

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

Dated 21st January 2015

The Maharashtra Regional and Town Planning Act, 1966

No. TPS-1612/450(N)/CR-33(A)/2013/UD-9.- 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 of Ahmednagar Municipal Corporation, district Ahmednagar (hereinafter referred to as "the said Development Plan"), excluding certain part, vide Urban Development Department's Notification No. TPS-1611/2189/CR-250(A)/2011/UD-9. dated the 4th April, 2012, (hereinafter referred to as "the said Notification"), which appeared in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement, dated the 7th April, 2012 ;

and whereas, the Government published the proposed modifications of substantial nature with regard to the excluded parts of the said Development Plan (hereinafter referred to as "the said Excluded Parts") vide Urban Development Department's Notice No. TPS-1611/2189/CR-250(B)/2011/UD-9, dated the 4th April, 2012, (hereinafter referred to as "the said Notice"), published in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement, dated the 7th April, 2012, 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 then Deputy Director of Town Planning, Nashik Division, Nashik, as "Officer" to hear the persons who submit 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, dated the 4th August, 2012. 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 ;

and whereas, in accordance with sub section (1) of Section 31 of the said Act, after making enquiries after consulting the Director of Town Planning, Maharashtra State, Pune the State Government has decided to sanction the part of the said Excluded Parts of the said Development Plan, as shown in Schedule - A, excluding the substantial modification (i.e. EP-22) as specified in Schedule - B.

Now, therefore, in exercise of the powers conferred on it by the sub section (1) of section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra hereby :-

(a) Sanctions the part of the Draft Development Plan in respect of the said Excluded Parts of the Ahmednagar Municipal Corporation, i.e. E.P. Nos. 1 to 21, 23 to 28, as specified in the Schedule of Modifications Annexed hereto, which shall be the final Development Plan (Part) for the said Excluded Parts of the Ahmednagar Municipal Corporation.

(b) Extends the period for according sanction to the Draft Development Plan in respect of the said Excluded Parts of Ahmednagar Municipal Corporation upto and inclusive of 21st January, 2015.

(c) The final Development Plan in respect of the said Excluded Parts of the Ahmednagar Municipal Corporation (viz. E.P. Nos. 1 to 21, 23 to 28) shall come into force after one month from the date of publication of this notification in the Maharashtra Government Gazette.

SCHEDULE "A"
SUBSTANTIAL MODIFICATION SANCTIONED BY THE GOVERNMENT UNDER SECTION 31(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-1612/450(N)/CR-33(A)/2013/UD-9,
 DATED 21ST JANUARY 2015]
DEVELOPMENT PLAN OF AHMADNAGAR (ADDITIONAL AREA)

Sr. No.	Excluded Part No.	Proposals of Draft Development Plan Published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Modification of Substantial Nature as proposed by the Government for sanction under Section 31 of the Maharashtra Regional & Town Planning Act, 1966.	Substantial Modifications sanctioned by Government under Section 31 (1) of the Maharashtra Regional & Town Planning Act, 1966.
1	2			
1	EP-1	"Site No. 2- Labour Welfare Centre"	"Site No. 2-Labour Welfare Centre" is proposed to be deleted and the land thereunder is to be included in Residential Zone.	"Site No. 2-Labour Welfare Centre" is reinstated as per the Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966.
2	EP-2	"Site No. 7- Educational Complex"	Eastern half portion of Site No. 7 is deleted and the land thereunder is to be included in Residential Zone. Remaining half portion of western side portion is divided into two parts and reserved as "Site No. 10-Cultural Centre" and "Site No. 9- High School and Play Ground".	"Site No. 7-Education Complex" is deleted and the land thereunder is included in Residential Zone.
3	EP-3	"Site No. 8- Site and Services"	"Site No. 8- Site and Services"	Western portion of land admeasuring 0.40 Hectare from Site No. 8 is reserved for "Shopping Centre" and remaining land is to be deleted from reservation and included in Residential Zone as shown on the Plan.

4	EP-4	"Site No. 10- Cultural Centre and Site No. 11- Hospital".	Western portion of land admeasuring about 0.41 Hectare from Survey No.65, Hissa No. 1 is deleted from reservation Site No. 10 and the land thereunder is included in Residential Zone and remaining area of Site No. 10 is included in Site No. 11, which is reserved for the purpose of Hospital.	Area of land under "Site No. 10- Cultural Centre" is merged into Site No. 11 and entire area of Site Nos. 10 & 11 together is reserved for the purpose of "Hospital" as Site No. 11, as shown on the Plan.
5	EP-5	"Site No. 13- Shopping Centre".	"Site No. 13- Shopping Centre" is deleted and the land thereunder is included in Residential Zone.	"Site No. 13- Shopping Centre" is deleted and the land thereunder is included in Residential Zone.
6	EP-6	"Site No. 25- Municipal Offices".	"Site No. 25- Municipal Offices" is deleted and the land thereunder is included in Residential Zone.	"Site No. 25- Municipal Offices" is deleted and the land thereunder is included in Residential Zone.
7	EP-7	"Site No. 35- Vegetable Market and Shopping Centre".	"Site No. 35- Vegetable Market and Shopping Centre" and North South 12 mtrs. wide road is deleted from reservation and included in Residential Zone.	"Site No. 35- Vegetable Market and Shopping Centre" is deleted and the land thereunder is included in Residential Zone.
8	EP-8	"Site No. 36- Public Latrine".	"Site No. 36- Public Latrine" and North-South 12 mtrs. wide road is deleted from reservation and included in Residential Zone.	"Site No. 36- Public Latrine" is deleted and the land thereunder is included in Residential Zone.

SCHEDULE OF MODIFICATIONS — contd.

1	2	3	4	5	6
9	EP-9	"Site No. 44- Shopping Centre".	"Site No. 44- Shopping Centre" is deleted and the land thereunder is included in Residential Zone.	"Site No. 44- Shopping Centre" is proposed to be deleted and the land thereunder is to be included in Residential Zone.	"Site No. 44- Shopping Centre" is reinstated as per the Plan published under Section 26 of said Act.
10	EP-10	"Site No. 63- Primary School and Playground".	"Site No. 63-Primary School and Playground" is to be deleted and the land thereunder is to be included in Residential Zone.	Area of land admeasuring about 0.40 Hectare on Western side is proposed to be retained as "Site No. 63-Primary School and Playground" and remaining land towards Eastern side is proposed to be deleted from reservation and to be included in Residential Zone as shown on Plan.	Area of land admeasuring about 0.40 Hectare on Western side is retained as "Site No. 63-Primary School and Playground" and remaining land towards Eastern side is deleted from reservation and included in Residential Zone as shown on Plan.
11	EP-11	"Site No. 93- High School and Playground".	"Site No. 93-High School and Playground" is deleted and the land thereunder is included in Residential Zone.	"Site No. 93-High School and Playground" is proposed to be deleted and the land thereunder is to be included in Agricultural Zone.	"Site No. 93-High School and Playground" is deleted and the land thereunder is included in Residential Zone.
12	EP-12	"Site No. 110-Primary School and Playground".	Northern portion of land admeasuring about 0.88 Hectare is deleted from Site No. 110 and included in Residential Zone and remaining land is retained as "Site No. 110-Primary School and Playground".	Northern portion of land admeasuring about 0.88 Hectare is proposed to be deleted from Site No. 110 and is to be included in Residential Zone and remaining land admeasuring about 0.75 Hectare is to be retained as "Site No. 110-Primary School and Playground" as shown on Plan.	Northern portion of land admeasuring about 0.88 Hectare is deleted from Site No. 110 and is included in Residential Zone and remaining land admeasuring about 0.75 Hectare is retained as "Site No. 110-Primary School and Playground" as shown on Plan.

14	EP-14	The land under "Site No. 112-Cultural Centre" and "Site No. 115-Hospital".	Site No. 113 and to be included in Residential Zone and remaining land is retained as "Site No. 113-High School and Playground" as shown on Plan.	113 and is included in Residential Zone and remaining land is retained as "Site No. 113-High School and Playground" as shown on plan.
15	EP-15	"Site No. 114- Children's Playground"	The land under "Site No. 115-Hospital" is proposed to be included in "Site No. 112-Cultural Centre" and amalgamated entire site is redesignated as "Cultural Centre Site No. 112".	The land under "Site No. 115-Hospital" and that under "Site No. 112-Cultural Centre" is amalgamated and the entire site is redesignated as "Cultural Centre Site No. 112".
16	EP-16	"Site No. 118- Primary School and Playground"	The open space of sanctioned layout is to be shown as open space and remaining land is proposed to be reinstated as "Site No. 114-Children's Playground" as shown on the Plan.	The open space of sanctioned layout is shown as "Open Space" and remaining land is reinstated as "Site No. 114-Children's Playground" as shown on the Plan.
			The open space of sanctioned layout shown reserved in Site No. 118 is proposed to be deleted from reservation and is shown in Residential Zone as the open space of sanctioned layout. Western portion admeasuring 0.40 Hec. of "Site No. 18-Primary School and Play-ground" is proposed to be retained as Primary School and Playground as shown on plan. Remaining area on Eastern portion of Site No. 118 is to be reserved for "Site No. 115-Hospital".	The open space of sanctioned layout shown reserved in Site No. 118 is deleted from reservation and is shown in Residential Zone as the open space of sanctioned layout. Northern portion admeasuring 0.40 Hec. or "Site No. 118-Primary School and Play-ground" is retained as "Primary School and Playground" as shown on the Plan, and remaining area on Eastern portion of Site No. 118 is reserved as "Site No. 115-Hospital".

SCHEDULE OF MODIFICATIONS — contd.

1	2	3	4	5	6
17	EP-17	"Site No. 161-Compost Depot".	"Site No. 161-Compost Depot."	"Site No. 161-Compost Depot" is proposed to be redesignated as "Sewage Treatment Plant".	"Site No. 161-Compost Depot" is redesignated as "Sewage Treatment Plant".
18	EP-18	"Site No. 180-Primary School and Playground".	"Site No. 180-Primary School and Playground"	"Site No. 180-Primary School and Playground" is proposed to be deleted and the land thereunder is to be included in Residential Zone.	"Site No. 180-Primary School and Playground" is deleted and the land thereunder is included in Residential Zone.
19	EP-19	"Site No. 184-Playground".	"Site No. 184-Play Ground" is to be deleted and land thereunder is to be included in Residential Zone.	Southern Half portion of land from Site No. 184 is proposed to be deleted from reservation and to be included in Industrial Zone and remaining land is to be retained as Site No. 184-Playground as shown on Plan.	Southern Half portion of land from Site No. 184 is deleted from reservation and included in Industrial Zone and remaining land is retained as "Site No. 184-Playground" as shown on the Plan.
20	EP-20	"Site No. 195-Garbage Depot".	Western portion of land admeasuring 5 Hec. from Site No. 195 is deleted and redesignated as "Site No. 195-Stadium" and remaining land is deleted from reservation and included in Agricultural Zone.	"Site No. 195-Garbage Depot" is to be redesignated as Dumping Ground.	"Site No. 195-Garbage Depot" is redesignated as "Dumping Ground."

Northern portion of land admeasuring about 1 Hectare from Site No. 216 is retained as "Playground" and remaining land from Southern portion admeasuring about 0.67 Hectare is deleted from reservation and included in Residential Zone as shown on Plan.

"Site No. 236-Educational Complex" is deleted and the land thereunder is included in Residential Zone.

"Site No. 237-Parking" is deleted and the land thereunder is included in Residential Zone.

The portion of land admeasuring 1 Hec. situated at the junction of Kalyan Road and the Bypass is retained as "R.T.O - Site No. 280" and remaining portion of land is deleted from the said reservation and included in Residential Zone as shown on the Plan.

Northern portion of land admeasuring about 1 Hec. from Site No. 216 is proposed to be retained as "Playground" and remaining land from Southern portion admeasuring about 0.67 Hec. is to be deleted from reservation and to be included in Residential Zone as shown on plan.

"Site No. 236-Educational Complex" is proposed to be deleted and the land thereunder is to be included in Residential Zone.

"Site No. 237-Parking" is proposed to be deleted and the land thereunder is to be included in Residential Zone.

The portion of land admeasuring 1 Hec. on the Junction of Kalyan Road and Bypass road is proposed to be retained for "R.T.O as Site No. 280" and remaining portion of land is to be deleted from reservation and included in Residential Zone as shown on Plan.

"Site No 216-High School and Playground" is deleted and included in Residential Zone

"Site No. 236-Educational Complex".

"Site No. 237-Parking" is to be deleted and land thereunder is to be included in Residential Zone.

"Site No. 280-R.T.O Office".

"Site No 216-High School and Playground"

"Site No. 236-Educational Complex".

"Site No. 237-Parking"

"Site No. 280-R.T.O Office".

EP-21

EP-23

EP-24

EP-25

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SCHEDULE OF MODIFICATIONS — contd.

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महाराष्ट्र शासन राजपत्र, असाधारण भाग एक - नाशिक विभागीय पुरवणी, जानेवारी ३०, २०१५ / माघ १०, शके १९३६

1	2	3	4	5	6
25	EP-26	Nalegaon Survey Nos. 205 to 209, 215, 216 Green Zone.	Zoning of lands included in Development Plan have to be in conformity with the Zoning of Regional Plan of Ahmednagar District.	It is proposed that Zoning of lands included in Development Plan shall be in conformity with the Zoning of sanctioned Regional Plan of Ahmednagar District and road network in this area shall be got approved from DDTP, Nashik subject to following condition - 10 % Amenity Space shall be proposed in the layout in addition to statutory open space.	The Zoning of lands included in Development Plan shall be in conformity with the zoning of sanctioned Regional Plan of Ahmednagar District and road network in this area shall be got approved from Joint Director of Town Planning, Nashik Division, Nashik, subject to the condition that, 10 % Amenity Space shall be proposed in the layout in addition to the statutory open space.
26	EP-27	30 mtrs. wide D.P. Road running along Western boundary of village Bolhegaon and Nagapur and its service road.	The portion of 30 mtrs wide D.P. Road running along Western boundary of village Bolhegaon and Nagapur and its 12 mtrs. wide service road is deleted and only 18 mtrs wide road is proposed through Nagapur and Bolhegaon village as shown on the Plan.	The portion of 30 mtrs. wide D.P. Road running along Western boundary of village Bolhegaon and Nagapur and its 12 mtrs. wide service road is deleted and only 18 mtrs. wide road is proposed through Nagapur and Bolhegaon village as shown on the Plan.	The portion of 30 mtrs. wide D.P. Road running along Western boundary of village Bolhegaon and Nagapur and its 12 mtrs. wide service road is deleted and only 18 mtrs. wide road is proposed through Nagapur and Bolhegaon village as shown on the Plan.
27	EP-28	Alignment of 9.00 mtrs. wide road to the north of "Site No. 321 Primary School and Playground".	Alignment of North South road having width 9.00 mtrs towards "Site No. 321-Primary School and Playground", is reduced to 4.50 mtrs. width.	Alignment of North South road having width 9.00 mtrs. towards "Site No. 321-Primary School and Playground", is proposed to be reduced to 4.50 mtrs. width as shown on Plan.	The width of North South Road towards "Site No. 321-Primary School and Playground", is reinstated as 9.00 mtrs. as shown on the Plan.

This Notification shall also be available on the Government website www.urban.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,
M. M. PATIL,
 Under Secretary to the Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

Dated 21st January 2015

The Maharashtra Regional and Town Planning Act, 1966

No.TPS-1612/450(N)/CR-33(B)/2013/UD-9.- 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 of Ahmednagar Municipal Corporation, district Ahmednagar (hereinafter referred to as "the said Development Plan"), excluding certain part *vide* Urban Development Department's Notification No.TPS-1611/2189/CR-250(A)/2011/UD-9, dated 4th April 2012 (hereinafter referred to as "the said Notification"), which appeared in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement, dated 7th April, 2012 ;

And whereas, the Government published the proposed modifications of substantial nature with regard to the excluded parts of the said Development Plan (hereinafter referred to as "the said Excluded Parts") *vide* Urban Development Department's Notice No. TPS-1611/2189/CR-250(B)/2011/UD-9, dated 4th April 2012, (hereinafter referred to as "the said Notice"), published in the Maharashtra Government Gazette, Part I, Nashik Divisional Supplement, dated 7th April 2012, 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 then Deputy Director of Town Planning, Nashik Division, Nashik, as "Officer" to hear the persons who submit 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. नाचि/वि.यो.अ.नगर (वा.ह.)पुनर्प्रसिद्ध/कलम-३१/१३४९, dated the 4th August, 2012. 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 ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has decided to sanction the part of the said Excluded Parts of the said Development Plan, *vide* Notification No. TPS-1612/450(N)/CR-33(A)/2013/UD-9. dated the 21st January 2015, excluding the substantial modification proposed by the Government, which is shown on the Plan, verged in Mauve Colour as shown in Schedule - A appended thereto, excluding the substantial modification (*i.e.* EP-22) as specified in Schedule - B appended hereto and decided to republish E.P. No. 22 again ;

and whereas, the substantial modification proposed by the Government is excluded from the aforesaid sanctioned Plan and shown on the Plan, verged in Pink Colour and marked as excluded part *i.e.* EP-22 ;

Now, therefore, in exercise of the powers conferred under Section 31 (1) of the said Act and all other powers enabling in that behalf, the Government of Maharashtra hereby :-

(a) Gives notice inviting suggestions and objections from any person in respect of the proposed Substantial Modification as specified in the Schedule-B appended hereto, within the period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette.

(b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as "the Officer" under Section 31 (2) of the said Act, to hear all the persons filing suggestions / objections as stated in (a) above within stipulated period and submit his report thereon to the Government for further necessary action.

02. Only the suggestions or objections regarding substantial modifications mentioned in Schedule-B, that may be received by the Joint Director of Town Planning, Nashik Division, Nashik having his office at Divisional Commissioner Campus, Nashik Road. Nashik - 422 101 within the stipulated period of 30 days from the date of publication of this notice in the Maharashtra Government Gazette shall be considered.

03. Copy of the said Notice along with Schedule-B and the plan showing the proposed substantial modifications shall be available for inspection to general public at the following offices during office hours on all working days -

- (1) The Joint Director of Town Planning, Nashik Division, Nashik Commissioner Compound, Nashik Road, Nashik - 422 101.
- (2) The Commissioner, Ahmednagar Municipal Corporation, Ahmednagar.
- (3) Assistant Director of Town Planning, Ahmednagar Branch, Ahmednagar.

SCHEDULE "B"

SUBSTANTIAL MODIFICATION SANCTIONED BY THE GOVERNMENT UNDER SECTION 31(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

[ACCOMPANIMENT TO THE GOVERNMENT NOTICE No. TPS-1612/450(N)/CR-33(B)/2013/UD-9, DATED 21ST JANUARY 2015]
DEVELOPMENT PLAN OF AHMADNAGAR (ADDITIONAL AREA)

Sr. No.	Excluded Part No.	Proposal of Draft Development Plan Published under Section 26 of the Maharashtra Regional & Town Planning Act, 1966.	Proposal as per Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional & Town Planning Act, 1966.	Modification of substantial nature as proposed by Government under Section 31 of the Maharashtra Regional & Town Planning Act, 1966 vide earlier Notice No. TPS-1611/2189 / CR - 250 (B) / 2011 / UD-9, dated the 4th April, 2012.	Modification of substantial nature as reposed by the Government under Section 31 (1) of the Maharashtra Regional & Town Planning Act, 1966.
1	2	3	4	5	6
1	EP-22	"Site No. 228- Site for M.T.D.C."	"Site No. 228- Site for M.T.D.C." is redesignated as "Garden".	"Site No. 228- Site for M.T.D.C." is proposed to be redesignated as "Garden".	"Site No. 228- Site for M.T.D.C." is proposed to be deleted and the land thus released is proposed to be included in Residential Zone.

This Notice is also available Government website at www.maharashtra.gov.in

By order and in the name of Governor of Maharashtra,
M. M. PATIL,
 Under Secretary to the Government.