अ धि सू च ना

नगर विकास, आरोग्य व गृहनिर्माण विभाग

सचिवालय, मुंबई- ३२, दिनांक ५ फेब्रुवारी, १९७५.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६

क्रमांक टीपीएस १९७३/४३५९८/डब्ल्यू-२ (अ)

ज्याअर्थी, ३० मे १९७३ रोजी फलटण नगरपालिकेने ('नियोजन प्राधिकरण' असल्यापुढे) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा (यापुढे 'उक्त अधिनियम' असे निर्देशिलेला) च्या क तरतुदीनुसार फलटण प्रारूप विकास योजना (यापुढे 'उक्त विकास योजना 'असे निर्दे राज्य शासनास मंजुरीसाठी सादर केली,

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोटकलम (१) च्या तरतुदीनु उक्त विकास योजना नियोजन प्राधिकरणाकडूनती मिळाल्याच्या तारखेपासून एक वर्षापेक्षा ज नाही किंवा राज्य शासन ठरवील त्याप्रमाणे वारा महिन्यांपेक्षा जास्त नाही एवढया मुदतीमध्ये मंजूर करणे आवश्यक आहे,

आणि ज्याअर्थी, उक्त विकास योजना मंजूर करण्याची मुदत दिनांक २९ मे, १९ हा दिवस धरून त्या दिवसापर्यन्त वाढविणे जरूरीचे आहे,

त्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोटकलम (१) अन्वये प्रदान केलेल्या शक्तिंचा वापर करून महाराष्ट्र शासन याव्दारा उक्त विकास योजना मंजूर करण्याची मुदत २९ मे, १९७५ हा दिवस धरून त्या दिवसापर्यन्त वाढवित आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

प्र. भि. जाधव,

कक्ष अधिकारी, महाराष्ट्र शासन.

दे/५२७५

नगर विकास, आरोग्य व गृहनिर्माण विभाग .

सचिवालय, मुंबई-३२, दिनांक ५ फेब्रुवारी १९७५.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ .

क्रमांक टीपीएस १९७३/४३५९८/डब्ल्यू-२ (अ) - ज्याअर्थी ३० मे १९७३ रोजी फलटण नगरपालिकेने ('नियोजन प्राधिकरण' असल्यामुळे) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र ३७) (यापुढे "उक्त अधिनियम" असे निर्देशलेला) च्या कलम ३०, पोट कलम (१) च्या तरतुदीनुसार फलटण प्रारूप विकास योजना (यापुढे 'उक्त विकास योजना' असे निर्देशलेली) राज्य शासनास मंजूरीसाठी सादर केली .

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोट कलम (१) च्या तरतूदीनुसार उक्त विकास योजना नियोजन प्राधिकरणाकडून ती मिळाल्याच्या तारखेपासून एक वर्षापेक्षा जास्त नाही किंवा राज्य शासन ठरवील त्याप्रमाणे बारा महिन्यांपेक्षा जास्त नाही एवढ्या मुदतीमध्ये मंजूर करणे आवश्यक आहे.

आणि ज्याअर्थी, उक्त विकास योजना मंजूर करण्याची मुदत दिनांक २९ मे, १९७५ हा दिवस धरून त्या दिवसापर्यंत वाढविणे जरूरीचे आहे.

त्याअर्थी, उक्त अधिनियमाच्या कलम ३१, पोट कलम (१) अन्वये प्रदान केलेल्या शक्तींचा वापर करून महाराष्ट्र शासन याद्वारा उक्त विकास योजना मंजूर करण्याची मुदत २९ मे १९७५ हा दिवस धरून त्या दिवसापर्यंत वाढवित आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने

प्र. भि. जाधव .

कक्ष अधिकारी, महाराष्ट्र शासन .

खरी प्रत

नगर रचनाकार अधिक
भूमिसंपादन विशेष अधिकारी.
सातारा.

URBAN DEVELOPMENT, PUBLIC HEALTH AND HOUSING DEPARTMENT.

SACHIVALAYA BOMBAY 32 5th February 1975.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS/1973/43598-W-II(a) -Whereas on the 30th day of May 197 1975 the Phaltan Municipal Council (Being the Planning Authority) has submitted the draft Development Plan of Phaltan (hereinafter referred to as the said Development Plan) to the State Govt. for sanction in accordance with the provisions of sub-section (1) of section 30 of the Maharashtra R.and T.P.Act 1966 (Mah.XXXVII of 1966)(hereinafter referred to as the said Act).

And whereas, in accordance with the provisions of sub-section (1) of section 31 of the said Act, the said Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or not later than such further period not exceeding twelve months as the State Government may decide.

And whereas, it is expedient to extend the period for sanctioning the said Development Plan by a period upto and inclusive of the 29th May 1975.

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 31 of the said Act the Government of Maharashtra hereby extends the period for sanctioning the said Development Plan for a period upto and inclusive of the 29th May 1975.

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

P.B.HADHAV
Section Officer.
Government of Maharashtra.

Maharashtra Govt.Gazette.copy page No.565.

(True copy)

Town Planner
and
Special Land Acquisition Officer
Satara

Msd/-

No.TPS 1973/43598-W-II(b)-Whereas, the Phaltan M.C.(hereinafter referred to as the said M.C.by its resolution No.72(a)dated 15th October 1968, made a declarstion under section 23(1) of the Maharashtra Regional and Town P. Act.1966 (Mah.XXXVII of 1966) (hereinafter referred to as the said Maharashtra Act) of its intention to prepare a D.P.for the entire area within its jurisdiction,and said declaration was published in the M.G.G.Part I,supplement, Poona Dn.dated 21st Novr. 1968 on page 1995.

And whereas the said M.C.after carryingout the survey of the said area prepared and published a draft D.P.(hereinafter referred to as the said D.P.) on 31st May 1972 and published it in the M.G.G. Part I supplement,Poona Dn.dated 1st June 1972 on page 1536 in accordance with the provisions of sub-section (1) of section 26 of the said Mah.Act.

And whereas, the said M.C.after considering the suggestions and and objections received by it from the public in accordance with the provisions of section 28 of the said Mah.Act,modified the said D.P. modifications being of minor nature and has submitted the modified ~~modifications~~ D.P.to the Govt.of Mah. for sanction undersub-section (1) of section 30 of the said Mah.Act on 30th May 1973.

~~And whereas the said M.C.after carryingout the survey of the said area prepared and published a draft D.P.(hereinafter referred to as the said D.P.) on 31st May 1972 and published it in the M.G.G. Part I supplement,Poona Dn.dated 1st June 1972 on page 1536 in accordance with the provisions of sub-section (1) of section 26 of the said Mah.Act.~~

And whereas by Govt.Notification U.D.P.M.and H.D.No.TPS-1973/ 43598-W-II(a) dated the 5th February 1975 the Govt.of Mah.extended the period for sanctioning the said D.P.or refusing to give sanction thereto by a further period upto and inclusive of the 29th May 1975.

And whereas, the Govt.of Mah.proposes to sanction the said D.P. with certain modifications which are of minor nature as specified in the schedule appended hereto.

Now,therefore,in exercise of the powers conferred by sub-section (1) of section 31 of the said Maharashtra Act,and all other powers enablingit in this behalf the Govt.of Mah.after consulting the Director of Town Planning hereby.

(a) Sanctions the said D.P.with certain modifications which are of minor nature as specified in the schedule appended hereto and

(b) Fixes the 1st April 1975 to be the date on which the final D.P.as sanctioned shall come into force.

NOTE:- The aforesaid D.P.as sanctioned by State Govt.shall be forward ed to the Phaltan M.C.and shall be kept open for a period of 1 year f for inspection by the public at all reasonable in the office ofthe s said M.C.excepting on sundays and other public holidays.

SCHEDULE OF MODIFICATION TO THE D.P.OF PHALTAN.

1) C.T.S.No.6353 (Part) 6644 (part) 6666(part) 6667 (part) situated to the north-east of existing factory and to the south of 24.30 metres wide road are deleted from residential zone and and included in the industrial zone.

2) Site Nos.14 and 19 admeasuring 0.67 Hectare(1 acreand 26 gunthas) and 0.86 Hectare (2 acres and 4.8 gunthas)respectively and both reserved for Garden' delted by the M.C.while submiting the D.P.to Govt.for sanction shall be reinstated.

3) In the Development Control Rules on page 52 in regulation 5 (d) and on page 61 in regulation 6 (b) the following should be added at the end.:-

Provided that in case of classified roads the setback distance shall be as per Ribbon Development Rules as prescribed by Government from time to time.

4) The minimum size of plot in congested

4) The minimum size of plot in congested central portion of the town vergd in black colour on the D.P.shall be 41.81 sq.metres (450 Sq.ft.)

5) Following regulations shall apply for the development of land and construction of buildings in the industrial zone.

6) (i) The minimum area of a building plot in the Industrial zon zone shall be 464.51 Sq.metres (5000 Sq.ft.)

ii) The maximum built up area shall be ½ of the plot area.

iii) Minimum 3.3. metres (10 Sq.ft.) clear open space shall have to be maintained from all the sides of the plot provided that the building shall have to be set-back beyond control line in the plots abutting classified roads.

iv) The floor space index for industrial zone shallbe 1 maximum.

v) Subject to the provisions of regulations No.5 above the maximum permissible storeys for any building shall be ground plus one storeys only.

vi) A cellar or basement floor for an industrial building shall be permitted. The area of the cellar or basement floor shall not be included in the built up area for the purpose of floor space Index given in regulation No.4.

vii) For constructing one or more buildings in a plot to have proper natureal light the distances between two buildings shall be so maintained that the top edge of the building will make an angle of 63-30' to the horizontal at the sill level of window of the adjanent building.

viii) Ramps shall be permitted to the industrial building and there shall be no restriction for construction of the same.

ix) Transformers, Watchman's cabin etc.shall be allowed in the marginal distances left around the building in as industrial plot.

x) A compound wall upto a height of 2.44 metres on all the sides except the side abutting the road and upto a height of 1.52 metres (5'-0") on the side abutting the road shall be p permitted.However,an ornamental wire fencing of 1 metre (3'-0") in height shall be allowed on such compound wall.

If the plot is situated at corner of two roads then the height of compound wall for the curved portion shall be limited to 1.07 metre (3 ft.6 inches) aboue general road level with ornamental railing above upto aggregate of 8 ft.from the road level.

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

P.B.JADHAV
Section Officer.
Government of Maharashtra.

(True Copy)