

R

N O T I F I C A T I O N

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

Dated : 25.4.94.

The Maharashtra Regional and Town Planning Act, 1966.

No.DP-Nandgaon(R)/TPV-IV/2732.

Whereas, Nandgaon Municipal Council (hereinafter referred to as 'the said Municipal Council') by its General Body Resolution No.163, dated 13.12.1985 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 Maharashtra Government Gazette, Part-I, Nashik Division supplement dated 30th January 1986 on page No.276;

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 dated 16.11.1990 and published a Notice to that effect in Maharashtra Government Gazette, Part-I, Nashik Division supplement dated 10.1.1991 on page No.44 & 45 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 Revised Draft

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Development Plan in accordance with the provisions of the Section 28 of the said Act and submitted it (herein-after referred to as 'the said Draft Development Plan') vide letter dated 22.12.1992 to the Director of Town Planning, Maharashtra State, Pune for sanction under section 30 of the said Act;

And whereas, the Government of Maharashtra has delegated its powers pertaining to sub-section<sup>31</sup>(1) of Section<sup>31</sup> 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 delegated power 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. DP-Nandgaon(R)/TPV-IV/2719, dated 25/4/1994 for further period upto 20 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

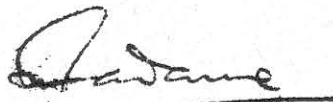
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- (3) -

(B) Fixes the 10th June 1994 to be the date on which the above said sanctioned Development Plan (final Development Plan of Nandgaon (R) ) shall come into force.

NOTE :

Final Development Plan of Nandgaon (R) shall be kept open for a period of one year in the office of the Nandgaon 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.

Psk..7.4.

(B) Fixes the 10th June 1994 to be the date on which the above said sanctioned Development Plan (final Development Plan of Nandgaon (R) ) shall come into force.

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



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- Schedule of Modifications -

- M-1. The Development Control Rules and Building Bye-laws for the Gaothan 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 north side Development Plan road (ring road) from MVP New English High School to Shakambari river has been kept as 18 m. in width instead of 15 m., as more specifically shown on plan.
- M-3. The private existing buildings to the north of Site No.20 'Shopping Centre' which are being used for the purpose of 'College Hostel' are shown under public-semi-public zone on the Development Plan. The same is included in the Residential Zone as more specifically shown on Development Plan.
- M-4. In the published Development Plan (under Section 26 of the Maharashtra Regional & Town Planning Act, 1966) Site No.12 has been reserved for 'Housing for dishoused.' While submitting the Development Plan, Municipal Council has deleted the same site and included it in Residential Zone.
- M-5. However, the said area is now again reserved for 'Primary School, High School and Play Ground' Site No.12. The Appropriate Authority for the said site is shown as 'Nandgaon Municipal Council / owner of the said land through Educational Institution.'
- M-5. Site No.33 'Site for Slum Improvement' is deleted and included in Residential Zone.




The Southern part admeasuring about 5400 sq.m. out of Site No.41 ' Site for Slum Improvement ' is deleted and dereserved for ' Housing for dishoused ' Site No.41 and rest of the northern part of Site No.41 is deleted and included in Residential Zone. As more specifically shown in orange colour on Development Plan.

- M-6. Site Nos.1, 2, 3 & 4 are reserved for ' Open Space '. The designation of all these four sites have been changed from ' Open Space ' to ' Childrens Play Ground. '
- M-7. The lands under - site No.8 ' Parking ', Site No.9 'Telephone Exchange ' and 9 m. wide approach road are clubed together and reserved for ' Play Ground' Site No.8.
- M-8. The Southern portion <sup>to</sup> Site No.6 ' Garden' which is shown as 'Green belt' is deleted and included in Residential Zone as more specifically shown on Development Plan.
- M-9. The designation of Site No.48 ' Municipal Purpose ' is changed to ' Fire brigade Station'.
- M-10. The southern part of site no.17 'Fair Ground & Play Ground' is deleted and included in Residential Zone by Municipal Council while submitting the Development Plan. The said area is reinstated and included in the said reservation of ' Fair Ground and Play Ground ' Site No.17 as shown on plan.
- M-11. Site No.27 ' Shops ' and Site No.28 ' Parking ' both these reservations are reinstated. While reinstating, both these reservations are clubed together to form a combined reservation Site No.27 'Shops & Parking ' as more specifically shown on Development Plan.

- M-12. Designation of Site No.15 ' High School & Play Ground ' is changed to 'Primary School, High School and Play Ground'. The appropriate authority is shown as 'Nandgaon Municipal Council / Land owner through Education Institute.'
- M-13. The central strip of land out of Site No.32 'Post Department and Staff Quarters' is deleted and included in Residential Zone by Municipal Council while submitting the Development Plan. The said portion is again reinstated and included in same site i.e. Site No.32- ' Post Department and Staff Quarters.'"
- M-14. Site No.39 'Town Hall' Site No.40-'Primary School and Play Ground' and 9 mt. wide Development Plan road as approach to Site No.40, all these proposals are deleted by Municipal Council while submitting the Development Plan. The same are again reinstated for the respective purposes as more specifically shown on Development Plan.
- M-15. Site No.18 'Garden', Site No.19 'Primary School' and Site No.20 ' Shopping Centre ' all these three sites are reinstated as per the published plan under Section 26 of the Maharashtra Regional & Town Planning Act,1966, as more specifically shown on Development Plan.
- M-16. The 9 mt. wide Development Plan road to the West of Lendhi Nala is deleted by Municipal Council while submitting the Development Plan. The same is reinstated as more specifically shown on Development Plan.
- M-17. The Standardised Development Control Rules & Building Bye-laws for 'B' & 'C' Class Municipal Councils are applicable to Nandgaon Municipal Council.

It is necessary to impose the condition of at least minimum two- tree plantation per plot in the area out side gaathan & or similar congested area.

  
( G. L. Madame )  
Director of Town Planning,  
Maharashtra State, Pune.