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प्रारूप विकास योजना-पाथर्डी(सु.)जि.अहमदनगर
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम,
१९६६ चे कलम ३१(१) अन्वये सारभूत स्वरूपाचे
फेरबदल (ई.पी.) पुनर्प्रसिध्द करणेबाबत सूचना.....

महाराष्ट्र शासन
नगर विकास विभाग,
शासन निर्णय क्र. टिपीएस-१६१७/प्र.क्र.१८५(ब)/२०१७/नवि-९
मंत्रालय, मुंबई ४०० ०३२.
दिनांक- १८ जानेवारी, २०१८

शासन निर्णय :- सोबतची सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाचे



Richard
(रा. शा. चौहान)

कक्ष अधिकारी, महाराष्ट्र शासन

प्रत-

- १) मा. मुख्यमंत्री महोदयांचे प्रधान सचिव, मंत्रालय, मुंबई.
- २) मा. राज्यमंत्री (नगर विकास) महोदयांचे खाजगी सचिव, मंत्रालय, मुंबई.

प्रति,

- १) प्रधान सचिव-१ तथा अध्यक्ष, विकास योजना छाननी समिती, नगर विकास विभाग, मंत्रालय, मुंबई.
- २) प्रधान सचिव (२) तथा सदस्य, विकास योजना छाननी समिती, नगर विकास विभाग, मंत्रालय, मुंबई.
- ३) प्रधान सचिव तथा सदस्य, विकास योजना छाननी समिती, गृह निर्माण विभाग, मंत्रालय, मुंबई.
- ४) विभागीय आयुक्त तथा सदस्य, विकास योजना छाननी समिती, नाशिक विभाग, नाशिक.
- ५) सह संचालक नगररचना तथा सदस्य सचिव, विकास योजना छाननी समिती, नाशिक विभाग, नाशिक.

(त्यांना विनंती करण्यात येते की, सोबतची सूचना शासनाच्या दि. १३ सप्टेंबर, २०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी.)

१	जाहिरात देणाऱ्या कार्यालयाचे नांव	नगर विकास विभाग — मुंबई, मंत्रालय, मुंबई-३२.
२	जाहिरात कोणत्या दिनांकापर्यंत द्यावयाची आहे.	तात्काळ
३	प्रसिध्दीचे स्वरूप	स्थानिक
४	कोणत्या जिल्ह्यात	अहमदनगर जिल्ह्यात
५	किती वृत्तपत्रात	एका मराठी व एका इंग्रजी वृत्तपत्रात
६	वृत्तपत्राचे नांव	सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात
७	कितीवेळा	एकदा
८	जाहिरात खर्चाचे देयक कोणत्या अधिकाऱ्याकडे पाठवावयाचे त्या कार्यालयाचे नाव व संपूर्ण पत्ता	मुख्याधिकारी, पाथर्डी नगर परिषद, पाथर्डी जिल्हा अहमदनगर

- ६) संचालक नगररचना तथा सदस्य, विकास योजना छाननी समिती, महाराष्ट्र राज्य, पुणे.
- ७) जिल्हाधिकारी, अहमदनगर.
- ८) उप सचिव (नगररचना) तथा सदस्य, विकास योजना छाननी समिती, नगर विकास विभाग, मंत्रालय, मुंबई.
- ९) सहायक संचालक नगररचना, अहमदनगर शाखा, अहमदनगर.
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचनेच्या अनुषंगाने अधिप्रमाणित करण्यात यावयाच्या विकास योजनेच्या प्रत्येकी ०५ प्रती शासनास विहीत मार्गाने सादर करण्यात याव्यात.)
- १०) मुख्याधिकारी, पाथर्डी नगर परिषद, पाथर्डी जिल्हा अहमदनगर.
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचनेचे वर्तमानपत्रातील जाहीरातीचे देयक नियमानुसार संबंधितांना देय करावे.)
- ११) व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह, पुणे.
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करण्यात येऊन त्याच्या प्रत्येकी ०५ प्रती या विभागास, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व सह संचालक नगररचना, नाशिक विभाग, नाशिक यांच्याकडे पाठवाव्यात.)
- ✓ १२) कक्ष अधिकारी, (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई
(त्यांना विनंती करण्यात येते की, प्रस्तुत सूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.)
- १३) निवडनस्ती (कार्यासन नवि-९)

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032
Date: - 18th January, 2018

NOTICE

Maharashtra Regional & Town Planning Act, 1966.

No. TPS-1617/C.R.185(B)/2017/UD-9: Whereas, the Pathardi Municipal Council (Dist. Ahmadnagar) (hereinafter referred to as the "said Planning Authority") being the Planning Authority within its jurisdiction under Clause (19) of section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act".) vide its Resolution No. 83, dated 25th August, 2011 declared its intention under section 23 (1), read with section 38 of the said Act, to prepare Revised Draft Development Plan (hereinafter referred to as the "said Draft Development Plan") for the area within the limits of Pathardi Municipal Council and the Notice of such declaration was published in the Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 2nd -8th May, 2013 ;

And whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under section 25 of the said Act, published a Notice in Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 5th -11th November, 2015, within extended period of six months, for inviting suggestions / objections to the said Draft Development Plan of Pathardi, prepared by it under sub section (1) of section 26 the said Act ;

And whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee constituted under section 28(2) of the said Act, submitted its report to the said Planning Authority ;

And whereas, the said Planning Authority, vide Resolution No.118, dated 07th April, 2016, suggested certain modifications in the said Draft Development Plan under sub-section (4) of section 28 of the said Act., and published the said Draft Development Plan so modified (hereinafter referred to as the "said Development Plan") for information of the general public, under sub section (4) of section 28 of the said Act, by a notice published in Maharashtra Government Gazette, Nashik Division supplement, Part - 1, dated 22nd -28th September, 2016, on page No. 13 to 17;

And whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan to the Government of Maharashtra for sanction vide its Marathi letter No.778, dated 24th October, 2016 ;

And whereas, the said act has been amended vide Maharashtra Act X of 2011 with effect from the 5th April 2011 and the Maharashtra Regional and Town Planning (Amendment) Ordinance 2014 (Maharashtra Ordinance No. XV of 2014) has been promulgated to come into effect from the 4th October, 2013 ;



And whereas, in accordance with sub-section (1) of section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the state Government has sanctioned a Part of the said Development Plan with modifications as specified in SCHEDULE – A appended to the Notification No. TPS-1617/C.R.185(A)/2017/UD-9, dated the 18/01/2018 excluding the Substantial Modifications proposed by the Government which are shown on the plan verged in Pink Colour as specified in SCHEDULE – B appended hereto ;

And, whereas the Substantial Modifications proposed by the Government are Excluded from the aforesaid Sanctioned Development Plan and are shown on the plan, verged in Pink Colour and marked as Excluded part, i.e. as EP-1, EP-2 etc. ;

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

- (a) Gives notice inviting suggestions & objections from any person in respect of the proposed modifications of substantial nature, as specified in the SCHEDULE – B appended hereto, within a period of 30 days from the date of publication of this notice in the Official Gazette.
 - (b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as an “Officer” under section 31 (2) of the said Act to hear the suggestions/objections received by him within stipulated period and submit his report there upon to the Government for further necessary action.
- 02 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 – 422101, within the stipulated period of 30 days from the date of publication of this notice in the Official Gazette shall only be considered.
03. Copy of the said notice along with SCHEDULE – B and the plan showing the proposed substantial modifications is available for inspection of general public in 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 Assistant Director of Town Planning, Ahmadnagar Branch, Ahmadnagar.
 - 3) The Chief Officer, Pathardi Municipal Council, Dist. – Ahmadnagar.

This notice is also available at Government web site at www.maharashtra.gov.in

By Order and in the Name of the Governor of Maharashtra.



R. S. Chouhan
(R. S. Chouhan)
Deputy Officer, to Government.

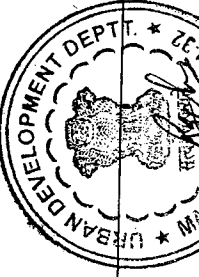
SCHEDULE-B

SUBSTANTIAL MODIFICATIONS REPUBLISHED BY GOVERNMENT U/S 31(1) OF MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966. (DEVELOPMENT PLAN OF PATHARDI.) ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION NO. TPS-1617/C.R.185 (B)/2017/UD-9 Dated the 18th January, 2018

Sr. No.	Excluded Part	Proposal as per Development Plan Published under Section 26 of the M.R. & T.P. Act, 1966.	Proposal as per Development Plan submitted to the Govt. For sanction under Section 30 of the M.R. & T.P. Act, 1966.	Modification of substantial nature as proposed by Govt. Under Section 31 (1) of the M.R. & T.P. Act, 1966.
1.	2.	3.	4.	5.
1	EP-1	S.No.327 Existing cremation Ground	i) Area admeasuring 4000 sq.mt. along Nala to be shown as cremation Ground ii) Site No.37 "Garden" is proposed to be shifted along Nala iii) Residential Zone along with 12.00 wide DP Road is proposed as shown on Plan	i) Area admeasuring 4000 sq.mt. along Nala is proposed to be shown as cremation Ground ii) Site No.37 "Garden" is proposed to be shifted along Nala as shown on plan. iii) Residential Zone along with 12.00 wide DP Road is proposed as shown on plan
2	EP-2	Site No.28 "Primary School & Play Ground" Site No.29 "Garden"	The area admeasuring 4000 Sq. m. on Western Side of reservation Site no.28 "Primary School & Play Ground" is proposed to be deleted from reservation & land so released is proposed to be included in Site No.29 "Garden" as shown on Plan.	The area admeasuring 4000 Sq. m. on Eastern Side of reservation Site No.28 "Primary School & Play Ground" is to be retained & remaining area from reservation is proposed to be included in Site No.29 "Garden" as shown on Plan.
3	EP-3	Site No.35 "Government Office's"	Site No. 35 "Government Office's" is proposed to be deleted from reservation & land so released from reservation is proposed to be included in Residential zone as shown on Plan .	Site No. 35 "Government Office's" is proposed to be deleted from reservation & land so released from reservation is proposed to be included in Residential zone as shown on Plan .
4	EP-4	Site No.38 "Mutton Market"	i) Site No.38 "Mutton Market" is proposed to be deleted & land so released from reservation is proposed to be included in Residential zone. ii) Site No.21 "Municipal Quarters" is proposed to be re-designated as "Mutton Market" as shown on Plan	i) Site No.38 "Mutton Market" is proposed to be deleted & land so released from reservation is proposed to be included in Residential zone. ii) Site No.21 "Municipal Quarters" is proposed to be re-designated as "Mutton Market" as shown on Plan



5	EP-5	Site No.37 "Garden"	Site No. 37 "Garden" is proposed to be shifted on land bearing S.No.327 along-with Development Plan road and land so released from reservation is proposed to be included in Residential zone as shown on plan.	Site No. 37 "Garden" is proposed to be shifted on land bearing S.No.327 along-with Development Plan road and land so released from reservation is proposed to be included in Residential zone as shown on plan.
6	EP-6	Site No.17 "Garden"	Area under existing structures admeasuring about 286 Sq. mt. is proposed to be deleted from reservation (Site No.17 "Garden") & land so released from reservation is proposed to be included in Residential zone.	Area under existing structures admeasuring about 286 Sq. mt. is proposed to be deleted from reservation (Site No.17 "Garden") & land so released from reservation is proposed to be included in Residential zone.
7	EP - 7	CTS No.441,442 &444 Public Semi-Public Zone, Residential Zone	The land bearing CTS No. 441, 442 & 444 are proposed to be deleted from Public Semi-Public Zone & Residential Zone and land thus released is proposed to be reserved as Site No. 54 "Shopping Centre" as shown on Plan.	The land bearing CTS No. 441, 442 & 444 are proposed to be deleted from Public Semi-Public Zone & Residential Zone and land thus released is proposed to be reserved as Site No. 54 "Shopping Centre" as shown on Plan.
8	EP - 8	Site No.18 "Gymnasium"	The nomenclature of Site No. 18 "Gymnasium" is proposed to be changed as Site No.18 "Aanganwadi".	The nomenclature of Site No. 18 "Gymnasium" is proposed to be changed as Site No.18 "Aanganwadi".
9	EP - 9	Site No.23 "Garden"	Site No. 23 "Garden" is proposed to be deleted form reservation & land so released from reservation is proposed to be included in "Residential Zone" as shown on Plan.	Site No. 23 "Garden" is proposed to be deleted form reservation & land so released from reservation is proposed to be included in "Residential Zone" as shown on Plan.
10	EP - 10	i) Site No. 39 "Play Ground" ii) Residential Zone- S. No. 209, 240 & 241 iii) Proposed 12.00 mt. Development Plan Road	The land bearing S. No. 209, 240 & 241 (Pt.), proposed 12 mt. wide DP Road along with Site No. 39 "Play Ground" are proposed to be amalgamated & the amalgamated land is proposed to be reserved as Site No.39 "Stadium Complex".	The land bearing S. No. 209, 240 & 241 (Pt.), proposed 12 mt. wide DP Road along with Site No. 39 "Play Ground" are proposed to be amalgamated & area so amalgamated is proposed to be reserved as Site No.39 "Stadium Complex".
11	EP - 11	New	-----	Inclusion of New Proviso after 22.5 as under "Land Use Classification" 22.5.A GREEN BELT 22.5.A-1 Following uses shall be permissible i) Agriculture,



- ii) Tree Plantation, Gardens, Landscaping, public park Landscaping, Forestry and Nursery etc.
- iii) River front development by Municipal Council, or any institution authorised on behalf of Municipal Council.
- iv) Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.
- v) Swimming pool, club house, recreational facilities after leaving marginal distance of 15 mt. belt along river bank and 9 mt. from river and nalas, respectively subject to FSI of 10% with ground floor structure only.
- vi) Public toilets as per requirement.
- vii) Recreational open space of any layout / sub-division / development proposals, if submitted along with the developable land adjoining to such green belt, after leaving marginal distances of minimum 15 mt. and 9 mt. from river and nalas, respectively, (clarification – it is clarified that the FSI of the land under green belt zone shall be permissible to be utilized on the land adjoining but outside such green belt zone)

22.5.A-2 The users and its extent shall be permissible in such Recreational open space, as prescribed in the regulation of Green Belt as mentioned above.

22.5.A-3 If the land under green belt zone, excepting open space therein if any, is required by Chief Officer for the public purpose mentioned above, the owner shall hand over the possession of such land for the development and maintenance of public purposes. Thereafter, such land shall remain open and accessible to general public for recreational activities.



