

k x ११२२१ x

सुधारित विकास योजना, मनमाड
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,
१९६६ यातील कलम ३१ पोटकलम [१]खाली
मंजूरी ..

नगर रचना आणि मूल्यनिर्धारण विभाग,
महाराष्ट्र राज्य, मध्यवर्ती कार्यालये,
पुणे-४११ ००१, दि. ३०.४.९४.

निर्णय क्र. : डीपी-मनमाड[आर-२]/टीपीव्ही-४/ २८९०.

पहा : १]अध्यक्षा, मनमाड नगरपालिका यांचे पत्र क्र. मनपा/२४३/९२-९३,
दिनांक १४ ऑक्टोबर, १९९२ सहाय्यक संचालक नगर रचना,
नाशिक यांना अग्रेषित.
२]सहाय्यक संचालक, नगर रचना, नाशिक यांचे पत्र क्र. वियो/
मनमाड[सु]/कलम-३०/संसा/२६२२-२५, दि. १.१०.९२.

निर्णय : सोबतची अधिसूचना [इंग्रजी व मराठी] महाराष्ट्र शासनाच्या
राजपत्रात [नाशिक विभाग पुरवणी] प्रसिध्द करावी.

२५/३/९४
[गुणावंत मदासे]
संचालक, नगर रचना,
महाराष्ट्र राज्य, पुणे.

प्रतिलिपि-

प्रती,

१] सा.सचिव, नगर विकास विभाग, मंत्रालय, मुंबई-३२ यांना सादर.

२] आयुक्त, नाशिक विभाग, नाशिक यांना सादर अग्रेषित.

३] उपसंचालक, नगर रचना, नाशिक विभाग, नाशिक.

४] सहाय्यक संचालक, नगर रचना, नाशिक.

५] जिल्हाधिकारी, नाशिक.

६] अध्यक्ष, मनमाड नगरपालिका, मनमाड, जि. नाशिक यांना सादर अग्रेषित.

[अधिप्रमाणित विकास योजनेच्या प्रतीसह.]

७] मुख्याधिकारी, मनमाड नगरपालिका, मनमाड, जि. नाशिक.

८] व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह, येरवडा, पुणे-६.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना राजपत्रात
[नाशिक विभाग पुरवणी] दिनांक १५ मे १९९४ पूर्वी प्रसिध्द करून त्याच्या
५ छापील प्रती या संचालनालयास व प्रत्येकी दोन छापील प्रती उपसंचालक,
नगर रचना, नाशिक विभाग, नाशिक व सहाय्यक संचालक, नगर रचना,
नाशिक यांना पाठवाव्यात.

द/

१५२३
24/1/94

१५ (२४/१/९४)
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NOTIFICATION

Directorate of Town Planning,
Maharashtra State, Central
Offices, Pune -411 001,

Dated : 30.4.94.

The Maharashtra Regional and Town Planning Act, 1966 :

No.DP-Manmad(R-2)/TPV-IV/ 2890.

Whereas, Manmad Municipal Council (hereinafter referred to as 'the said Municipal Council') by its General Body Resolution No.10, dated 29th April, 1986 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 2nd Revised Development Plan for the entire area within its jurisdiction and publish a Notice of such declaration in the Maharashtra Government Gazette, Part-I, Nashik Division supplement dated 12th June 1986 on page No.1200 ;

And whereas, after carrying out necessary survey the entire area within its jurisdiction the said Municipal Council prepared a 2nd Revised Draft Development Plan and declared the preparation of the same vide General Body Resolution No.91, dated 19.9.1989 and published a Notice to that effect in Maharashtra Government Gazette, Part-I, Nashik Division supplement, dated 5th October, 1989 on page No.1421 in accordance with the provisions of sub-section (1) of Section 26 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 2nd Revised 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, Nashik Division supplement, dated 25th July 1991 on page No.1064 and 1065 for 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 republished 2nd Revised Draft Development Plan in accordance with the provisions of the Section 28 of the said Act and submitted it, through Assistant Director of Town Planning, Nashik (hereinafter referred to as 'the said Draft Development Plan') vide letter dated 1st October 1992 to the Director of Town Planning, Maharashtra State, Pune received as on 3rd October, 1992 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' & '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 'B' Class Municipal Council ;

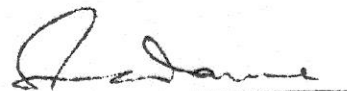
And whereas, in exercise of the powers of Government of Maharashtra conferred under sub-section (1) of Section 31 of the said Act, the Director of Town Planning, Maharashtra State, Pune has extended the period for according sanction to the said Draft Development Plan vide Notified No.D.P.Manmad(R-2)/TPV-IV/ 2883 dated 30-4-94 for further period upto 30th June 1994 ;

And whereas, the Director of Town Planning, Maharashtra State, Pune has proposed to sanction the said Draft Development Plan subject to 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 24th June 1994 to be the date on which ~~the~~ above said sanctioned Development Plan shall come into force.

NOTE : Final Development Plan of Manmad (R-2) shall be kept open for a period of one year in the office of the Manmad 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.

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SCHEDULE OF MODIFICATION

(2nd Revised Development Plan of Manmad)

- M-1 : The Development Control Rules and Building Bye-laws for the gaathan and congested area will be restricted to the congested area earmarked on the Development Plan. The same is more specifically shown in orange colour on Development Plan.
- M-2 : The designation of Site No.10 'Municipal purpose ' is changed to 'Municipal Ware House and Shopping Centre.'
- M-3 : The existing shop line to the east and south side of existing Garden (to the south of Site No.10) is indicated as 'existing shop line' on the Development Plan, as more specifically shown in orange colour on Development Plan.
- M-4 : The proposed shop line in the premises of existing godowns owned by F.C.I. (C.T.S.No.30 to 35 & 161,162) is deleted and included in the existing premises of Godowns as more specifically shown , in orange colour on Development Plan.
- M-5 : The proposed site for 'Sulbh Latrine ' to the south of existing godowns in C.T.S.No.30 to 35 & 161, 162 (owned by F.C.I.) is deleted and included in commercial zone as more specifically shown in orange colour on Development Plan.
- M-6 : There is an existing theatre to the south of Indira Gandhi Shopping Complex fronting on Manmad-Yeola road. A small portion of land is deleted from Commercial Zone to Residential Zone while republication under section 29 of the Maharashtra Regional and Town Planning Act,1966. The same is again included in Commercial Zone while submitting the Development Plan. The word ' Residential ' is scored in orange colour as more specifically shown on Development Plan.

- (6)
- M-7 : The reservation (unnumbered) of 'Shopping Centre' to the south-west corner (as proposed by Municipal Council) is acceptable. However the said site is numbered as 'Site No.9-A' of existing theatre on Manmad-Teola road
- M-8 : The northern strip of existing 'Town Hall' is deleted by Municipal Council while submitting the Development Plan. The same is reinstated and reserved for 'Library' as new Site No.7-A as more specifically shown in orange colour on Development Plan.
- M-9 : Site No.3 'High School & Play Ground' is deleted by Municipal Council while submitting the Development Plan the same is reinstated and reserved for Primary School, High School & Play Ground with the Appropriate Authority as 'Rashtrya Shikshan Sanstha Manmad' similarly Site No.1 & 2 are reinstated with slight modifications as more specifically shown in orange colour on Development Plan.
- M-10 : The alignment of 15 mt. wide Development Plan road to the west and east of T.V.Centre is modified as more specifically shown in orange colour on Development Plan. Further the 15 mt. wide East-West Development Plan Road along the Panzara River and shown from the premises of existing Gurudwara is deleted as shown on Development Plan.
- M-11 : The reservation of Shops to the south of existing Garden is acceptable. However, the said reservation is unnumbered. The same is numbered as 'Site No.4-A - Shops'.
- M-12 : The proposed Shopping Centre to the north of Site No.4 & is slightly modified and numbered as Site No.5-A.
- M-13 : Site No.4 Veterinary Dispensary and Site No.5 Hospital - both these reserved are clubbed together and reserved as 'Municipal Purpose' by Municipal Council while submitting the Development Plan. The said reservation is unnumbered. The designation of this reservation is changed to 'Extension to Garden' as Site No.5.

- M-14 : Site No.6 'Play Ground and Gymnasium ' is deleted by Municipal Council while submitting the Development Plan. The southern 1000 sq.mt. land is now reserved for 'Fire Brigade Station' Site No.6A and the rest of the Site No.6 is redesignated for 'Labour Welfare Centre'. This modification is more specifically shown in orange colour on Development Plan.
- M-15 : The reservation of Shops (unnumbered) to the east of existing Telephone Office is deleted & included in the premises of Telephone Office as more specifically shown in orange colour on Development Plan.
- M-16 : The Northern part of S.No.361 is changed to Residential Zone from Agricultural Zone by Municipal Council while submitting the Development Plan. The same is again included in Agricultural Zone as more specifically shown on Plan.
- M-17 : S.No.7(pt) is changed to Residential Zone from Agricultural Zone by Municipal Council while submitting the Development Plan for sanction. The same is again included in Agricultural Zone as more specifically shown on plan.
- M-18 : Site No.47 'Transport Nagar ' is deleted & included in Residential Zone by Municipal Council while submitting the Development Plan. The same is reinstated and the designation is changed to 'Truck Terminus.'
- M-19 : Site No.86 'Labour Welfare Centre ' is deleted & included in Residential Zone as shown in orange colour on Development Plan.
- M-20 : The Northern part of S.No.27 & S.No.28 is changed from Agricultural Zone to Residential Zone, so ' ' also the southern part of S.No.27 is changed from Industrial Zone to Residential Zone by Municipal Council while submitting the Development Plan.

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The southern part of S.No.27 is now included in Industrial Zone & the northern portion of S.No.27 and entire S.No.28 is now included in Agricultural Zone as per the published plan. ((Under Section 26 of the Maharashtra Regional & Town Planning Act) as more specifically shown in orange colour on Development Plan.

- M-21 : The proposed 12 mt.wide Development Plan road from S.Nos.33,34,37,38,39,40 is deleted & included in Agricultural Zone as more specifically shown in orange colour on Development Plan.
- M-22 : The south-east triangular portion^{out of S.No.340} is changed from Agricultural Zone to Residential Zone by Municipal Council while submitting the Development Plan. The same is now again included in Agricultural Zone as more specifically shown in orange colour on Development Plan.
- M-23 : The lands comprising S.No.281 & S.No.282 are changed from Agricultural Zone to Residential Zone by Municipal Council while submitting the Development Plan. The same is again included in Agricultural Zone as more specifically shown in orange colour on Development Plan.
- M-24 : The land comprising of S.No.408 is change from Agricultural zone to Residential Zone by Municipal Council while submitting the Development Plan. The same is again included in Agricultural Zone as more specifically shown in orange colour on Development Plan.
- M-25 : The land comprising of S.No.248 is changed from Agricultural Zone to Residential Zone by Municipal Council while submitting the Development Plan. The same is again included in Agricultural Zone as more specifically shown in orange colour on Development Plan.

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- M-26 : The lands comprising of S.Nos.191(pt) & 192(pt) are changed from Agricultural Zone to Residential Zone by Municipal Council while submitting the Development Plan. The same ^{are} now again changed to Agricultural Zone, as more specifically shown in orange colour on Development Plan.
- M-27 : The lands comprising of S.No.161, 162, 163 are changed from Agricultural Zone to Residential Zone by Municipal Council while submitting Development Plan out of these the lands comprising of S.Nos.162 & 163 are again included in Agricultural Zone as more specifically shown in orange colour on Development Plan.
- M-28 : The land to the North of Railway Open Land-out of S.No. 139(pt) is changed to Residential Zone by Municipal Council while submitting the Development Plan. The same ~~are~~ are again included in Agricultural Zone as more specifically shown in orange colour on Development Plan.
- M-29 : The lands comprising of S.No.123 & 128 are changed from Agricultural Zone to Residential Zone by Municipal Council while submitting the Development Plan. The same ~~are~~ are again included in Agricultural Zone as more specifically shown in orange colour on Development Plan.
- M-30 : Site No.78 Garden & Site No.99 'Animal Husbandary' are combined together to form a new reservation of 'Garden' as Site No.78 as more specifically shown in orange colour on Development Plan.
- M-31 : Site No.98 is reserved for 'Weaker Section Housing'. The area of the said site is approximately 20,000 sq.mt. out of this, the eastern 8000 sq.mt. is reserved for Primary School and Playground. Site No.98 and remaining western portion is included in Site No.99 Housing for all Dishoused as more specifically shown on Development Plan in orange colour

- 6 -

The Northern major portion of

- M-32 : (Site No.97 'Municipal Purpose ' is deleted & included in 'Residential Zone' and the Southern portion is reserved for Housing for dishoused Site No.99.
- M-33 : Site No.73 Play Ground is deleted and included in Residential Zone by Municipal Council while submitting the Development Plan. The same reinstated as reservation for 'Play Ground' as more specifically shown in orange colour on Development Plan.
- M-34 : A new site for Public Latrin (New Site No.96) is deleted and included in the reservation of ~~Site No.75~~ Site No.75 as more specifically shown in orange colour on Development Plan.
- M-35 : Site No.75 Shopping Centre, Site No.74-Vegetable Market and Site No.72 Parking - all these three sites are combined together to form a new reservation of 'Shopping Centre, Vegetable Market & Parking- Site No.75 as more specifically shown in orange colour on Development Plan.
- M-36 : Site No.71 ' Civic Centre ' has been deleted & included Residential Zone by Municipal Council while submitting the Development Plan. A 15 mt.wide East-West Development Plan ^{road} is newly proposed through this site, & the southern portion of this site is, again reserved for 'Civic Centre' & the northern portion of this site is deleted and included in 'Residential Zone' as more specifically ~~shown~~ in orange colour on Development Plan.
- M-37 : Site No.95 'Burial Ground' is deleted & included in Residential Zone as more specifically shown in orange colour on Development Plan.
- M-38 : Site No.63 'Play Ground' is deleted & included in Residential Zone by Municipal Council while submitting the Development Plan. The same is reinstated for 'Play Ground' Site No.63 ~~Site No.63~~

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- M-39 : Site No.62 'Extension to Play Ground' is deleted and included in Residential Zone by Municipal Council while submitting the Development Plan. The same redesignate for the purpose of 'Primary School'-Site No.62 as more specifically shown on Development Plan in orange colour.
- M-40 : While republishing the Development Plan under Section 20 Municipal Council has proposed new site for 'Stadium & Open Theatre' Site No.92. However at the ^{time} submission of the Development Plan the western portion is deleted and included in Residential Zone by Municipal Council. Now the entire Site No.92 as per the republished plan is reinstated and reserved for 'Stadium' Site No.92, as more specifically shown in orange colour on Development Plan.
- M-41 : A newly proposed 9 mt. wide Development Plan road to the south side of Site No.91 is deleted & included in Residential Zone as more specifically shown in orange colour on Development Plan.
- M-42 : The south-east corner portion of Site No.17 'Play Ground' is deleted & included in 'Residential Zone' by Municipal Council while submitting the Development Plan. The same is reinstated & included in Site No.17 'Play Ground' as more specifically shown in orange colour on Development Plan.
- M-43 : The designation of Site No.23 'Municipal Purpose' is changed to ' Balwadi.'
- M-44 : The lands under the reservation of Site No.30 'Open Space' & Site No.34 'Open Space' are the layout open spaces of the sanctioned I.U.D.P. component as sites and services. The said lands are therefore ~~not~~ now not reserved as Development Plan sites and but kept as layout open spaces as more specifically shown on Development Plan.

- M-45 : Site No.41 'Garden' and Site No.42 'Primary School' has been deleted by Municipal Council while submitting the Development Plan. The same are reinstated for respective purposes as more specifically shown in orange colour on Development Plan.
- M-46 : The existing Onion Market to the west of Site No.43 is deleted & included in Residential Zone by Municipal Council while submitting the Development Plan. The same is reinstated as 'Existing Onion Market' as more specifically shown in orange colour on Development Plan.
- M-47 : The eastern portion of Site No.43 Vegetable Market is deleted by Municipal Council while submitting the Development Plan. The same is reinstated and included in Site No.43 Vegetable Market as more specifically shown in orange colour on Development Plan.
- M-48 : Site No.46 - 'Garden' is deleted and included in Residential Zone by Municipal Council while submitting the Development Plan. The same is reinstated and reserved for 'Garden' Site No.41 as more specifically shown in orange on Development Plan.
- M-49 : Site No.88 'Housing for Tribal' is deleted and included in Existing Co-op. Industrial Estate.
- M-50 : The lands in S.No.23 (part) is deleted from Industrial Zone and included it in Residential Zone by Municipal Council while submitting the Development Plan. The same is reinstated and included in Industrial Zone as more specifically shown in orange colour on Development Plan.

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- M-51 : The existing 'Co.op.Industrial Estate' is indicated on Development Plan in orange colour.
- M-52 : The lands ~~xx~~ out of S.No.14 (pt) and S.No.18 which is included in Industrial Zone ^{are} changed to 'Residential Zone' as more specifically shown in orange colour on Development Plan.
- M-53 : The 12 mt. wide North-South Development Plan Road to the West of Site No.44 & 45 and East-West 12 mt.wide Development Plan road to the North of Site No.89 are reinstated as shown on plan.
- M-54 : The designation of Site No.53 is changed from 'Rehabilitation of Weaker Section ' to 'Play Ground' (as per the published plan under Section 26)
- M-55 : The designation of Site No.11 ' Rehabilitation of Weaker Section ' is changed to 'Garden' as shown in orange colour on Development Plan.
- M-56 : The North-East portion out of Site No.52 'Extension ~~to~~ Cremation Ground ' admeasuring about 2260 sq.mt. is only reserved as ' Extension to Cremation Ground ' Site No.52 and the rest of the land under reservation is deleted and included in Public-Semi-Public Zone as shown in orange colour on Plan.
- M-57 : The western portion of Site No.56 'Sports Complex has been deleted and included in Residential Zone by Municipal Council while submitting the Development Plan. The same is reinstated and reserved for 'Sports Complex ' as more specifically shown in orange colour on Development Plan.

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- M-58 : Site No.89 'Municipal Store and Garage' along with Shopping on West side is deleted and included in Residential Zone.
- M-59 : Site No.48 'Sub Jail' is deleted and included in 'Residential Zone'.
- M-60 : Site No.57 'Primary School' and Site No.90 'Vegetable Market, both these reservations ~~are~~ are deleted and land so released is included in Residential Zone as shown in orange colour on Development Plan.
- M-61 : The 12 mt. wide service road proposed on both sides of 30 mt. ring road on North side is deleted.
- M-62 : In the Development Control Rules for 'B' and 'C' Class Municipal Council applicable to Manmad 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'.

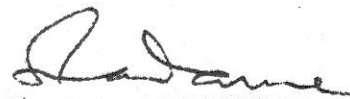
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- (b) New Rule No.20-2-5 is added after Rule No.20-2-4 -

For the plot admeasuring 1000 sq.mt. or more in Gaothan / similar congested area, the net plot area shall be 75% of the gross plot area for the purpose of calculation of Floor Space Index.

M-63 : The Standardised Development Control Rules for 'B' & 'C' Class Municipal Councils are applicable to Manmad Municipal. While preparing the layouts of lands fronting on 30 mt. and above roads, National Highways and State Highways the service roads can be proposed. All the above modification have been shown in orange colour on Development Plan.


(G. L. Madame)

Director of Town Planning,
Maharashtra State, Pune.