

विकास योजना श्रीगोंदा [जिल्हा अहमदनगर]

Shigande

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम

१९६६ चे कलम ३१(१) अन्वये नोंदित मंजूरी....

महाराष्ट्र शासन

नगर विकास विभाग

शासन निर्णय क्रमांक: टिपोरन १३९६/११६०/प्र. क्र. २५६/२६/नवि-२

मंत्रालय, मुंबई-४०० ०३२

दिनांक: १४ मार्च, १९९७.

रहा:- १) अध्यक्ष, श्रीगोंदा नगरपरिषद, श्रीगोंदा यांचे संचालक नगर रचना, महाराष्ट्र राज्य, मुणे यांचे निदेशाने दि. २१.३.९६ चे प्र. क्र. श्री. न. प्र. / वि. प्र. / १६२/९७

२) संचालक, नगर रचना, महाराष्ट्र राज्य, मुणे यांचे दिनांक २.१.९६ चे प्र. क्र. वि. प्र. - श्रीगोंदा (मुक) / शासकीय अधिकाऱ्यांची मंजूरी - ४/९७

शासन निर्णय:- नोडल वी शासकीय अधिकार्यांना महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध करावी.

श्रीगोंदा नगर परिषद
६००
१४/३/९७
मुख्याधिकारी
गण्यक्ष

महाराष्ट्राचे राज्यपाल यांचे अधिकाऱ्यांवर व नाविन्ये,

दिनांक

[वि. प्र. देशपांडे]

महाराष्ट्र शासन यांचे उच्च अधिकारी

विभागीय अधिकारी, नाशिक विभाग, नाशिक

संचालक, नगर रचना, महाराष्ट्र राज्य, मुणे

जिल्हाधिकारी, अहमदनगर

उच्च संचालक, नगर रचना, नाशिक विभाग, नाशिक

अडायक संचालक, नगर रचना, अहमदनगर

मुख्य अधिकारी, श्रीगोंदा नगरपरिषद, श्रीगोंदा

उपस्थित, शासकीय अधिकाऱ्यां व मुख्याधिकारी, येरवडा, मुणे

[त्यांना विनंती करण्यात येते की, नोडल वी शासकीय अधिकार्यांना

महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध करून त्यांच्या १० प्रती देवा

विभागास व २५ प्रती संचालक, नगर रचना यांचे ताठवाच्यात मु

निवडून घ्यावी नवि-२ कार्यालय

२१/३/९७

१४/३/९७ मंजूर
३१/३/९७ मंजूर

NOTIFICATION

Urban Development Department
Mantralaya, Mumbai-400 032.

Dated 14 March, 1997.

Shashtra
nal &
Planning
1956

No.TPS 1996/1160/CR 256/96/UD-9 - Whereas, Shrigonda Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority for the areas under its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") has by its Resolution No. 67 dated 5 April, 1990 made a declaration under ~~Section 23 of the said Act~~ sub-section (1) of ~~Section 23~~ Section 23 of the said Act of its intention to prepare Development Plan for the entire area within its jurisdiction and notice of such declaration was published at page no. 1606 of the Maharashtra Government Gazette, Part-I, Nashik Division Supplement dated 15 November, 1990;

And whereas, the said Municipal Council after carrying out a survey of the lands within its jurisdiction as required under Section 25 of the said Act prepared and published a Notice at Page No. 912 & 913 in Maharashtra Government Gazette, Part-I, Nashik Division Supplement dated 3 June, 1993 inviting objections and suggestions to the Draft Development Plan for Shrigonda (hereinafter referred to as "the said Draft Development Plan") prepared by it under sub-section (1) of Section 26 of the said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it to the said Draft Development Plan in accordance with Section 28 of the said Act and after making such modifications or changes in the Draft Development Plan as it considered proper, published Notification at pages 188 & 189 in the Maharashtra Government Gazette, Part-I, Nashik Division Supplement dated 17 February, 1994 under sub-section(4*) of Section 28 of the said Act;

And whereas, the said Municipal Council submitted on 21 March, 1994 under sub-section (1) of Section 30 of the said Act, the said Draft Development Plan to the Government of Maharashtra for sanction under sub-section (1) of Section 31 of the said Act;

-2-

And whereas, the State Government has extended the period under Section 31 (1) of the said Act for sanctioning the said Development Plan for the period from 22 March, 1995 to 31st May, 1997 vide Notification, Urban Development Department No. TRS 1696/1160/CR 256/96/UD-9 dated 14 March, 1997.

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, the State Government has after consulting the Director of Town Planning decided to sanction the said Draft Development Plan subject to modifications which are not considered to be of substantial nature, as specified in Schedule annexed hereto;

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

- (a) Sanctions the said Draft ~~Development~~ Development Plan of Shrigonda subject to the modifications specified in the Schedule annexed hereto which shall be the final ~~Development~~ Development Plan of Shrigonda and ;
- (b) fixes the 31st day of May, 1997 to be the date on which final ~~Development~~ Development Plan/Shrigonda shall come into force.

Note : The aforesaid final Development Plan as modified and sanctioned by the State Government, the modifications being shown on the Plan in ORANGE colour shall be kept open for inspection by the public during working hours on all working days for a period of 1 year in the office of the Shrigonda Municipal Council.

.3.

Schedule of Modification

Part-I

Sr. No.	Site No.	Proposed reservation published under Section 24 of the Maharashtra Regional & Town Planning Act, 1966 by the Shrigonda Municipal Council. (Area in sq. mtr.)	As submitted to Government for sanction under Section 30 of the Maharashtra Regional & Town Planning Act, 1966 by the Shrigonda Municipal Council	Details of Government sanction under Section 31 (1) of the Maharashtra Regional & Town Planning Act, 1966 (with or without modification)
1	2	3	4	5
1	4	Primary School (2250)	Reservation No. 4 may be deleted and the Reservation No. 5 may be changed to Primary School.	Reservation No. 4 is reserved for Primary School & Reservation No. 5 for Garden.
	5	Garden (4400)		
2	22	Parking & Tapri Shops (1150)		Reservation is changed to Shopping Centre.
3	25	Shopping Centre & Parking (3200)	Portion affecting sanctioned layout may be deleted from reservation.	An area of 2200 sq. mtr. is deleted from reservation and the area so released is included in Residential Zone as shown on Plan. The reservation on remaining area of 1000 sq. mtr. is changed to Shopping Centre.
4	28	Shopping Centre & Garden (4600)		(1) Western part of reservation is proposed for road, (2) North-Eastern part is reserved for Shopping Centre & numbered as Reservation No. 28/A and (3) remaining area is reserved for Garden and numbered as Site No. 28/B as shown on Plan.

1	2	3	4	5
5.	29	Social Welfare Department (4950)	Reservation may be deleted.	Site No. 29 is reserved for Social Welfare Department.
6.	32	Truck Terminus (15100)	An area of 3000 sq.m. may be deleted.	An area of 3000 sq. m. is deleted and included in Residential Zone as shown on plan.
7.	54	Temple Improvement Complex (13700)	-	Reservations on Site Nos. 54 & 56 are deleted and the land so deleted is included in public - semi public zone.
	56	Temple Improvement Complex (12100)	-	
8.	57	Telephone Department (3200)	Reservation may be changed to Garden.	Site No. 57 is reserved for Telephone Department.
9.	58	Extension to College (Jivaji College) (12100)	-	Acquiring body for this reservation is changed from Rajat Shiksha Sanstha to that of Education Department, Government of Maharashtra.
10.	61	Extension to College (Shivaji College) (1920)	Reservation may be deleted.	Reservation is deleted.
11	64	Community Centre (120)	New reservation for Community Centre may be proposed.	This proposed reservation is deleted.
12	-	No Development Zone	Gat No. 2529 and its surrounding area may be included in Residential Zone.	Gat No. 2529 and its adjoining area is included in Residential Zone as shown on plan.
13	-	Public - Semi-public Zone on CTS No. 710	Public, Semi-public Zone on CTS No. 710 may be changed to Residential Zone.	CTS No. 710 is changed to Residential Zone. 3.

10:00

10:00

10:00

10:00

1	2	3	4	5
14	-	Roads from - (i) Swati Chowk to Moti Chowk - North-South 12 m. wide road (ii) Moti Chowk to Chambhar Galli - East-West 9 m. wide road and (iii) Darwaja to Zenda Chawk North-South 12 m. wide Road	-	Road widening is deleted and road width are kept as "regular line of street" as per the Maharashtra Municipalities Act, 1965.

Part-II

Development Control Rules

15	-	Expansion of existing Wadi or Basti may be allowed within a periphery of 200 mtr. from the edge of the existing development of Wadi or Basti.	-	This rule is deleted from Development Control Rules.
16	-	Table No. 1 (Rule 20.3.1.1) of Building Bye Laws and Development Control Rules	-	New note No. 5 as below is inserted below Table No. 1 (Rule 20.3.1.1) Note 5 - For a plot in plotted scheme, if it is not feasible to consume the maximum permissible built up area as given in Column No. 7 of Table No. 1, then one additional floor may be permitted subject to maximum F.A.R. 1 (one). New Rule No.20.2.5 is added after Rule No. 20.2.4 as under - Rule No. 20.2.5 - For the plot admeasuring 9000 sq.mtr. or more in ganthan / similar congested area, the net plot area shall be 75% of the gross plot area for the calculation of F.A.R.
17	-	-	-	

.4.

10 18:05

Hari Om

02487220552

P. 6

1 2 3
-4-
Clause I :- Standardised Building Bye Laws and Development Control Rules for 'B' & 'C' Class Municipal Councils prescribed by Government vide Urban Development and Public Health Department's No. TFS 3578-814-II-UD-5 (2), dated 2nd November, 1979 shall be applicable to Shrigonda Municipal Council with modification as in Part-II of Schedule of Modification of this Notification.

Clause II:- The reservations on Site Nos. 1 to 3, 6 to 21, 24 to 27, 30, 31, 33 to 53, 55, 59, 60, 62 and 63 are approved as designated in the Development Plan.

Clause III- Areas mentioned in Column (3), (4) and (5) of the Schedule of modification are approximate areas and are subject to actual measurement on sites as per boundaries shown on the Development Plan sanctioned hereinabove.

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

V. V. Deshpande
Deputy Secretary to Government

J 10 18:06

Hari Om

02487220552

P.7