## GOVERNMENT OF MAHARASHTRA Urban Development Department, Mantralaya, Mumbai 400 032. NOTIFICATION Date – 11<sup>th</sup> 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 26<sup>th</sup> November, 2015 (hereinafter referred to as "the said Notification") published in the Official Gazette, Part I-A, Aurangabad Divisional Supplement, dated 19<sup>th</sup> 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 26<sup>th</sup> November, 2016 (hereinafter referred to as "the said Notice"), published in the Official Gazette, Part I-A, Aurangabad Divisional Supplement, dated 19<sup>th</sup> 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.पुनर्प्रसिघ्द वि.यो.भोकरदन (दु.सु. + वा.क्षे.), जि.जालना /सुनावणी /अहवाल /सहसंनरऔ/2194, dated 19<sup>th</sup> 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 than all in that behalf, and after consulting the Director of Town Planting, Manager 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 sitewww.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,

(M. M. Patil)

Under Secretory to Government

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Act

and

## 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 ]

						Modification
Sr.	Exclude	Site No. /	Proposal as	Proposal as	Modification of	
No.	d part	Location	per Plan	per Plan	Substantial Nature	sanctioned by the
			published	submitted to	proposed by the State	State Government
, ]			under section	State	Government under	under Section 31 (1)
10			26 of the	Government	Section 31 (1) of the	of the Regional &
43			Maharashtra	for sanction	Regional & Town	Town Planning Act
			Regional and	under section	Planning Act 1966.	1966.
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1	EP 1	30.0M	Road and	Road	Alignment is proposed	Alignment is
		Road and	Partly Agri.	Alignment is	to be straightened as	straightened as
		Agri.	Zone & Partly	proposed to be	shown on Plan and	shown on Plan and
		Zone.	Resi. Zone	straight as	Eastern side of this	Eastern side of this
	1	(	Resi. Zone	shown on Plan	Road, is proposed to	Road, is included in
		S.no.74,)		and Easter side	be included in	Residential Zone as
				of this Road,	Residential Zone as	shown on plan
				Agriculture	shown on plan	
	•			Zone is deleted		;
	:			and Land so		
				released is		
				proposed to be		
				included in		
				Residential		
				Zone	VELOPMEN	
		District to the control of the contr		20110	1 m	

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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 July Appropriate Auth
4 EP 4	S. No. 33, "Site No36 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	A) "Site No. 36 Garden" is redesignated as "Burial Ground Site No. 36" as shown on plan B) "Site No. 38-Burial Ground" is redesignated is," "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

shown on plan and land so released is proposed to be amalgamated in the proposed realign "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. Also the area of S. No. 30 (p) is proposed to be included in the proposed redesignated "Site No. 38 Garden" as shown on plan.  D) Agriculture Zone in S. No.33 to the Southern side of proposed redesignated and rearranged "Site No. 38 Garden" as shown on plan.  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.  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.  D) Agriculture Zone in S. No.33 to the Southern side of proposed redesignated and rearranged "Site No. 38 Garden" included in Residential Zone as shown on plan and area undown on plan	1			1				
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shown on plan and area so released included included included				Road			side as shown on plan	shown on plan and
and area under the included i			19				and area so released	area so released is
					-		CV.	
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Г	•		(S No.		earlier 30.00 M	included in Residential	Residential Zone as
	;			1		Zone as shown on	shown on plan.
			118 and		part area of "	plan.	
			119,)		Site No. 72-		
		2			Play Ground"	_ =	
		P			proposed to be		
		1			included in		
		-2		4	Residential		
					Zone as shown	· .	
					on plan.		Due to Realignment
Ì	6	EP 6	S No.	Site No. 72	Site No. 72	Due to Realignment of	
			119 "Site	Play Ground	Play Ground is	30 M wide DP Road,	of 30 M wide DP
			No. 72		proposed to be	"Site No. 72-	Road, "Site No. 72-
	•		Play		deleted and	PG " is proposed to	PG " is rearrand
			Ground"		land so	be rearranged as	and area so released
			around		released is	shown on plan .	is included in
			1		proposed to be		Residential Zone as
				F	included in		shown on plan .
					Residential		
			-	make or it			
					Zone.	r	
			#O':	"Site No. 63-	"Site No. 63	The eastern part of	The eastern part of
	7,	EP 7	"Site	"Site No. 63- Garden"		"Site No. 63- Garden"	"Site No. 63-
		,	No. 63	Galden	G.G. G.	is proposed to be	Garden" is retained
	١.		Garden "		proposed to be	retained as "Site No.	as "Site No. 63-
				*	deleted and	63- Garden" and	
		ä	S No. 76,	-	land so	remaining area of this	remaining area of
					released is	site is proposed to be	this site is deleted
					proposed to be		
					included in		
					Residential	be included in	
					Zone.	Residential Zone as	shown on plan.
					#0" N 07	shown on plan.	The area of #Cita Na
	8	EP 8	"Site No.	0 - 0 - 1			
			27- S.T.		S.T. Stand and Depot"		The support of the state of the
			Stand	Depot"	rearranged and	1	
			and			the area o	
		1	Depot"			r said site out acquired	
				1	RBA	The state of the s	•

			(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.	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.
5	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.

					Zone as shown on	
					plan.	
12	EP 12	Existing	Existing	Existing	Area required for	Area required for
		Irrigation	Irrigation	Irrigation	Irrigation Department is	Irrigation Department
		Departme	Department	Department	proposed to be retained	is retained as
		nt			as "Existing Irrigation	"Existing Irrigation
			S. No. 39	S. No. 39	Department" and the	Department" and the remaining area is
		S. No. 39			remaining area is	remaining area is shown as new site
				-	proposed to be shown	for "Garden" & new
				j . *	as new site for	site for "Municipal
,					"Garden" & new site for	Purpose" with proper
				. *	"Municipal Purpose"	approach road 3(5
		20			with proper approach	shown on plan.
		_ · _ ·		45 °	road as shown on plan.	
					The Government land	The Government
13	EP 13	Existing	Existing	Existing	is proposed to be	land is shown as
		College	College in	College in	shown as Public Semi	Public Semi Public
		in S.No.	S.No. 39	S.No. 39	Public Zone without	Zone without
		39		<i>‡</i>	mentioning the name of	mentioning the name of the College as
					the College as shown	shown on plan.
		* *.	6		on plan.	
14	EP 14	S No. 39	S. No. 39	S. No. 39	"Site No. 44 Site and	Site No. 44 Site anoth
,:		"Site No.	"Site No. 44	"Site No. 44	Services", and	Services", and e a
		44 Site	Site and	Site and	"Site No. 45 Shopping	"Site No. ed
	٠	and	Services",	Services",	Centre and Parking"	Shopping Centre and
		Services"			are proposed to be	Parking" are
		,		*	amalgamated and	amalgamated and redesignated as
					redesignated as "Play	"Play Ground" as
		"Site No.	"Site No. 45	Site No. 45	Ground".	shown on plan.
		45	Shopping	Shopping		. /
		Shopping	Centre and	Centre and		$\vee$
		Centre	Parking"	Parking		
		and		DEVELOPME		
:		Parking"	4.1	30000		
				112( 197	1211	

ı							
	15	EP 15	S. No.			"New Site- Traffic Island" is proposed in	New Site- Traffic Island" is proposed in
			118			S. No. 118 as shown on plan.	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),	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