

Development Plan of Arvi
sanction to the

GOVERNMENT OF MAHARASHTRA
Urban Development and Public Health Department,
Resolution No. TPS-2975/593 UD-5
Secretariat, Bombay-32, Dated: 21 May 1976.

RESOLUTION : The accompanying Government Notification
should be published in the Maharashtra Government Gazette.

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

(A. H. Benadikar)
Under Secretary to Government.

To

The Commissioner, Nagpur Division, Nagpur,
The Collector, Wardha District Wardha,
The Director of Town Planning Maharashtra State Pune,
The Deputy Director of Town Planning, Nagpur Division Nagpur,
The Assistant Director of Town Planning, Chandrapur,
The Administrator, Arvi Municipal Council, Arvi,
The Revenue & Forests Department,
The Public Works and Housing Department,
The Director of Publicity (with request to issue a
press note)
The Manager, Government Printing Press and Book Depot
Nagpur, (By letter) (with request to publish the
accompanying Government Notification in the Maharashtra
Government Gazette, Extra Ordinary Part 1., Nagpur
Division Supplement and forward 10 copies thereof to
this Department.)

Appeared in the M.G.G. Nagpur
Supplement Part I; dt. 26.5.1976 on p.
42 and 43.

Corrections carried over as sug.
high-c. wide letter no. SP-84-C-11
TPV. IV; dt. 23.12.1976.

कमल (पुनः) याणि मूलनिर्माण विभाग
(नगरपालिका)
मुख्य निर्माण विभाग, नगरपालिका
पत्र क्रमांक ३२९०...
दिनांक २५-५-७६

(2)

NOTIFICATION

Urban Development and Public Health Department, Sachivalaya
Bombay-32., Dated 21st May 1976.

Maharashtra
Regional &
Town Planning
Act, 1966.

No. TPR 2975/593 UD.85: Whereas the Arvi Municipal Council (hereinafter referred to as "the said Municipal Council") by its resolution No. 264, dated 17th February 1971 made a declaration of its intention to prepare a development plan for the entire area within its jurisdiction as required under sub-section (1) of section 23 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXVII of 1966) (hereinafter referred to as "the said Act");

And whereas Government of Maharashtra appointed the Administrator (hereinafter referred to as "the said Administrator") with effect from 15th December 1971 whose appointment was appeared in Maharashtra Government Gazette, Part I-A, Nagpur Division Supplement, to perform the duties of the Planning Authority (i.e. the said Municipal Council);

And whereas the said Municipal Council after carrying out the survey of the said area prepared and published a draft Development Plan (hereinafter referred to as "the said Development Plan") on 23rd November 1972 and published it in Maharashtra Government Gazette Part I-A, Nagpur Division, supplement dated 30th November 1972 on page 2070 in accordance with the provisions of sub-section (1) of section 26 of the said Maharashtra Act;

And whereas the said Administrator after considering the objections and suggestions received by him from the public modified the said Development Plan in accordance with the provisions of section 28 and 29 of the said Act and the modifications being of minor nature submitted the modified Development Plan to the Government of Maharashtra for sanction under sub-section (1) of section 30 of the said Act;

And whereas the Government of Maharashtra proposes to sanction the said Development Plan with certain modifications which are of minor nature as specified in the schedule of appended hereto;

And whereas the Government of Maharashtra has extended the period for sanctioning the said Development Plan upto and inclusive of 29 July 1976 vide Government Notification No. TPS2976/1957 UD.8 dated 2nd April 1976.

Now, therefore in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra after consulting the Director of Town Planning hereby.

- a) sanctions the said Development Plan with certain modifications which are of minor nature and as specified in the schedule appended hereto
- and
- 25th b) fixes the 25th day of June 1976 to be the date on which the final Development Plan as sanctioned shall come into force.

(3)

DEVELOPMENT PLAN OF ARVI.

SCHEDULE OF MODIFICATIONS TO THE DEVELOPMENT
PLAN OF ARVI.

1. Site No.19 reserved for 'Open Space' in the Development Plan submitted to Government shall be redesignated as Site for 'Parking'.
2. Site No.20 reserved for 'Open Space' in the Development Plan submitted to Government shall be redesignated as Site for 'Parking.'
3. Shape and size of Site No.1-"Park" and Site No.22 "Maternity Home and Dispensary" shall be readjusted as shown in orange verge on the Department Plan on consequent to above modifications site No. 1 shall admeasure 1.15 ha. and Site No. 22 shall admeasure 0.87 ha.as shown in the Development Plan.
4. A site No.13,admeasuring 1.20 ha., earmarked as 'Open Space' and the alignment 12.20 m(40')wide E.W.Road passing along the southern boundary of the aforesaid Site No.13 branching off from 'Talegaon-Pulgaon Road'towards East upto the nalla-as was reserved in the draft Development Plan published under section 26(1) of the Maharashtra Regional and Town Planning Act,1966 shall be reinstated as shown in orange Colour on the Development Plan.
5. The proposal of widening of an existing North-South road starting from walisahed temple towards south as was proposed in draft Development Plan published under section 26(1) of the said Act, shall be reinstated as shown on Development Plan under section 26(1) of the said Act, shall be re
6. In the Development Control Rules :-
 - (i) In the preamble of part-I mention of the following shall be omitted,viz." excepting an Act of Parliament of "Union of India".
 - (ii) Regulation No.1(d) and 1(c) stating the definitions of "Building operations and Development" shall be deleted & since those are super fluous provision.
 - (iii) In place of Regulation No.20(a)following special regulations for controll of development and constructions in gaathan area shall be applied -

a)Front setback on street

<u>Width of Street</u>	<u>Prescribed set back</u>
7.6 m(25ft) to less than 12.20m(40')	1 m (3')
12.20 m(40') and above	1.5 m (5')

b) side and Rear margins :-

"No side or rear margins shall be prescribed subject to condition that rooms in the building are adequately ventilated or separate arrangements for adequate ventilation are made by providing either side margins or open chowks."

(4)

DEVELOPMENT PLAN OF ARVI.

SCHEDULE OF MODIFICATIONS TO THE DEVELOPMENT
PLAN OF ARVI.

1. Site No.19 reserved for 'Open Space' in the Development Plan submitted to Government shall be redesignated as Site for 'Parking'.
2. Site No.20 reserved for 'Open Space' in the Development Plan submitted to Government shall be redesignated as Site for 'Parking'.
3. Shape and size of Site No.1-"Park" and Site No.22 "Maternity Home and Dispensary" shall be readjusted as shown in orange verge on the Department Plan on consequent to above modifications site No. 1 shall admeasure 1.15 ha. and Site No. 22 shall admeasure 0.87 ha. as shown in the Development Plan.
4. A site No.13, admeasuring 1.20 ha., earmarked as 'Open Space' and the alignment 12.20 m (40') wide F.W. Road passing along the southern boundary of the aforesaid Site No.13 branching off from 'Talegaon-Pulgaon Road' towards East upto the nalla-as was reserved in the draft Development Plan published under section 26(1) of the Maharashtra Regional and Town Planning Act, 1966 shall be reinstated as shown in orange Colour on the Development Plan.
5. The proposal of widening of an existing North-South road starting from walisahed temple towards south as was proposed in draft Development Plan published under section 26(1) of the said Act, shall be reinstated as shown on Development Plan under section 26(1) of the said Act, shall be re
6. In the Development Control Rules :-
 - (i) In the preamble of part-I mention of the following shall be omitted, viz. "excepting an Act of Parliament of "Union of India".
 - (ii) Regulation No.1(b) and 1(c) stating the definitions of "Building operations and Development" shall be deleted since those are superfluous provision.
 - (iii) In place of Regulation No.20(a) following special regulations for control of development and constructions in gathan area shall be applied -

a) Front setback on street

<u>Width of Street</u>	<u>Prescribed set back</u>
7.6 m (25ft) to less than 12.20m (40')	1 m (3')
12.20 m (40') and above	1.5 m (5')

b) Side and Rear margins :-

"No side or rear margins shall be prescribed subject to condition that rooms in the building are adequately ventilated or separate arrangements for adequate ventilation are made by providing either side margins or open chowks."

(5)

For streets less than 7.6 m (25ft) in width no set-back shall be applied subject to condition that no lane shall be less than 4.6 m (15') in clear width. For lanes less than 4.6 m wide set back of 2.3 m (7'-6") shall be applied from the C/L of such lanes subject to condition that such lanes serve only as access to the properties fronting on them and their length does not exceed 100 m.

c) Builder Area.

For all plots in gaothan F.S.I. of 1.33 only shall be permissible.

(iv) In Regulation No. 22 (B) following provision shall be \longleftrightarrow viz., 22(B)(i) - "Built area shall not exceed the 1/3 rd of the 'net area' where 'net area' is equal to 3/4th of the plot area.

(v) Following shall be substituted in place of Regulation No. 23 (ii) viz. "In case of habitable rooms the vertical height from floor to ceiling shall not be less than 2.75 mt. (9'-0"). In case of sloping roofs the average height from floor to ceiling shall not be less than 2.75 mt. (9'-0") with a lowest point there of not less than 2.29 mt. (7'-0").

(vi) The words viz. "only in the building having frontage on road marked with shopping line or having width not less than (40') 12.20 m, shall be substituted" in place of words viz. "in the building along other road also" in the last line of Regulation No. 37 (ii).

(vii) Regulation No. 49 in respect of "Cinemas and concert Halls" and Regulation No. 51 in respect of "Petrol Pump" shall be deleted. Instead following shall be substituted viz.

"These shall be governed as per the Government orders ~~xxx~~ as amended from time to time" in place of both the Regulations viz. 49 and 51".

A.H. Benadikar
Under Secretary to Government
of Maharashtra.

snt

(6)

NOTIFICATION.

Urban Development and Public Health Department, Sachivalaya
Bombay-32., Dated 21st May 1976.

Maharashtra
Regional &
Town Planning
Act, 1966.

No. TPR 2975/593 UD. 85: Whereas the Arvi Municipal Council (hereinafter referred to as "the said Municipal Council") by its resolution No. 264, dated 17th February 1971 made a declaration of its intention to prepare a development plan for the entire area within its jurisdiction as required under sub-section (1) of section 23 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act");

And whereas Government of Maharashtra appointed the Administrator (hereinafter referred to as "the said Administrator") with effect from 15th December 1971 whose appointment was appeared in Maharashtra Government Gazette, Part I-A, Nagpur Division Supplement, to perform the duties of the Planning Authority (i.e. the said Municipal Council);

And whereas the said Municipal Council after carrying out the survey of the said area prepared and published a draft Development Plan (hereinafter referred to as "the said Development Plan") on 23rd November 1972 and published it in Maharashtra Government Gazette Part I-A, Nagpur Division, supplement dated 30th November 1972 on page 2070 in accordance with the provisions of sub-section (1) of section 26 of the said Maharashtra Act;

And whereas the said Administrator after considering the objections and suggestions received by him from the public modified the said Development Plan in accordance with the provisions of section 28 and 29 of the said Act and the modifications being of minor nature submitted the modified Development Plan to the Government of Maharashtra for sanction under sub-section (1) of section 30 of the said Act;

And whereas the Government of Maharashtra proposes to sanction the said Development Plan with certain modifications which are of minor nature as specified in the schedule of appended hereto;

And whereas the Government of Maharashtra has extended the period for sanctioning the said Development Plan upto and inclusive of 29 July 1976 vide Government Notification No. TPS2976/1957 UD.8 dated 2nd April 1976.

Now, therefore in exercise of the powers conferred by sub-section (1) of section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra after consulting the Director of Town Planning hereby.

- a) sanctions the said Development Plan with certain modifications which are of minor nature and as specified in the schedule appended hereto
- and
- b) fixes the 25th day of June 1976 to be the date on which the final Development Plan as sanctioned shall come into force.