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NOTIFICATION

Directorate of Town Planning,
Maharashtra State, Central
Offices, Pune - 411 001,
Dated : 27th November, 1992.

The Maharashtra Regional and Town Planning Act, 1966 :

No.DP-Bhagur(R)/TPV-IV/6951.

Whereas, Bhagur Municipal Council (hereinafter referred to as 'the said Municipal Council') by its Administrator's Resolution No.52, dated 30th September, 1983 made a declaration under Section 38 read with Section 23 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as 'the said Act') of its intention to prepare a Revised Development Plan for the entire area within its jurisdiction and publish a Notice of such declaration in the Dainik Gaokari, dated 5th January 1984 and also in the Maharashtra Government Gazette, Part-I, Nasik Division Supplement, dated 16th February, 1984 on Page No.275 ;

And whereas, after carrying out necessary survey of the entire area within its jurisdiction the said municipal council prepared a Revised Draft Development Plan and declared the preparation of the same vide General Body Resolution No.5, dated 27th February, 1987 and published a Notice to that effect in Maharashtra Government Gazette, Part-I, Nasik Division Supplement, dated 2nd April, 1987 on Page No.414 and 415 in accordance with the provisions of Sub-Section (1) of Section-2 of the said Act inviting objections and suggestions from the public ;

And whereas, the said municipal council after considering the suggestions and objections received by it from the public within stipulated period, modified the aforesaid published Draft Development Plan, wherein some modifications are of substantial nature and hence republished under Section 29 of the said Act and published a Notice to that effect in Maharashtra Government Gazette, Part-I Nasik Division Supplement dated 9th June, 1988 for inviting objections and suggestions from the public ;

And whereas, the said municipal council after considering the suggestions and objections received by it from public within stipulated period, modified the aforesaid republished Revised Draft Development Plan in accordance with the provisions of the Section 28 of the said Act and submitted it, (hereinafter referred to as 'the said Draft Development Plan') vide letter dated 28th March, 1989 to the Director of Town Planning, Maharashtra State, Pune as on 30th March, 1989 for sanction under section 30 of the said Act ;

And whereas, the Government of Maharashtra has delegated its powers pertaining to Sub-Section (1) of Section 31 of the said Act in respect of 'B' and 'C' class municipal councils to the Director of Town Planning, Maharashtra State, Pune vide Government Resolution No.TPV-1086/3791/CR-103/1/87/UD-17, dated 5th January, 1987 ;

And whereas, the said municipal council is a 'C' Class Municipal Council ;


And whereas, in exercise of the powers delegated powers of Government of Maharashtra conferred under Sub-Section (1) of Section 31 of the said Act, the Director of Town Planning, Maharashtra State, Pune has extended the period for according sanction to the said Draft Development Plan vide Notification No.D.P.Bhagur(R)/TPV-IV/6950, dated 27th November, 1992 for further period upto 31st December, 1992 ;

And whereas, the Director of Town Planning, Maharashtra State, Pune has proposed to sanction the said Draft Development Plan subject to the certain modifications which are of minor nature as specified in the Schedule of modifications appended to this notification ;

Now, therefore, in exercise of the powers of Government of Maharashtra conferred by Sub-Section (1) of Section 31 of the said Act as delegated to him the Director of Town Planning, Maharashtra State, Pune hereby :-

- (A) sanctions the said Draft Development Plan subject to modifications specified in the Schedule of Modifications appended to this Notification and
- (B) Fixes the 25th February 1993 to be the date on which the aforesaid sanctioned Development Plan (final Development Plan of Bhagur (R)) shall come into force.

NOTE : Final Development Plan of Bhagur (R) shall be kept open for a period of one year in the office of the Bhagur Municipal Council for inspection by the public during the office hours on all working days.



(G. L. Madame)

Director of Town Planning,
Maharashtra State, Pune.

d.u.d.h.a.n.e.

SCHEDULE OF MODIFICATIONS

- M-1 :- The designation of Site No.2 is changed from 'Extention to Library' including existing library building to 'Library and Shopping Centre' as shown in orange verge on Development Plan.
- M-2 :- Part of C.T.S.No.989 washed in green colour, which is in the form of traffic island is without any designation and unnumbered. The same is therefore designated as 'Garden' Site No.26 as shown in orange verge on Development Plan.
- M-3 :- The Shopping Complex in C.T.S.No.358-B i.e. to the south side of Site No.1 ' Shopping Centre and Town Hall' has already been developed by Bhagur Municipal Council. The same is therefore indicated on Development Plan as 'Existing Shopping Complex'.
- M-4 :- In the Development Control Rules for 'B' and 'C' class Municipal Council applicable to Bhagur Municipal Council the following changes are introduced -
- (a) New Note No.5 is inserted below table No.1 (Rule-20-3-1-1) as under. Note No.5 -
For a plot in plotted scheme, if it is not feasible to consume the maximum permissible built-up area as given in Col.7 of table No.1, then one additional floor may be permitted subject to maximum F.S.I. 'one.
- (b) New Rule No.20-2-5 is added after Rule No.20-2-4-
For the plot measuring 1000 sq.m. or more in Gaathan / simillar congested area, the net plot area shall be 75% of the gross plot area for the purpose of calculation of Floor Space Index..


(G. L. Madame)

Director of Town Planning,
Maharashtra State, Pune.