP-40 (Sheet No. 6)	Site No. 182	Post Office	Deleted and included in Residential Zone.	Site No. 182. * Post Office proposed to be deleted by Municipal Council is reinstated as shown on plan in Mauve Colour.	Sanctioned as proposed.
41	EP-41 (Sheet No. 6)	Site No. 170	Play Ground	(1) Eastern portion is deleted and included in Residential Zone. (2) Part of Western portion of site is redesignated as 'Town Hall and Library' (Site No. 170) and remaining portion designated as 'Play Ground' (Site No. 170-A).	Eastern portion of the Site No. 170 (proposal of Draft Development Plan published under Section 26) proposed to be deleted by Municipal Council is reinstated as 'Play ground' and included in Site No. 170-A as shown on plan in Mauve colour.	Sanctioned as proposed.
42	EP-42 (Sheet No. 6)	Site No. 178	Garden	Deleted and included in Residential Zone.	The Site No. 178 (Garden) proposed to be deleted by Municipal Council is reinstated as 'Garden' as shown on plan in Mauve colour.	Sanctioned as proposed.
43	EP-43 (Sheet No. 6)	Site No. 179	Children's Play Ground	Deleted and included in Residential Zone.	The Site No. 179 proposed to be deleted by Municipal Council is reinstated as 'Children's Play ground' as shown on plan in Mauve colour.	Sanctioned as proposed.
44	EP-44 (Sheet No. 6)	Site No. 27 Mehrun	Existing Kabrasthan	Existing Kabrasthan	The location of Existing Kabrasthan is to be shown correctly to the East of 18 Meter road as shown on Plan in Mauve colour.	Sanctioned as proposed (Existing Kabrasthan is shown as per site condition)
45	EP-45 (Sheet No. 6)	Site No. 188	Parking and surrounding Industrial Zone.	No change	(1) A new North-South 18 m. wide road passing through Site No. 188 (Parking) is to be proposed (2) The area between the Nala and 18 meter newly proposed road is to be deleted from Industrial Zone	Sanctioned as proposed

Schedule of Modification.--contd.

1	2	3	4	5	6	7
					and to be included in Residential Zone as shown on plan in Mauve colour.	
46	EP-46 (Sheet No. 3)	Site No. 190	Site for G. S. D. A Department	Deleted and included in Residential Zone.	The Site No. 190 proposed to be deleted by Municipal Council is reinstated as site for G. S. D. A as shown on plan in Mauve colour.	Sanctioned as proposed.
47	EP-47 (Sheet No. 3)	Site No. 195	High School	Deleted and included in Residential Zone.	The Site No. 195 proposed to be deleted by Municipal Council is reinstated as High School as shown on plan in Mauve colour.	Sanctioned as proposed.
48	EP-48 (Sheet No. 6)	Site No. 199	Site for Z. P. Quarters	Deleted and included in Residential Zone.	The Site No. 199 proposed to be deleted by Municipal Council is reinstated as Z. P. Quarters as shown on plan in Mauve colour.	Sanctioned as proposed.
49	EP-49 (Sheet No. 6)	Site No. 201	Site for R. T. O. Office.	Deleted and included in Residential Zone.	The Site No. 201 proposed to be deleted by Municipal Council is reinstated as site for R. T. O. Office as shown on plan in Mauve colour.	Sanctioned as proposed.
50	EP-50 (Sheet No. 3)	Site No. 205	Playground	Deleted and included in Residential Zone.	The Site No. 205 proposed to be deleted by Municipal Council is reinstated as Garden as shown on plan in Mauve colour.	Northern portion of Site No. 205 is deleted and included in Residential Zone and remaining portion is reinstated as Site No. 205 (as shown on plan.)
51	EP-48 (Sheet No. 5)	Site No. 224	Site for M. S. E. B.	Deleted and included in Residential Zone	The Site No. 224 proposed to be deleted by Municipal Council is reinstated as M. S. E. B. as shown on plan in Mauve colour.	Sanctioned as proposed.
52	EP-52 (Sheet No. 5)	Site No. 226	No Development Zone and Water Reservoir.	No Development Zone	Land from S. Nos. 1201 to 1209, Asoda are proposed to be reserved for Sports Complex (New Site No. 226) as shown on plan in Mauve colour. The Appropriate Authority for this reservation shall be Municipal Council.	Sanctioned as proposed.
53	EP-53 (Sheet No. 5)	Site No. 227 Gat No. 1200, 1199 1211 to 1219 etc. of mouje	Truck Terminus	The reservation is partly deleted. The deleted area is partly included in 'No Development Zone' partly in the reserve-	The width of 18 meters wide roads is to be increased to 24 meters as shown on plan in Mauve colour.	Sanctioned as proposed.

Schedule of Modification.--contd.

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	Asode.			tion of Saw Mill and Timber Depot. (Site No. 229 Municipal Office and Fire Bridge (Site No. 228) and Road Network of 18 meters wide roads.		
54	EP-54 (Sheet No. No. 6)	S. No. 48/1 Khedi.	Industrial Zone	included in Residential Zone.	The land is to be designated as Club/Recreation Purpose for M/s Sindoor Hotel Pvt. Ltd.	sanctioned as proposed by Planning Authority under Section 30 (submitted plan) i. e. land is included in Residential Zone
55	EP-55 (Sheet No. No. 6)	S. No. 243	No. Development Zone (As per Section 29, Site No. 243, Primary School)	No Development Zone	The Site No. 243 proposed to be deleted by Municipal Council is reinstated as Primary School.	The Site No. 243 Primary School is deleted and land so released is included in No Development Zone as shown on plan.
56	EP-56 (Sheet No. No. 7)	S. No. 248	No Development Zone.	Municipal Nursery	The Site No. 248 Municipal Nursery is to be deleted and included in Residential Zone as shown on plan in Mauve colour.	Sanctioned as proposed.
57	EP-57 (Sheet No. No. 7)	S. No. 251	No Development Zone.	Vegetable Market and Shopping Centre.	The Site No. 251 Vegetable Market and Shopping Centre is proposed to be deleted and included in Residential Zone as shown on plan in Mauve colour.	Sanctioned as proposed
58	EP-58 (Sheet No. 7) gat Nos. 58, 59 pt.	S. No. 99	Housing for Dishoused and Public Housing.	Northern portion of Site No. 99 is partly deleted and included in Residential Zone.	Site No. 99 is reinstated as published under Section 26.	Site No. 99 is deleted and land so released is included in residential zone as shown on plan.
59	EP-59 (Sheet No. No. 6)	S. No. 253	No Development Zone.	High School	The Site No. 253 proposed to be deleted by Municipal Council is reinstated as shown on plan in Mauve colour.	Sanctioned as proposed.
60	EP-60 (Sheet No. No. 6)	S. No. 259	No Development Zone.	Primary School	The Site No. 259, Primary School is proposed to be deleted and included in Residential Zone as shown on plan in Mauve colour.	Sanctioned as proposed.

Schedule of Modification.--contd.

1	2	3	4	5	6	7
61	EP-61 (Sheet No. No. 4)	No Develop- ment Zone.	No Develop- ment Zone.	No Development Zone	The 13 meter wide D. P. Road between Jalgaon Bhusawal Railway line, National Highway No. 5 going to Warsade Village is proposed to be shown in Development Plan as shown on plan in Mauve colour.	Sanctioned as proposed.
62	EP-62 (Sheet No. No. 7)	Road S. Nos. 406, 410.	Site Nos. 140, 142.	30 m. Road	The width of East-West road passing through S. Nos. 406, 407, 410 is proposed to be reduced from 30 meters to 18 meters as shown on plan in Mauve colour.	Sanctioned as proposed.
63	EP-63 (Sheet No. 7, 8 and 10)	Road	Road width shown to 36 meters passing through S. Nos. 550, 551 etc. and going to Shirsholi Village.	24 meters Road and width shown from old Municipal limits to southern boundary of S. No. 411 and further in the southern portion shown to 36 meters.	Uniform width of 18 meters is proposed to be shown of road going to Shirsholi village as shown on plan in Mauve colour.	Sanctioned as proposed.
64	EP-64 (Sheet Nos. 6, 7, 10, 11)	-	No Develop- ment Zone below the 30 meter East-West road.	Residential Zone (Low Density) along with reservations for various public amenities and road network (Sector VII)	All lands included in Sector No. VII are proposed to be included in No Development Zone as shown on plan in Mauve colour.	Sanctioned as proposed.
65	EP-65 (Sheet No. No. 7)	Site No. 244	No Develop- ment Zone (High School, Site No. 244 as per Section 29)	No Development Zone	Land is included in Residential Zone.	Sanctioned as proposed.
66	EP-66	-	-	The development in the Residential Zone of new Sector VI would be permissible according to the low rise, low density concept. The minimum required plot area in Sector VI will be 500 square meters and maximum permissible FSI will be 0.5. The maximum height of the building/structure will be 9 m. A 50 meter belt from the Highest Flood Line of Mehrun tank is kept open and no building activity is permissible within this Belt and upto the road constructed in S. No. 540 by Municipal Council. The Municipal Council shall not grant the Building Development Permission in Sector No. VI unless the underground drainage	In Para No. 13.1 of D. P. Report (Chapter XIII) Bye laws in Sector VI and VII shall be replaced as under:- The development in the Residential Zone of new Sector VI would be permissible according to the low rise, low density concept. The minimum required plot area in Sector VI will be 500 square meters and maximum permissible FSI will be 0.5. The maximum height of the building/structure will be 9 meters A 50 meters belt from the Highest Flood Line of Mehrun Tank is kept open and no building activity is permissible within this Belt and upto the road constructed in S. No.	Development permission shall be granted in Sector VI on "low rise low density" concept subject to following conditions-- (1) The minimum plot area shall be 500 square meters and FSI, permissible will be 0.5 with maximum height of building structure is 9.00 meters. (2) At the time of granting Development permission, the distance from the boundary shown on Development Plan shall be 9 meters as per rule No. 12.1 B of Standardised building byelaws for 'A' class Municipal Council. (3) To avoid the water pollution of Mehrun tank, waste water from

Schedule of Modification.--contd.

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				system is developed by Municipal Council so that no drain water/sewage shall be mixed in Mehrun Tank. The Municipal Council should also complete the construction of 30 meters wide Development Plan Road between Sector Nos. VI and VII on site and then only grant the development permissions in these areas.	540 by Municipal Council. The Municipal Council shall not grant the Building Development Permission in Sector No. VI unless the under ground drainage system is developed by Municipal Council so that no drain water/sewage shall be mixed in Mehrun tank. The Municipal Council should also complete the construction of 30 meters wide Development Plan Road between Sector Nos. VI and VII on site and then only grant the development permission in these areas.	plot area is utilised for development of Garden in the same plot. While giving the development permission plot holder shall submit proposal of under ground drainage system to Municipal Corporation and with previous approval to the system it should be implemented strictly. In future, whenever under ground drainages system for sector No. 6 will be constructed and whenever it will implemented the plot holder should connect their individual drainage system with his own cost to underground drainage system of Corporation and for this compliance, plot holder should be submit Bond of Rs. 100 or whatever Corporation decides or submit bank guarantee and whatever the plot holder connects his underground drainage system to the main drainage system of corporation then deposit or bank guarantee may be refunded to land owner.
						(4) In view of construction of East-West proposed 30 meter wide Development Plan Road on the boundary of Sector Nos. VI and VII, the land owners of Sector No. 6 affected by this 30 meter D. P. Road proposal should handover the land under D. P. Road with its construction to Municipal Corporation free of cost at the time of submitting the Development Permission proposal.

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

SUDHAKAR NANGNURE,

Deputy Secretary to Government.