

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
NOTIFICATION
Date – 11th August, 2017

The Maharashtra Regional & Town Planning Act, 1966 :

No. TPS-2917/434/CR-24/2017/UD-30 : Whereas, in accordance with sub section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"), the Government of Maharashtra has sanctioned a part of the draft Development Plan for the area within the limits of the Bhokardan Municipal Council, Bhokardan (Dist. Jalna) (hereinafter referred to as "the said Development Plan") vide Urban Development Department's Notification No. TPS- 2914/4970/CR-202/2014/UD-30, dated 26th November, 2015 (hereinafter referred to as "the said Notification") published in the Official Gazette, Part I-A, Aurangabad Divisional Supplement, dated 19th May, 2016;

And whereas, the Government published the proposed modifications of substantial nature as the excluded parts of the said Development Plan (hereinafter referred to as "the said Excluded Parts") vide Urban Development Department's Notice No. TPS-2914/4970/CR-202(A)/2014/UD-30, dated 26th November, 2016 (hereinafter referred to as "the said Notice"), published in the Official Gazette, Part I-A, Aurangabad Divisional Supplement, dated 19th May, 2016 on pages Nos. 501 to 505, for inviting suggestions / objections from the general public under 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, vide the said Notice, appointed the Joint Director of Town Planning, Aurangabad Division, Aurangabad as "the Officer" to hear the persons submitting objections or suggestions in respect of the proposed modifications of substantial nature and to submit his report to the Government (hereinafter referred to as "the said Officer");

And whereas, the said Officer submitted his report to the Government vide his Marathi letter No. पुनर्गसिध्द वि.यो.भोकरदन (दु.सु. + वा.क्षे.), जि.जालना /सुनावणी /अहवाल /सहसंनरओ/2194, dated 19th August, 2016;

And whereas, in accordance with sub section (3) of section 31 of the said Act, the Government of Maharashtra has taken into consideration the objections and suggestions received and the report of the said Officer;

Now, therefore, in exercise of the powers conferred on it by the sub section (1) of section 31 of the said Act and all other powers enabling it in that behalf, and after consulting the Director of Town Planning, Maharashtra State, the Government Of



Maharashtra hereby, sanctions the draft Development Plan of the Bhokardan, Municipal Council as regards the said Excluded Parts in terms of E.P. Nos. 1 to 18 as specified in the Schedule of Modification (Schedule A) annexed hereto, which shall be a part of the final Development Plan of the Bhokardan Municipal Council as regards the said Excluded Parts;

The Final Development Plan in respect of the said Excluded Parts of the Bhokardan Municipal Council viz. E.P. Nos. 1 to 18 shall come into force after one month from the date of publication of this notification in the Official Gazette.

A copy of plan showing the aforesaid sanctioned as regards the said Excluded Parts in terms of E.P. Nos. 1 to 18 as specified in the Schedule of Modification (Schedule A) shall be available in the office of the Chief Officer, Municipal Council, Bhokardan during office hours on all working days for inspection of public for a period of one month.

This Notification shall also be available on Government web site-
www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,



(M. M. Patil)
(M. M. Patil)

Under Secretary to Government

SCHEDULE - A

Substantial Modifications sanctioned by the Government under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 in Development Plan- Bhokardan (Second Revised + Add. Area)

[Accompaniment of Government Notification No. TPS- 2917/434/CR-24/2017/UD- 30

Dated :- 11th August, 2017]

Sr. No.	Exclude d part	Site No. / Location	Proposal as per Plan published under section 26 of the Maharashtra Regional and Town Planning Act 1966	Proposal as per Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act 1966	Modification of Substantial Nature proposed by the State Government under Section 31 (1) of the Regional & Town Planning Act 1966. (EP)	Modification sanctioned by the State Government under Section 31 (1) of the Regional & Town Planning Act 1966.
1	2	3	4	5	6	7
①	EP 1	30.0M Road and Agri. Zone. (S.no.74,)	30.0M Ring Road and Partly Agri. Zone & Partly Resi. Zone	"30.0M Ring Road Alignment is proposed to be straight as shown on Plan and Easter side of this Road, Agriculture Zone is deleted and Land so released is proposed to be included in Residential Zone	30.0 M Ring Road Alignment is proposed to be straightened as shown on Plan and Eastern side of this Road, is proposed to be included in Residential Zone as shown on plan	30.0 M Ring Road Alignment is straightened as shown on Plan and Eastern side of this Road, is included in Residential Zone as shown on plan ✓



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2	EP 2	15.0M Road. (S.no 15 S.no16, S no.17),	15.0M wide proposed DP Road in S.no.15 , 16 and S.no.17	15.0M wide D P Road is proposed to be realigned on common boundary of S.no.15, 16 and 17 as shown on Plan	15.0M wide D P Road is proposed to be realigned on common boundary of S.no.15, 16 and 17 as shown on Plan.	15.0M wide D P Road is realigned on common boundary of S.No. 15, 16 and 17 and area so released due to realignment of Road is included in Residential Zone as shown on Plan.
3	EP 3	Dasera Ground (S.no 50)	Residential Zone.	New site no.76 "Municipal Purpose	"Site No.76- Dasera Ground" is proposed as shown on Plan with Appropriate Authority as Municipal Council .	"Site No.76- Dasera Ground" is shown on Plan with Appropriate Auth. as Municipal Council
4	EP 4	S. No. 33, "Site No.-36 Garden", "Site No.37- S.T.P.", "Site No.38- B.G.", "Site No.39- C.G."	"Site No.36 - Garden", "Site No.37- S.T.P.", "Site No.38- B.G.", "Site No.39 - C.G. "	In S. No 33, "Site No - 36 - Garden", "Site No.37-S.T.P.", "Site No.38 - B.G.", "Site No.39- C.G." is retained as per u/s 26 of MRTP Act, 1966 and Remaining portion of Agriculture Zone is deleted and land so released is proposed to be included in Residential Zone	A) Site No. 36 Garden is proposed to be redesignated as "Burial Ground" Site No. 36. B) "Site No. 38- Burial Ground" is proposed to be redesignated as "Garden" and realigned as shown on plan. C) "Site No. 39 -C. G." published u/s 26 of MRTP Act,1966 is proposed to be shifted in Agriculture Zone towards the west side of "Site	A) "Site No. 36 Garden" is redesignated as "Burial Ground Site No. 36" as shown on plan B) "Site No. 38- Burial Ground" is the is, redesignated as "Garden" realigned as shown on plan. C)"Site No. 39-C. G." published u/s 26 of MRTP Act,1966 is shifted in Agriculture Zone towards the west side of "Site No. 37- S.T.P." as



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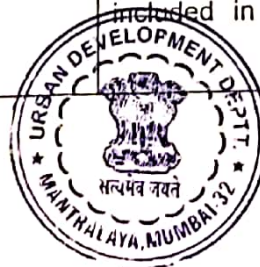
					<p>No. 37- S.T.P." as shown on plan and land so released is proposed to be amalgamated in the proposed realigned "Site No. 38 -Garden" as shown on plan. Also the area of S. No. 33 (p) is proposed to be deleted from Agriculture Zone and is proposed to be included in the proposed redesignated "Site No. 38- Garden" as shown on plan.</p> <p>D) Agriculture Zone in S.No.33 to the Southern side of proposed redesignated and rearranged "Site No. 38- Garden" is proposed to be included in Residential Zone as shown on plan.</p>	<p>shown on plan and land so released is amalgamated in the proposed realigned "Site No. 38 -Garden" as shown on plan. Also the area of S. No. 33 (p) is deleted from Agriculture Zone and is included in the proposed redesignated "Site No. 38- Garden" as shown on plan.</p> <p>D) Agriculture Zone in S.No.33 to the Southern side is proposed redesignated and rearranged "Site No. 38- Garden" is included in Residential Zone as shown on plan.</p>
5	EP 5	30.0M. wide Ring Road	30.0M. wide DP Road	30.0M. wide DP Road is proposed to be shifted towards east side as shown on plan and area under	30.00M. wide DP Road is proposed to be shifted towards east side as shown on plan and area so released is proposed to be	30.00M. wide DP Road is shifted towards east side as shown on plan and area so released is included in



		(S No. 118 and 119.)		earlier 30.00 M wide DP and part area of "Site No. 72- Play Ground" proposed to be included in Residential Zone as shown on plan.	included in Residential Zone as shown on plan.	Residential Zone as shown on plan.
6	EP 6	S No. 119 "Site No. 72 Play Ground"	Site No. 72 Play Ground	Site No. 72 Play Ground is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Due to Realignment of 30 M wide DP Road, "Site No. 72- PG " is proposed to be rearranged as shown on plan .	Due to Realignment of 30 M wide DP Road, "Site No. 72- PG " is rearranged and area so released is included in Residential Zone as shown on plan .
7	EP 7	"Site No. 63 Garden " S No. 76,	"Site No. 63- Garden"	"Site No. 63 Garden" is proposed to be deleted and land so released is proposed to be included in Residential Zone.	The eastern part of "Site No. 63- Garden" is proposed to be retained as "Site No. 63- Garden" and remaining area of this site is proposed to be deleted from the said Site and proposed to be included in Residential Zone as shown on plan.	The eastern part of "Site No. 63- Garden" is retained as "Site No. 63- Garden" and remaining area of this site is deleted from the said Site and included in Residential Zone as shown on plan.
8	EP 8	"Site No. 27- S.T. Stand and Depot"	"Site No. 27- S.T. Stand and Depot"	"Site No. 27- S.T. Stand and Depot" is rearranged and part area of the site is deleted	The area of "Site No. 27- S.T. Stand and Depot" occupied by existing constructions as well as the area of said Site not acquired	The area of "Site No. 27- S.T. Stand and Depot" occupied by existing constructions as well as the area of said Site not



		(S. No. 50)		and included in Residential Zone	by MSRTC is proposed to be deleted and included in Residential Zone and the remaining area is proposed to be kept as "Site No. 27- S.T. Stand and Depot" as shown on plan.	acquired by MSRTC is deleted and included in Residential Zone and the remaining area is kept as "Site No. 27- S.T. Stand and Depot" as shown on plan.
9	EP 9	12.0M. wide D.P. Road S No. 39, 38	12.0M. wide D.P. Road	12.0M. wide D.P. Road in S No. 39 is proposed to be shifted towards the east side of S No. 38 as shown on plan.	12.0M. wide D.P. Road in S. No. 39 is proposed to be shifted in S No. 38 as shown on plan and area so released is proposed to be included in Residential Zone as shown on plan.	12.0M. wide D.P. Road in S. No. 39 is shifted in S No. 38 as shown on plan and area so released is included in Residential Zone as shown on plan.
10	EP 10	"Site No. 32 Parking" S. No. 39	Site No. 32 Parking	Site No. 32 Parking	The area admeasuring 340 sq.mt. to the South-West portion of "Site No. 32 Parking" is proposed to be deleted and area so released is proposed to be included in Residential Zone as shown on plan.	The area admeasuring 340 sq.mt. to the South-West portion of "Site No. 32 Parking" is deleted and area so released is included in Residential Zone as shown on plan.
11	EP 11	Site No. 48 APMC S. No. 39	Site No. 48- APMC	Site No. 48- APMC	"Site No. 48- APMC" is proposed to be deleted and area so released is proposed to be included in Residential	Site No. 48- APMC" is deleted and area so released is included in Residential Zone as shown on plan.



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					Zone as shown on plan.	
12	EP 12	Existing Irrigation Department S. No. 39	Existing Irrigation Department S. No. 39	Existing Irrigation Department S. No. 39	Area required for Irrigation Department is proposed to be retained as "Existing Irrigation Department" and the remaining area is proposed to be shown as new site for "Garden" & new site for "Municipal Purpose" with proper approach road as shown on plan.	Area required for Irrigation Department is retained as "Existing Irrigation Department" and the remaining area is shown as new site for "Garden" & new site for "Municipal Purpose" with proper approach road shown on plan.
13	EP 13 ✓	Existing College in S.No. 39	Existing College in S.No. 39	Existing College in S.No. 39	The Government land is proposed to be shown as Public Semi Public Zone without mentioning the name of the College as shown on plan. ✓	The Government land is shown as Public Semi Public Zone without mentioning the name of the College as shown on plan. ✓
14	EP 14	S No. 39 "Site No. 44 Site and Services" "Site No. 45 Shopping Centre and Parking"	S. No. 39 "Site No. 44 Site and Services", "Site No. 45 Shopping Centre and Parking"	S. No. 39 "Site No. 44 Site and Services", Site No. 45 Shopping Centre and Parking	"Site No. 44 Site and Services", and "Site No. 45 Shopping Centre and Parking" are proposed to be amalgamated and redesignated as "Play Ground".	Site No. 44 Site and Services", and "Site No. 45 Shopping Centre and Parking" are amalgamated and redesignated as "Play Ground" as shown on plan. ✓



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15	EP 15	S. No. 118			"New Site- Traffic Island" is proposed in S. No. 118 as shown on plan.	New Site- Traffic Island" is proposed in S. No. 118 as shown on plan.
16	EP-16	S. No. 118			New D.P. Road of 15 M. width is proposed towards Eastern Boundary of "New Site - Traffic Island" as shown on plan.	New D.P. Road of 15 M. width is proposed towards Eastern Boundary of "New Site - Traffic Island" as shown on plan.
17	EP 17	S. No. 80, 81(p),82, 83(p), 84(p), 89(p), 90(p)	Residential Zone	Residential Zone	Land bearing S. No. 80, 81(p), 82, 83(p), 84, 89, 90(p) are proposed to be deleted from Residential Zone and area so released is proposed to be included in Agriculture Zone as shown on plan	Land bearing S. No. 80, 81(p), 82, 83(p), 84, 89, 90(p) are deleted from Residential Zone and area so released is included in Agriculture Zone as shown on plan
18	EP 18	S. No. 65(p), 66, 67(p),	Agriculture Zone	Agriculture Zone	Land bearing S. No. 65(p), 66, 67(p) are proposed to be deleted from Agriculture Zone and area so released is proposed to be included in Residential Zone as shown on plan.	Land bearing S. No. 65(p), 66, 67(p) are deleted from Agriculture Zone and area so released is included in Residential Zone as shown on plan.

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



(M.M.Patil)

Under Secretary to Government