

प्रादेशिक योजना अंतिम मंजूरीबाबत.

११ द्रुतगती प्रादेशिक योजनांना महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १५(१) अन्वये मंजूरीबाबत.

**महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-४०००३२
शासन निर्णय क्र. टिपीएस-१८१६/९९४/प्र.क्र.५१६/१६/नवि-१३
दिनांक : ०१/०१/२०१८**

शासन निर्णय :- **सोबतची** शासकिय अधिसूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिध्द करावी.
महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

**(संजय सावजी)
उप सचिव, महाराष्ट्र शासन**

प्रत,

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

प्रति,

- १) सह सचिव तथा संचालक (नगर रचना), नगर विकास विभाग, मंत्रालय, मुंबई.
- २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ३) विभागीय आयुक्त (सर्व विभाग).
- ४) सह संचालक, नगर रचना (सर्व विभाग).
- ५) जिल्हाधिकारी (संबंधित ११ जिल्हे).
- ६) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद (संबंधित ११ जिल्हे).
- ७) सहायक संचालक, नगर रचना तथा संबंधित नगर रचना अधिकारी.

(त्यांना विनंती करण्यात येते की, सोबतच्या अधिसूचनेनुसार प्रादेशिक योजनेचा अहवाल व नकाशे यांच्या ५ संचासह अधिप्रमाणित करण्याकरिता शासनास सादर कराव्यात.)

- ८) व्यवस्थापक, शासकीय मुद्रणालय, नागपूर / औरंगाबाद / मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रामध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात.

- ९) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर **अधिसूचना** शासनाच्या वेबसाईटवर प्रसिध्द करण्याबाबत कार्यवाही करण्यात यावी.

- १०) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदरची **अधिसूचना** शासनाच्या वेबसाईटवर प्रसिध्द करावी.

- ११) निवडनस्ती (नवि-१३).

अधिसूचना
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मंबई - ४०००३२
दिनांक : ०१/०१/२०१८

महाराष्ट्र
प्रादेशिक
नियोजन व
नगर रचना
अधिनियम,
१९६६

क्रमांक - टिपीएस-१८१६/९९४/प्र.क्र.५१६/१६/नवि-१३:- ज्याअर्थी, प्रदेशातील जमिनीचा वापर आणि विकास यांचे नियोजन व नियमावलीसाठी प्रादेशिक नियोजन मंडळ गठीत करणेबाबत महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यापुढे **उक्त अधिनियम** असे उल्लेखिलेला) मध्ये तरतूदी नमूद आहेत;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३ च्या उपकलम (१) व (२) मधील शक्तींचा वापर करून महाराष्ट्र शासनाने **परिशिष्ट-अ** मध्ये नमूद केलेल्या जिल्हयाच्या संपूर्ण महसूली क्षेत्रासाठी **प्रदेशाची** (यापुढे **उक्त प्रदेश** असा उल्लेखिलेला) स्थापना केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ४ उप कलम (१) मधील तरतूदीनुसार महाराष्ट्र शासनाने सुनियोजित प्रादेशिक योजना तयार करण्यासाठी **परिशिष्ट-अ** मध्ये नमूद केलेल्या उक्त प्रदेशाच्या क्षेत्राकरिता **प्रादेशिक नियोजन मंडळ** (यापुढे उक्त प्रादेशिक नियोजन मंडळ असे उल्लेखिलेले) स्थापन केले आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त प्रदेशाचे सर्वेक्षण करून, उक्त प्रदेशाचा विद्यमान जमीन वापर नकाशा आणि प्रारूप प्रादेशिक योजना (यापुढे **“उक्त ११ द्रुतगती प्रादेशिक योजना”** असे उल्लेखिलेली) तयार करून नागरिकांकडून सूचना/आक्षेप / हरकती मागविणेसाठी उक्त अधिनियमातील कलम १६ चे उप कलम (१) मधील तरतूदीनुसार उक्त प्रादेशिक योजना **परिशिष्ट-अ** मध्ये नमूद केलेल्या दिनांकास प्रसिध्द केली आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त अधिनियमाचे कलम १० उप कलम (३) अन्वये गठीत केलेल्या प्रादेशिक नियोजन समितीचा उक्त योजने संबंधीचा अहवाल, सूचना आणि सादरीकरण विचारात घेऊन उक्त अधिनियमातील कलम १६ मधील तरतूदीनुसार उक्त प्रादेशिक योजनेमध्ये आवश्यक असे फेरबदल केलेली **उक्त ११ द्रुतगती प्रादेशिक योजना** प्रादेशिक नियोजन समितीचा अहवाल व नकाशे, आराखडे, दस्तावेज, तक्ते इ. सह उक्त अधिनियमाचे कलम १५ उप कलम (१) आणि कलम १६ उप कलम (४) मधील तरतूदीनुसार **परिशिष्ट-अ** मध्ये नमूद केलेल्या दिनांकास महाराष्ट्र शासनाकडे मंजूरीसाठी सादर केली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने आवश्यक ती चौकशी करून आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून **उक्त ११ द्रुतगती प्रारूप प्रादेशिक योजना** सोबतच्या परिशिष्टामध्ये (**परिशिष्ट-ब**) नमूद फेरबदलासह मंजूर करणेचे प्रस्तावित केले आहे;

त्याअर्थी, उक्त अधिनियमाचे कलम १५ उपकलम (१) व महाराष्ट्र प्रादेशिक नियोजन मंडळ नियम, १९६७ मधील नियम क्र.७ यामध्ये नमूद शक्तीचा वापर करून महाराष्ट्र शासन याद्वारे -

अ) परिशिष्ट-अ मध्ये नमूद उक्त प्रदेशांच्या उक्त प्रादेशिक नियोजन मंडळाने सादर केलेल्या उक्त ११ द्रुतगती प्रादेशिक योजनांना सोबतच्या परिशिष्ट-ब मध्ये नमूद फेरबदलासह मंजूरी देण्यात येत आहे.

ब) शासनाने मंजूर केलेनुसार उक्त ११ द्रुतगती प्रादेशिक योजना मंजूरीची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्यापासून एक महिन्याच्या कालावधीनंतर अंमलात येईल व यास अंतिम प्रादेशिक योजना असे संबोधिले जाईल.

सदरची अधिसूचना नागरिकांच्या अवलोकनासाठी शासन वेबसाईट www.maharashtra.gov.in. (कायदे व नियम) वर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(संजय सावजी)
उप सचिव, महाराष्ट्र शासन

NOTIFICATION
Government of Maharashtra
URBAN DEVELOPMENT DEPARTMENT
MANTRALAYA, MUMBAI-32
Dated: 01/01/2018

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

No. TPS-1816/994/CR No.516/16/UD-13 :- Whereas for the purpose of planning the development and use of land in the region, the Regional Plans are to be prepared under the provision of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act").

And whereas, the Government of Maharashtra, in exercise of the powers conferred by sub-section (1) and (2) of section 3 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) has constituted **the Region** for the preparation of a Regional Plan (hereinafter referred to as "the said Region"). The date of notification and name of the said Region is as mentioned in **Schedule-A**;

And whereas, the Government of Maharashtra in exercise of the powers conferred by sub-section (1) of section 4 of the said Act, has constituted the "Regional Planning Board" (hereinafter referred to as "the said Board") for preparation of the said proposed Regional Plan for the said Region as mentioned in **Schedule-A**;

And whereas, the said Board, for the said Region after carrying out the necessary surveys and preparing the existing-land-use Map of the said Region, prepared and published a Draft Regional Plan of the said Region (hereinafter referred to as "the said Draft Regional Plan") in accordance with provisions of sub-section (1) of section 16 of the said Act, and a notice to that effect was published in the Maharashtra Government Gazette;

And whereas, the said Board for the said Region after considering the report of the Regional Planning Committee appointed by it under sub-section (3) of section 10 of the said Act, for the purpose of hearing any suggestions and objections received in respect of the said Draft Regional Plan, modified the said Draft Regional Plan in accordance with the provisions of section 16 of the said Act and submitted such modified Draft Regional Plan together with the Report of the Regional Planning Committee and connected documents, Plans, Maps Charts and Report for approval to the Government on dates mentioned in Schedule-A under sub-section (1) of section 15 and sub-section (4) of section 16 of the said Act Region (hereinafter referred to as "the said **11 express Draft Regional Plans**");

And whereas the Government of Maharashtra now considers it expedient to approve the said **11 express Draft Regional Plan** along with the Development Control Regulations as submitted by the Regional Planning Board for the said Region with certain Modifications, specified in **Schedule - B** appended hereto;

Now, therefore, in exercise of the powers conferred by sub-section(1)of section 15 of the said Act and rule 7 of the Maharashtra Regional Planning Board Rules, 1967 (hereinafter referred to as "the said Rules") and all other powers enabling it in that behalf, the Government of Maharashtra hereby;

- (a) Accord sanctions to the said **11 express Regional Plans** for the said Region as mention in **Schedule A** along with Development Control and Promotion Regulations submitted with certain Modifications as specified in **Schedule - B**

appended hereto. Rest of the Regulations and special provisions are sanctioned as submitted ;

- (b) Fixes the date after one month of the publication of this Notification in the Maharashtra Government Gazette to be the date on which the said sanction to the “**Final Regional Plan of the said Region.**” shall come into force.

This Notification shall also be published on the Government web-site at www.maharashtra.gov.in. (कायदे/नियम) as well as on the website of Directorate of Town Planning www.dtp.maharashtra.gov.in

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

(Sanjay Saoji)
Deputy Secretary to Government

परिशिष्ट-अ
Schedule-A

(Accompanied with the Government Notification No. TPS-1816/994/CR
No.516/16/UD-13, dated 01/01/2018)

Sr. No.	Name of the Division	Name of the Region	Constitution of Region	Constitution of Regional Planning Board	Date of publication of Draft Regional Plan	Date of submission of Draft Regional Plan to Government
1	Nagpur Division	Wardha	Government Notification No.TPS-1816/ 994/ CR-516/16/ Region/ UD-13, dated 14/07/2016	Government Notification No.TPS-1816/ 994/ CR-516/ 16/ RP Board / UD-13, dated 15/07/2016	08/03/2017	07/08/2017
2		Bhandara			14/03/2017	07/08/2017
3		Gondia			03/03/2017	07/08/2017
4	Nashik Division	Dhule			23/02/2017	05/07/2017
5		Nandurbar			04/03/2017	18/07/2017
6	Aurangabad Division	Parbhani			09/03/2017	05/08/2017
7		Beed			09/03/2017	14/07/2017
8		Hingoli			09/03/2017	15/07/2017
9		Usmanabad			01/03/2017	14/07/2017
10	Amravati Division	Yavatmal			15/03/2017	05/08/2017
11		Buldhana			17/03/2017	04/08/2017

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

(Sanjay Saoji)
Deputy Secretary to Government

परिशिष्ट-ब
Schedule-B

**(Accompanied with Government Notification No.TPS-1816/994/CR-516/UD-13,
dated 01/01/2018).**

Development Control & Promotion Regulations for Regional Plan Area in Maharashtra Sanctioned by the Government vide Notification No.TPS-1812/157/CR-71/12 Reconstruction No.34/12/RP/UD-13, dated 21/11/2013 along with modifications sanctioned by Government from time to time shall be applicable. Also, Clarification given by the Director of Town Planning, Maharashtra State, Pune under the provision of Section 46 in respect of some regulations shall also be applicable. In addition to this, Special Regulations mentioned in Annexure-I and Annexure-2 of the report shall also be sanction subject to the following modifications:-

A) Following modifications are sanctioned in respective Regulation mention in Annexure-1:-

M 1 - The Regulation in respect of Integrated way side amenities and Star Category Hotels allowed in Agriculture / No Development Zone as mention in Annexure-I is sanction subject to the following modifications :-

- a) Integrated way side amenities shall be allowed on **Major District Road and above**. Also this amenity is allowed on existing road having width **18.00 mt. and above**.
- b) **Two star** and above category hotels shall be permissible on **Major District Road and above**. Also this amenity is allowed on existing road having width **18.00 mt. and above**.
- c) Rest of the condition as per respective Regulation as mentioned in Annexure-I.

M 2 - The Regulation in respect of Industrial Use allowed in Agriculture / No Development Zone as mention in Annexure-I is sanction subject to the following modifications:-

- a) In the Regulation of **Industrial use allowed in Agriculture / No Development Zone**, the term bonafide industries shall include any service industries, agro based industries, other industries which are as it is permissible in Industrial Zone.
- b) In the Regulation of **Industrial use allowed in Agriculture / No Development Zone**, the basic FSI shall be considered as 0.20. Considering this the additional FSI shall be granted as mentioned below:-

Width of road abutting the Plot of land	Additional FSI	Maximum Permissible FSI
Road having width of 12.00 mt. but less than 18.00 mt.	0.60	0.80
Road having width of 18.00 mt. and above.	0.80	1.00

- c) Rest of the condition as per respective Regulation as mentioned in Annexure-I.

M 3 - Mobile Tower Policy - Regulations for setting up of Telecommunication Cell Site(s) / Base Station(s) in installation of the equipment for Telecommunication Network in the State of Maharashtra as mentioned in Annexure-I shall be as per the

policy sanctioned for other Regional Plan vide Notification No.TPS-1810/1975/CR New 65/12/RP/UD-13, dated 04/03/2014.

M 4 - Special Township Policy - Regulation for development of Integrated Township Policy in the State of Maharashtra as mentioned in Annexure-I is **replaced** and shall be as per the policy sanctioned for the Regional Plan vide Notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 09/11/2016.

B) Following modifications are sanctioned in respective Regulation mentioned in Annexure-2:-

Annexure-2 in respect of special regulation of the report is **replaced** with the following **revised Annexure-2.**

ANNEXURE- 2

Special Regulations

M 5 - Following Regulation No 6.9 is added after existing regulation no 6.8:-

6.9 - Solid Waste Disposal shall be the responsibility of owner/developer and condition to that effect shall be incorporated in development permission to achieve zero discharge.

M 6 - Regulation No.13.3.11 regarding Amenity Space is replaced by following regulation:-

Provision for Amenity Space-

a) In Residential layout or sub-division of land more than **0.4 ha.** (excluding the area under R.P. roads or road widening) in area or subdivision under Group Housing Scheme, an area admeasuring not less than **10%** of the total area of the land, shall be reserved, in addition to 10% area required as open space in layout or subdivision, for Amenity Space.

b) Following users shall be permissible in the Amenity Space 1) Educational facilities, 2)Recreational facilities like play ground, garden, park, children's play ground, Sports complex, Stadium, Club House etc. 3)Multipurpose hall, 4) Convention Centers, 5) Cultural Centers, 6) Post offices, 7) Library, 8) Dispensary, Maternity Home, Hospital, 9) Police Station, 10) Fire Brigade, etc.11)Parking 12) Additional Public utility users with the permission of Director of Town Planning.

c) Amenity spaces may be developed by Collector / Future Planning Authority / Land owner / Developer subject to following:-

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the respective Authority.

The priority for development of particular amenity in particular Residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be develop for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other services, etc. then, such amenity space shall be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of

the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.

Provided further that, if the amenity space is less than 200sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission -

- i) shall be limited to the area provided in earlier permission.
- ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v)

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required

M 7 - Following new uses are permissible in Agriculture/ No Development Zone -

- a) Roads & Bridges, Railways, Ropeway, Underground pipelines, Cables & like purposes in any zone. **If any road / ring road / express way declare by the State or Central Highway Authority, the alignment of such declared road shall deemed to be the part of the Regional Plan and for this procedure under Section 20 of MRTTP Act, 1966 is not necessary.**
- b) All projects of public interest undertaken by Central & State Government, bodies or public authorities controlled by the Government.

c) The layout already approved/development permission already granted **which are valid as per the provisions of DCR**, shall be entitled for development subject to use and FSI of respective use of earlier permission.

d) Residential Development adjacent to Gaothan in Rural area -

The Residential Development along the periphery of Gaothan boundary shall be permissible as per the criteria given below-

Sr. No	Category of Village (Populations as per latest census)	Development allowed
1	Up to 5000	500 M
2	Above 5000 and upto 10000	750 M
3	Above 10000	1000 M

Note:- The population shall be considered as per the latest census.

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering **15%** rate of the said land as prescribed in the Annual Statement of Rates of the year granting such 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. Such premium charges shall be recovered at the time of tentative approval of the Development permission.

Provided that, where more than 50 % 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.

Where **tentative development permission is already granted before publication of Regional plan** and final approval is yet to be granted, then **in such cases** premium charges **shall not be** recovered at the time of final approval.

Provided also that for the areas which are converted into Municipal Councils / Nagar Panchayat within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagarpanchayat and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such residential development (without considering the guidelines therein). Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations viz. Hills and Hill tops and within the required Buffer Zone / prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.

Provided further that, this regulation shall also be applicable for villages which are covered in growth center/peripheral plan area till such growth center/peripheral plans are prepared and published. For the villages for which growth center/peripheral plans are prepared and published, this regulation shall not be applicable.

Provided also that this regulation shall also be applicable to all declared /Notified Gaothan under MLRC irrespective of its position shown on Regional Plan or not.

e) Residential Development along National & State Highways-

~~Residential Development or development as otherwise permissible in Residential Zone, may be permitted within 300 mt. distance, to be measured from center line of road, along National & State Highways, subject to 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 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.~~

(This provision is kept in Abeyance)

f) Development in Gairan Lands/ Government Lands-

Developments/ Construction in Gairan Lands/ Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone. In such cases FSI shall be as applicable for PSP zone.

Note- The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

g) Regulations for development of tourism and hospitality services under Community Nation Conservation around wildlife sanctuaries and national parks.

Government in Urban Development Department vide Resolution No.TPS-1816/CR-563/16/Section-20(4)/UD-13 dated 20.09.2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under-

Applicability- These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/ No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks in the State of Maharashtra. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

Regulation- For the lands situated within 5 km distance (or up to a limit of notified eco-sensitive zone, whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.

Permissible users and built up area-

The users permissible in Agricultural Zone/ No Development Zone area shall be as follows:-

a) Agriculture, Farming, development of wild animal shelters, plantation and allied uses.

b) Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support areas for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape elements, and only one observation tower per tourist resort up to the height of 15 mt. with platform area up to 10 sq.mt. in permanent/ semi-permanent structural components.

The norms for buildings will be as follows-

i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.

ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.

iii) The Fencing/ fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.

iv) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.

v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No 1 ltr. of sewage shall go into the natural stream.

If in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/ operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/ justification received, any decision to shut down the unit may be taken, by the respective authority.

vi) The owner shall establish effective systems for collection, segregation, composting and /or reuse of different types of solid waste collected during the construction and operational phase of the development.

vii) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.

viii) Natural streams/ slopes/ terrain shall be kept as it is, except for the built-up area.

ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.

x) For the development of such type already taken place, Condition no. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.

xi) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No.15-31/2012-NTCA, dated

15/10/2012 published in the Gazette of India Ext. pt III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.

xii) All regulations prescribed in Eco-Sensitive zone Notification of concerned National Park/ Wildlife Sanctuary should be strictly followed and all clearances required should be taken.

h) Film studios at appropriate location having ground floor structure only with the built up area not exceeding **12.5 %** of the ***gross plot area excluding Regional Plan roads & any regional plan proposal*** with the condition that proper landscaping is done & trees are planted at the rate of 400 trees per hectore.

i) Mangal Karyalaya / Lawns-

a) Minimum area for Mangal Karyalaya shall be 0.40 Hect. with FSI of 0.20. It may be permitted along with essential guest rooms, not exceeding 30% of area of Mangal Karyalaya. Area for Parking shall be 40% of gross area, which shall be properly earmarked and bounded by bifurcating wall.

b) Lawns for ceremony shall be 0.80 Ha. with FSI of 0.20. Area for parking, shall be 40% of gross area.

c) The plot shall abut on road having width of minimum 15m.

d) Such user shall be allowed only on payment of premium at the rate of 10% of the land rate as per ASR of the respective year.

j) With the prior approval of the Authority/Collector, manufacturing of Fireworks/ Explosives and Storage of Magazine/ Explosives may be permitted beyond 2 Km of Gaothan Settlement/Gaothan Boundary subject to No Objection Certificate from the Chief Controller of Explosives. Also the conditions imposed regarding distance of existing and proposed development other than Gaothan from the site shall be mandatory to the concerned as specified by the Explosive Department.

M 8 - The development in command area shall be permissible subject NOC and payment of restoration charges, if any to Irrigation Department.

M 9 -Uses Permissible in Forest Zone-

The development as may be required by the Ministry of Forests or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry / Department of Forest or its Authorities.

M 10 - Uses Permissible in Defence Zone-

The development as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry of Defence or its Authorities.

M 11 - Width of Roads to be considered while granting Development Permissions -

Sr. No.	Category of Road	Width	Remarks
1	National Highways	60 m.	Width inclusive of 12.00 mt. wide Service Road on both sides.
2	State Highways	45 m.	Width inclusive of 9.00 mt. wide Service Road on both sides.
3	Major of District Roads	24 m.	No service road required.
4	Other District Roads	18 m.	No service road required.
5	Road Village to Village	15 m.	No service road required.

Note:-

- 1) If the width of any existing road above is more than width specified in the table above, then the greater width shall prevail.
- 2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time .
- 3) The development permission along the above classified roads shall be granted considering the total width of Roads.

M 12 - Area Specific Zones & Regulations -

List of activities prohibited or to be regulated within the Eco-sensitive Zone shall be governed by the Environment (Protection) Act, 1986. The boundaries of the designated or Notified as Eco-sensitive Zone in respect of Bird Sanctuary, Wildlife Sanctuary and other project shall be as per the final notification issued under Environment (Protection) Act, 1986. All conditions regarding designations, development including Buffer Zone mentioned in respect Act shall be applicable.

M 13 - Draftsman's errors which are required to be corrected as per actual situation on site / or as per Survey Records, sanctioned layout etc. shall be corrected by the concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.

M 14 - Drafting errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and situation on ground by the concerned District Collector/Authority with prior approval of Divisional Joint Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.

M 15 - Regulation for development around natural lake, along river and reservoir etc.-

Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within -

- a) the belt of 200 m. from the edge of natural lakes;

- b) the belt of 30 m. from the edge of river along both the side ,if HFL is not available. And if HFL is available then such 30 m. distance shall be measured from the HFL;
- c) the belt of 500 m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department;

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

M 16 - Regulation for development near historical / declared monuments-

- a) The Restrictions for Development in the vicinity of the declared monuments as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 shall be observed.
- b) The Restrictions for Development in the vicinity of the ancient monuments as prescribed under Ancient Monuments and Archaeological Sites and Remains Act, 1960 shall be observed.

M 17 - Area Specific Zones & Regulations - Following Regulations for development purpose shall be applicable for the areas affected by the LIGO project within Regional Plan of Hingoli, Jalna, Buldhana, Washim, Yavatmal, Nanded-

- i) Within the distance of 15 KM from the boundary of the site, no New Railway line shall be proposed.
- ii) Within the distance of 5 KM from the boundary of the site, no classified roads, MDR & above etc. shall be newly proposed & upgradation of existing roads will not be treated as new road.
- iii) Within the distance of 5 KM to 30 KM, from boundary of the site, no reciprocating activity, requiring the use of sustained heavy equipments including mining, blasting or such other similar activities shall be allowed, requiring more than 20 HP Power.
- iv) Within the distance of 15 KM from boundary of the site, no Power Plant Machinery, Rock crushers, Heavy Machinery, Wind Mill should be allowed.
- v) Within the distance 5 KM from boundary of site, no non reciprocating (rotating) power plant machinery and industrial machinery shall be allowed.
- vi) Within the distance of 60 KM. from the boundary of the site, no New Airport shall be proposed.

Note:- Any more clarification or exemption or certain information is required, then permissions shall be referred to the LIGO - India authorities (at local office) before final Grant of permission. The Development Control Regulations as amended from time to time, by the Department of Atomic Energy, Govt. of India, shall be applicable as it is for this LIGO- India Project.

M 18 - Regarding committed Development - Any development permission granted or any development proposal for which tentative or final approval has been recommended

by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before publication of draft RP (Date of resolution of the RP Boards for the publication) shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.

M 19 - The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification and by an order in writing.

M 20 - Existing boundaries of the establishments like MIDC, NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected by the respective authority in consultation with the concerned Joint Director, Town Planning. If any private property is included within the PSP Zone / Forest Land Use Zone / Defence Zone and if the owner establish the individual ownership of land then the land use adjoining to such zone shall be assigned to piece of such land by the Authority in consultation with Divisional Joint Director, Town Planning.

M 21 - Existing Features Shown on Regional Plan - The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Merely mention of particular existing use on Regional Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.

M 22 - Growth Centres and Peripheral Plans - The Designated and proposed Growth Centres and the proposed peripheral areas mention in the respective Regional Plan report for which the details planning proposals (zone plans) are to be prepared are sanctioned as submitted by the respective Regional Planning Board. The Director of Town Planning, Maharashtra State Pune is authorised to select the additional growth centre, if required, in addition to what is mentioned in respective Regional Plan.

The detail planning proposals for the above proposed growth centres and peripheral areas are to be prepared, published and submitted to the Director or Town Planning, Maharashtra State, Pune by the respective Regional Planning Board under the provisions of MRTP Act, 1966. The powers in respect of sanctions to such Growth Centre and Peripheral Plans Under Section 15(1) and 15(2) of the said Act are delegated to Director of Town Planning, Maharashtra State, Pune vide Government Notification No.TPS-1816/994/CR-516/16/Delegation of Powers / UD-13, dated 01/01/2018.

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

(Sanjay Saoji)
Deputy Secretary to Government

नोटीस
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई-४०० ०३२
दिनांक : ०१/०१/२०१८

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम १७ अन्वयेची नोटीस

महाराष्ट्र
प्रादेशिक
नियोजन व
नगर रचना
अधिनियम,
१९६६

क्रमांक:- **टिपीएस-१८१६/१९४/प्र.क्र.५१६/१६/नवि-१३** :- याद्वारे नोटीस देण्यात येत आहे की, महाराष्ट्र शासनाने नगर विकास विभागाची अधिसूचना क्रमांक **टिपीएस-१८१६/१९४/प्र.क्र.५१६/१६/नवि-१३**, दिनांक ०१/०१/२०१८ द्वारे महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (महाराष्ट्र अधिनियम १९६६ चा ३७ वा) मधील कलम १५(१) च्या तरतुदीनुसार सोबतच्या परिशिष्ट-अ मधील नमूद केलेल्या प्रदेशातील जमिनींचा नियोजनबद्ध/समतोल विकास होण्याच्या दृष्टीने संबंधित प्रदेशाची प्रादेशिक योजना मंजूर केली आहे (यापुढे ज्याचा उल्लेख अंतिम प्रादेशिक योजना असा करण्यात आला आहे).

शासनाने मंजूर केल्याप्रमाणे अंतिम प्रादेशिक योजनेची प्रत लोकांना पाहण्यासाठी खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहिल -

- अ) सहायक संचालक, नगर रचना / नगर रचनाकार (संबंधित जिल्ह्याचे).
- ब) जिल्हाधिकारी (संबंधित जिल्ह्याचे).
- क) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, (संबंधित जिल्ह्याचे).

मंजूर प्रादेशिक योजनेची प्रमाणित प्रत किंवा सदर मंजूर प्रादेशिक योजनेच्या प्रतीतील कोणत्याही भागाची प्रमाणित प्रत ही संबंधित जिल्ह्याचे **सहायक संचालक, नगर रचना / नगर रचनाकार** यांच्या कार्यालयात लोकांना योग्य त्या किंमतीत विक्रीसाठी उपलब्ध राहिल.

वरीलप्रमाणे मंजूर केलेली प्रादेशिक योजना ही सदर प्रादेशिक योजना मंजूरीच्या अधिसूचनेच्या दिनांकापासून साठ दिवसांच्या कालावधीनंतर अंमलात येईल आणि या योजनेला संबंधित प्रदेशाची **अंतिम प्रादेशिक योजना** असे म्हणण्यात येईल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)
उप सचिव, महाराष्ट्र शासन

NOTICE

**Government of Maharashtra
URBAN DEVELOPMENT DEPARTMENT
MANTRALAYA, MUMBAI-32**

Dated: 01/01/2018

Notice under Section 17 of the Maharashtra Regional & Town Planning Act 1966

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

No. TPS-1816/994/CR No.516/16/UD-13:- Notice is hereby given that, **the Regional Plan of the said Region as mentioned in Schedule-A** has been approved by the Government of Maharashtra under its Notification No. TPS-1816/994/CR No.516/16/UD-13, dated 01.01.2018 under the provisions of Section 15(1) of the Maharashtra Regional & Town Planning Act 1966;

A copy of approved Final Regional Plan of the said region as sanctioned by the Government is available for inspection of the public during office hours on all working days in the office of the -

- (a) Assistant Director of Town Planning / Town Planner of the district.
- (b) Collector of the respective region.
- (c) Chief Executive Officer, Zilla Parishad of the respective region.

A copy or copies thereof or any extract there from certified to be correct is available for sale to the public at reasonable prices in the office of the Assistant Director of Town Planning / Town Planner of the district.

The Regional Plan of the said region as approved above shall come into force after sixty days from the date of sanction of this Notification and the same shall be called the **“Final Regional Plan of the said region”**.

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

(Sanjay Saoji)
Deputy Secretary to Government