

राज्यातील मंजूर प्रादेशिक योजना क्षेत्रात “शेती तथा ना-विकास विभाग” या वापर विभागामध्ये गावठाणापासून विवक्षित अंतरामध्ये अनुज्ञेय करावयाच्या रहिवास वापरासाठी अधिमूल्य आकारण्यासंदर्भाने नवीन विनियम अंतर्भूत करण्याबाबत कलम २०(४) अन्वये अंतिम मंजूरी.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-३२
दिनांक : ०७/०१/२०१६

शासन अधिसूचना क्र.टिपीएस-१८१५/प्र.क्र.४९/१५/प्रायो/कलम २०(४)/नवि-१३

सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये पुणे विभागीय पुरवणी भाग-एक मध्ये प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)
अवर सचिव, महाराष्ट्र शासन

प्रत,

- १) मा.मुख्यमंत्री यांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, (नगर विकास) यांचे खाजगी सचिव, मंत्रालय, मुंबई.
- ३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) प्रधान सचिव, महसूल विभाग, मंत्रालय, मुंबई.

प्रति,

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) सह संचालक, नगर रचना, नागपूर / नाशिक / औरंगाबाद / अमरावती / कोकण विभाग.
- ६) जिल्हाधिकारी, नागपूर / नाशिक / औरंगाबाद / अमरावती / अकोला / कोकण.
- ७) सहायक संचालक, नगर रचना, नागपूर / नाशिक / औरंगाबाद / अमरावती / अकोला / कोकण
- ८) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करून त्याच्या ५० प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे, यांना पाठवाव्यात.

- ९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई - त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- १०) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई - त्यांना विनंती करण्यात येते की, सदरची अधिसूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
- ११) निवडनस्ती (कार्यासन-१३).

अधिसूचना
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई-३२
दिनांक : ०७/०१/२०१६

महाराष्ट्र
प्रादेशिक
नियोजन व
नगर रचना
अधिनियम,
१९६६

क्र.टिपीएस-१८१५/प्र.क्र.४९/१५/प्रायो/कलम २०(४)/नवि-१३:- ज्याअर्थी, शासनाच्या नगर विकास विभागाने सोबतच्या अनुसूची-अ मध्ये नमूद केलेल्या महाराष्ट्रातील प्रदेशासाठीच्या प्रादेशिक योजना (यापुढे ज्यांचा उल्लेख "उक्त प्रादेशिक योजना" असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १५ (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आलेला आहे) अन्वये मंजूरी दिली असून उक्त प्रादेशिक योजना अधिसूचनांमध्ये विहित केलेल्या दिनांकापासून अंमलात आलेल्या आहेत;

आणि ज्याअर्थी, उक्त प्रादेशिक योजनांसोबत प्रादेशिक योजनांची विशेष नियमावली मंजूर झालेली आहे (यापुढे जिचा उल्लेख "उक्त विशेष नियमावली" असा उल्लेख करण्यात आलेला आहे);

आणि ज्याअर्थी, गावांच्या नैसर्गिक विस्तारासाठी सन १९९१ किंवा सन २००१ च्या जनगणनेनुसार च्या लोकसंख्या सापेक्ष शेती तथा ना-विकास विभागामध्ये संबंधीत गावाच्या गावठाणाच्या हद्दीपासून त्यासभोवताली उक्त विशेष नियमावलीमधील तरतूदीनुसार ठराविक अंतरापर्यंत रहिवास वापर अनुज्ञेय करण्याची तरतूद आहे (यापुढे ज्याचा उल्लेख "उक्त तरतूद" असा करण्यात आलेला आहे);

आणि ज्याअर्थी, उक्त तरतूदीन्वये ना-विकास विभागामध्ये / शेती विभागामध्ये गावठाणापासून विवक्षित अंतरामध्ये रहिवास वापर अनुज्ञेय करताना नजिकच्या जनगणनेनुसार लोकसंख्या विचारात घेणे व त्याखालील क्षेत्रावर **अधिमूल्य** आकारून रहिवास वापर अनुज्ञेय करण्यासंदर्भाने शासनाने उक्त अधिनियमाच्या कलम २० चे पोटकलम ३ मधील तरतूदीनुसार प्रस्तावित फेरबदल प्रस्तावाबाबत शासनाच्या नगर विकास विभागाची टिपीएस-१८१५/प्र.क्र.४९/१५/प्रायो पुणे/कलम २०(३)/नवि-१३, दि.०६/०५/२०१५ अन्वये आम जनतेच्या हरकती / सूचना मागविण्यासाठीची नोटीस महाराष्ट्र शासन राजपत्र, भाग-एक-मध्य उपविभागामध्ये दि.२१ ते २७/०५/२०१५ रोजी पृ.क्र.२ ते ४ वर प्रसिध्द झाली आहे (यापुढे ज्याचा उल्लेख "प्रस्तावित फेरबदल" असा करण्यात आलेला आहे);

आणि ज्याअर्थी, प्रस्तावित फेरबदलाबाबत नोटीस प्रसिध्दीनंतर विहित मुदतीत प्राप्त होणाऱ्या सूचना / हरकतींवर संबंधितांना सुनावणी देण्याकरीता व शासनास अहवाल सादर करण्याकरीता संबंधित विभागाचे सह संचालक, नगर रचना यांना प्राधिकृत करण्यात आले होते (यापुढे ज्यांचा उल्लेख "उक्त अधिकारी" असा करण्यात आला आहे);

आणि ज्याअर्थी, उक्त अधिकारी यांच्या प्राप्त अहवालावर संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त प्रस्तावित फेरबदल मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

त्याअर्थी, सोबतच्या **अनुसूची-ब** मधील नमूद केल्याप्रमाणे राज्यातील मंजूर प्रादेशिक योजनेच्या मंजूर **विकास नियंत्रण नियमावली** मध्ये उक्त अधिनियमाचे कलम २० चे पोटकलम (४) व त्या अनुषंगाने प्राप्त अधिकारात प्रस्तावित फेरबदलास शासन अंतिम मंजूरी देत आहे.

सदरहू फेरबदल नागरिकांच्या अवलोकनार्थ कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध राहिल :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-४११ ००१.
- २) जिल्हाधिकारी (सर्व जिल्हे)
- ३) विभागीय सह संचालक, नगर रचना.
- ४) सहायक संचालक, नगर रचना / नगर रचनाकार शाखा कार्यालय

सदरहू अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे/नियम येथे) या संकेतस्थळावर प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)
अवर सचिव, महाराष्ट्र शासन

अनुसूची-अ

(शासनाच्या नगर विकास विभागाकडील अधिसूचना क्र. टिपीएस-१८१५/प्र.क्र.४९/१५/
प्रायो/कलम २०(४)/नवि-१३, दि.०७/०१/२०१६)

अ.क्र.	मंजूर प्रादेशिक योजनेचे नांव
१	नागपूर प्रदेश
२	नाशिक प्रदेश
३	अहमदनगर प्रदेश
४	औरंगाबाद प्रदेश
५	अमरावती प्रदेश
६	अकोला-वाशिम प्रदेश
७	रायगड प्रदेश

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)
अवर सचिव, महाराष्ट्र शासन

अनुसूची-ब

(शासनाच्या नगर विकास विभागाकडील अधिसूचना क्र. टिपीएस-१८१५/प्र.क्र.४९/१५/
प्रायो/कलम २०(४)/नवि-१३, दि.०७/०१/२०१६)

अ. क्र.	मंजूर प्रादेशिक योजना	महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २०(४) नुसार मंजूर केलेले प्रस्तावित फेरबदल (in italic words)
१.	नागपूर प्रदेश	<p>Regulation No.2.4 / sub clause XIII:- In the Villages where no specific Residential Zone, is shown residential development may be permitted within a belt of 500 m. from the Gaothan limits of settlement having population of less than 5000 as on 1991 and in a belt of 1.5 kms. From the Gaothan limits in the case of non municipal settlement having population of more than 5000 as on 1991. However in case of settlement of both the categories falling in the planning area of zones plans, this distance shall be 200 mts. Only as adequate Residential Zones to meet the requirements of prospective population in a planned manner have already been provided in the zone plans of these centres. Such development in the 200, 500 to 1500 mtrs. Belt should not however be permitted on lands which deserve preservation or protection from environmental consideration viz. Hills and Hilltops, Belts from the HFL of major lakes etc.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture/No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that notwithstanding anything contained in Section IV / Regulation No.2.4.1 sub rule no.XVIII, where more than 50 percent of area of the Survey Number/Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
२.	नाशिक प्रदेश	<p>Rule No. 2.5.1:- Residential development may be permitted within a belt of 1.0 km. from the gaothan boundary of settlement having population of less than 5000 souls as per 2001 Census. During the first ten years from the date of coming into force of this Regional Plan, development may be permitted in the first 500 mts. belt around the gaothan boundary and in the next ten years, in the 500 mts. belt surrounding the first belt referred to hereinabove.</p> <p>Rule No. 2.5.2:- Residential development may be permitted within a belt of 1.5 km. from the gaothan boundary of settlement having population of more than 5000 souls as per 2001 Census. During the first ten years from the date of coming in to force of this Regional Plan, development may be permitted in the first 1000 mts. belt around the gaothan boundary and in the next ten years, in the 500 mts. belt surrounding the first belt referred to hereinabove.</p>

		<p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture/No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
३.	अहमदनगर प्रदेश	<p>Rule No. 2.6 (xiii):- In the villages where no specific residential zone is shown or the villages outside the zone plans planning area, residential development may be permitted within the belt of 500 meters form the gaothan limits of settlements, having a population of less than 5000 souls as in 1991 and in a belt of 1.5 km. from the gaothan limits in the case of Non Municipal settlements having a population of more than 5000 souls as in 1991. However, in case of gaonthan and settlements falling in the planning areas of zone plans, Such development shall be permitted within 200m. belt. Such development in the 200m, 500m. or 1500m. belt, however, should not be permitted on lands which deserve preservation or protection from Environmental considerations, viz. Hills and Hill tops, and belt of 200m form the high flood levels and catchments of lakes etc.</p> <p>Residential Development in respect of villages in western Ghat hilly areas may be permitted within a 200m belt from gaothan limit as these are of very small size not requiring large areas for meeting expansion needs & also because of environmentally sensitive belt.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number/Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
४.	औरंगाबाद प्रदेश	<p>PERMISSIBLE USERS IN AGRICULTURAL ZONE & NO DEVELOPMENT ZONES OUTSIDE MUNICIPAL LIMITS:-</p> <p>13. In the villages where no specific residential zone is shown in peripheral or zone plans or the villages outside the zone plan planning area, residential development may be permitted within the periphery as per criteria stated below:-</p>

		<p>A) Residential development may be permitted within the belt of 500 meters from the gaothan limits of settlements, having a population of less than 5000 souls as in 2001, and in a belt 1.5 km. (1500 mt.) from the gaothan limits in the case of Non Municipal settlements having a population of more than 5000 souls as in the 2001 for which such plans are not prepared. In case of gaothans & settlements around which only agriculture zone has been marked, falling in the planning areas of zone plans, peripheral plans, such development shall be permitted as per criteria above. However such development should not be permitted on lands which deserve preservation of protection from Environmental Considerations, viz. Hills and Hill tops, and belt of 200 m. from the high flood levels and catchment of lakes & 300 mts. From protected monument etc.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number/Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
५.	अमरावती प्रदेश	<p><u>Chapter 12(b)(2):-</u></p> <p>a) In the rural areas having population less than 5,000 as per 2001 census, where no specific residential zone is shown, the residential and compatible users should be allowed within 500 mt. distance form the gaothan limit and from the existing authorized development adjacent to gaothan on the date of publication of Regional Plan.</p> <p>b) In the rural areas with population more than 5,000 as per 2001 census such development shall be allowed in a belt of 1.50 km. from the gaothan limit and from the existing authorized development adjacent to gaothan on the date of publication of Regional Plan.</p> <p>c) In the existing villages, rehabilitated colonies, newly established gaothans which is in existence prior to the date of the Regional Plan to come into effect the residential users should be allowed within 200mt. distance from the original boundaries of colonies in Agricultural/No Development zone for the natural growth of the colonies.</p> <p>d) As mentioned in above a, b and c, the residential user within 200.mt. 500.mt. and 1.50 kms. shall be permitted excluding areas of Hills Slopes, Hills Tops and the areas in the High Flood Line of the major Lakes.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be</i></p>

		<p><i>permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>						
६.	अकोला- वाशिम प्रदेश	<p><u>M-23 / Rule No.2.4.1(xv) (A) :-</u> Natural growth of all settlements around gaothan area / extended gaothan area/new gaothan area / rehabilitated area / project sites developed by Govt. and such colonies existing on site on date of publication of Regional Plan will be permissible in peripheral "No Development Zone" as per following criteria :-</p> <table border="1"> <thead> <tr> <th>Category of village</th> <th>Development allowed in periphery of</th> </tr> </thead> <tbody> <tr> <td>a) Population less than 5000 as per 2001 census.</td> <td>i) 250 mt. (for 1st stage of 10 years) ii) 500 mt. (for 2nd stage of next 10 years.)</td> </tr> <tr> <td>b) Population more than 5000 as per 2001 census.</td> <td>i) 500 mt. (for 1st stage of 10 years) ii) 1000 mt. (for 2nd stage of next 10 years.)</td> </tr> </tbody> </table> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>	Category of village	Development allowed in periphery of	a) Population less than 5000 as per 2001 census.	i) 250 mt. (for 1st stage of 10 years) ii) 500 mt. (for 2nd stage of next 10 years.)	b) Population more than 5000 as per 2001 census.	i) 500 mt. (for 1st stage of 10 years) ii) 1000 mt. (for 2nd stage of next 10 years.)
Category of village	Development allowed in periphery of							
a) Population less than 5000 as per 2001 census.	i) 250 mt. (for 1st stage of 10 years) ii) 500 mt. (for 2nd stage of next 10 years.)							
b) Population more than 5000 as per 2001 census.	i) 500 mt. (for 1st stage of 10 years) ii) 1000 mt. (for 2nd stage of next 10 years.)							
७.	रायगड प्रदेश	<p><u>Regulation No.5.(ix):-</u> Residential & non agricultural development except Industries may be permitted in and around Gaothan boundaries as shown in the revenue survey sheets on or before 29th May, 1985 or as shown in the regional plan subject to following conditions:-</p> <p>a) Within gaothan may new construction / reconstruction of buildings should be restricted to maximum 1/3rd coverage of the plot area with maximum of ground plus to storeys.</p> <p>b) Natural expansion of gaothan may be permitted within 200 mt. from the gaothan boundary of settlements having population more than 500 persons as per the Census 1991.</p>						

	<p>Provided further that such expansion of gaathan shall not be permitted beyond the highway or by pass.</p> <p>Provided further that where more than 50 percent of area of the Survey Number is within the above distance the whole of such Survey Number shall be considered for development.</p> <p>These provisions are intended to accommodate natural growth of local population requiring extension of the existing settlements as provided in section 122 of the Maharashtra land Revenue Code, 1966.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p>
--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)
अवर सचिव, महाराष्ट्र शासन

NOTIFICATION

**Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai-32.**

Date : 07/01/2016

**Maharashtra
Regional and
Town
Planning
Act, 1966**

No.TPS-1815/CR-49/15/RP Pune/Section 20(3)/UD-13:- Whereas, the Government in the Urban Development Department has sanctioned the Regional Plan for various Regions in Maharashtra as mentioned in **Schedule-A** appended hereto (hereinafter referred to as “the said Regional Plan”) under Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”), vide respective notifications (hereinafter referred to as “the said notifications”) from time to time which have come into force with effect from the dates as mentioned in the said notifications;

And whereas, the said Regional Plan has been sanctioned along with their Special Development Control Regulations (hereinafter referred to as “the said Special Regulations”);

And whereas, such natural expansion is permitted upto certain distance along the periphery of the Gaothan limit, in accordance with the population of 1991-2001 census;

And whereas, the Government is of the opinion that the such residential development in Agricultural / No Development Zone upto certain distance along the periphery of the Gaothan limit is to be permitted as per the latest census on **payment of premium (hereinafter referred to as the “said proposed modification”)**;

And whereas, Government has issued the Notice no.**TPS-1815/CR-49/15/RP /Section 20(3)/UD-13, dated 06/05/2015** and declares its intention by issuing notice under Section 20(3) of the said Act to make the proposed modification and for that purpose, invites suggestions and / or objections from any person with respect to the proposed modification. Suggestions and / or objections in this regard shall be submitted to the concerned Divisional Joint Director of Town Planning, who is appointed as the “Officer” for giving hearing in respect of the suggestions and / or objections received in this regard and submit his report to the Government;

And whereas, appointed Officer and Director of Town Planning has submitted report on the proposed modifications;

And whereas, after considering the report submitted by the said Officer and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, it is necessary to sanction the proposed modification;

Now, therefore, in exercise of the powers conferred by sub-section (4) of Section 20 of the said Act, the Government hereby sanctions the proposed modification as mentioned in **Schedule-B** appended hereto and accordingly modify the Development Control Rules of the sanctioned Regional Plan.

This Notification shall be made available for inspection to the general public during office hours on all working days at the following offices:-

- 1) Director of Town Planning, Central Building, Pune-411001.
- 2) The Collector of the concerned Districts.

- 3) Joint Director of Town Planning, concerned Divisions.
- 4) Assistant Director of Town Planning / Town Planner, concerned Branch Offices.

This Notification shall also be published on the Government website www.maharashtra.gov.in (कायदे / नियम).

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)
Under Secretary to Government

Schedule-A

(Accompanied with Government Notification No.TPS-1815/CR-49/15/RP/Section 20(4)/UD-13, Dated 07/01/2016).

Sr. No.	Name of the sanctioned Regional Plan
1	Nagpur Region
2	Nashik Region
3	Ahamadnagar Region
4	Aurangabad Region
5	Amravati Region
6	Akola-Washim Region
7	Raigad Region

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)
Under Secretary to Government

Schedule-B

(Accompanied with Government Notification No.TPS-1815/CR-49/15/RP/Section
20(4)/UD-13, Dated 07/01/2016)

Sr. No.	Sanctioned Regional Plan	Proposed modifications sanctioned (in italic words) under Section 20(4) of the MR&TP Act, 1966
1.	Nagpur Region	<p><u>Regulation No.2.4 / sub clause XIII:-</u> In the Villages where no specific Residential Zone, is shown residential development may be permitted within a belt of 500 m. from the Gaothan limits of settlement having population of less than 5000 as on 1991 and in a belt of 1.5 kms. From the Gaothan limits in the case of non municipal settlement having population of more than 5000 as on 1991. However in case of settlement of both the categories falling in the planning area of zones plans, this distance shall be 200 mts. Only as adequate Residential Zones to meet the requirements of prospective population in a planned manner have already been provided in the zone plans of these centres. Such development in the 200, 500 to 1500 mtrs. Belt should not however be permitted on lands which deserve preservation or protection from environmental consideration viz. Hills and Hilltops, Belts from the HFL of major lakes etc.</p> <p style="text-align: center;"><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture/No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p style="text-align: center;"><i>Provided further that notwithstanding anything contained in Section IV / Regulation No.2.4.1 sub rule no.XVIII, where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
2.	Nashik Region	<p><u>Rule No. 2.5.1:-</u> Residential development may be permitted within a belt of 1.0 km. from the gaothan boundary of settlement having population of less than 5000 souls as per 2001 Census. During the first ten years from the date of coming into force of this Regional Plan, development may be permitted in the first 500 mts. belt around the gaothan boundary and in the next ten years, in the 500 mts. belt surrounding the first belt referred to hereinabove.</p> <p><u>Rule No. 2.5.2:-</u> Residential development may be permitted within a belt of 1.5 km. from the gaothan boundary of settlement having population of more than 5000 souls as per 2001 Census. During the first ten years from the date of coming in to force of this Regional Plan, development may be permitted in the first 1000 mts. belt around the gaothan boundary and in the next ten years, in the 500 mts. belt surrounding the first belt referred to hereinabove.</p>

		<p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
3.	Ahamadnagar Region	<p>Rule No. 2.6 (xiii):- In the villages where no specific residential zone is shown or the villages outside the zone plans planning area, residential development may be permitted within the belt of 500 meters form the gaothan limits of settlements, having a population of less than 5000 souls as in 1991 and in a belt of 1.5 km. from the gaothan limits in the case of Non Municipal settlements having a population of more than 5000 souls as in 1991. However, in case of gaonthan and settlements falling in the planning areas of zone plans, Such development shall be permitted within 200m. belt. Such development in the 200m, 500m. or 1500m. belt, however, should not be permitted on lands which deserve preservation or protection from Environmental considerations, viz. Hills and Hill tops, and belt of 200 m form the high flood levels and catchments of lakes etc.</p> <p>Residential Development in respect of villages in western Ghat hilly areas may be permitted within a 200 m belt from gaothan limit as these are of very small size not requiring large areas for meeting expansion needs & also because of environmentally sensitive belt.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
4.	Aurangabad Region	<p>PERMISSIBLE USERS IN AGRICULTURAL ZONE & NO DEVELOPMENT ZONES OUTSIDE MUNICIPAL LIMITS:-</p> <p>13. In the villages where no specific residential zone is shown in peripheral or zone plans or the villages outside the zone plan planning area, residential development may be permitted within the periphery as per criteria stated below:-</p>

		<p>A) Residential development may be permitted within the belt of 500 meters from the gaothan limits of settlements, having a population of less than 5000 souls as in 2001, and in a belt 1.5 km. (1500 mt.) from the gaothan limits in the case of Non Municipal settlements having a population of more than 5000 souls as in the 2001 for which such plans are not prepared. In case of gaothans & settlements around which only agriculture zone has been marked, falling in the planning areas of zone plans, peripheral plans, such development shall be permitted as per criteria above. However such development should not be permitted on lands which deserve preservation of protection from Environmental Considerations, viz. Hills and Hill tops, and belt of 200 m. from the high flood levels and catchment of lakes & 300 mts. From protected monument etc.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
5.	Amravati Region	<p><u>Chapter 12(b)(2):-</u></p> <p>a) In the rural areas having population less than 5,000 as per 2001 census, where no specific residential zone is shown, the residential and compatible users should be allowed within 500 mt. distance form the gaothan limit and from the existing authorized development adjacent to gaothan on the date of publication of Regional Plan.</p> <p>b) In the rural areas with population more than 5,000 as per 2001 census such development shall be allowed in a belt of 1.50 km. from the gaothan limit and from the existing authorized development adjacent to gaothan on the date of publication of Regional Plan.</p> <p>c) In the existing villages, rehabilitated colonies, newly established gaothans which is in existence prior to the date of the Regional Plan to come into effect the residential users should be allowed within 200mt. distance from the original boundaries of colonies in Agricultural/No Development zone for the natural growth of the colonies.</p> <p>d) As mentioned in above a, b and c the residential user within 200.mt. 500.mt. and 1.50 kms. shall be permitted excluding areas of Hills Slopes, Hills Tops and the areas in the High Flood Line of the major Lakes.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be</i></p>

		<p><i>permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>								
6.	Akola-Washim Region	<p><u>M-23 / Rule No.2.4.1(xv) (A)</u> :- Natural growth of all settlements around gaothan area / extended gaothan area/new gaothan area/rehabilitated area / project sites developed by Govt. and such colonies existing on site on date of publication of Regional Plan will be permissible in peripheral "No Development Zone" as per following criteria :-</p> <table border="1"> <thead> <tr> <th>Category of village</th> <th>Development allowed in periphery of</th> </tr> </thead> <tbody> <tr> <td rowspan="2">a) Population less than 5000 as per 2001 census.</td> <td>i) 250 mt. (for 1st stage of 10 years)</td> </tr> <tr> <td>ii) 500 mt. (for 2nd stage of next 10 years.)</td> </tr> <tr> <td rowspan="2">b) Population more than 5000 as per 2001 census.</td> <td>i) 500 mt. (for 1st stage of 10 years)</td> </tr> <tr> <td>ii) 1000 mt. (for 2nd stage of next 10 years.)</td> </tr> </tbody> </table> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture / No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>	Category of village	Development allowed in periphery of	a) Population less than 5000 as per 2001 census.	i) 250 mt. (for 1st stage of 10 years)	ii) 500 mt. (for 2nd stage of next 10 years.)	b) Population more than 5000 as per 2001 census.	i) 500 mt. (for 1st stage of 10 years)	ii) 1000 mt. (for 2nd stage of next 10 years.)
Category of village	Development allowed in periphery of									
a) Population less than 5000 as per 2001 census.	i) 250 mt. (for 1st stage of 10 years)									
	ii) 500 mt. (for 2nd stage of next 10 years.)									
b) Population more than 5000 as per 2001 census.	i) 500 mt. (for 1st stage of 10 years)									
	ii) 1000 mt. (for 2nd stage of next 10 years.)									
7.	Raigad Region	<p><u>Regulation No.5.(ix)</u>:- Residential & non agricultural development except Industries may be permitted in and around Gaothan boundaries as shown in the revenue survey sheets on or before 29th may 1985 or as shown in the regional plan subject to following conditions:-</p> <p>a) Within gaothan may new construction / reconstruction of buildings should be restricted to maximum 1/3rd coverage of the plot area with maximum of ground plus to storeys.</p> <p>b) Natural expansion of gaothan may be permitted within 200 mt. from the gaothan boundary of settlements having population more than 500 persons as per the Census 1991.</p>								

	<p>Provided further that such expansion of gaathan shall not be permitted beyond the highway or by pass.</p> <p>Provided further that where more than 50 percent of area of the Survey Number is within the above distance the whole of such Survey Number shall be considered for development.</p> <p>These provisions are intended to accommodate natural growth of local population requiring extension of the existing settlements as provided in Section 122 of the Maharashtra land Revenue Code, 1966.</p> <p><i>Notwithstanding anything contained in the above regulation, such residential development in Agriculture/No development Zone shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p>
--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

By order and in the name of Governor of Maharashtra,

(Sanjay Saoji)
Under Secretary to Government
