

प्रादेशिक योजना, धुळे.

मंजूर प्रादेशिक योजनेतील विकास केंद्र
(Growth Centre) व परिघ क्षेत्र नकाशे,
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियम, १९६६ चे कलम १५(१) अन्वये
मंजुरीबाबत...

नगर रचना व मूल्यनिर्धारण संचालनालय
महाराष्ट्र राज्य, मध्यवर्ती कार्यालय,
पुणे - ४११००१

अधिसूचना

अधिसूचना क्र. डि.टी.पी./प्रायो- धुळे/परिघ क्षेत्र व विकास केंद्र नकाशे/टिपीव्ही-४/२२११,
दिनांक १७.०५.२०२३.

- पहा : १) शासन निर्णय क्र.टिपीएस-१८१६/९९४/प्र.क्र. ५१६/१६ /नवि-१३,
दि. ०१.०१.२०१८.
- २) शासन निर्णय क्र.टिपीएस-१८१६/९९४/प्रा.यो./प्र.क्र. ५१६/१६/डेलिगेशन
ऑफ पॉवर्स/नवि-१३, दि. ०१.०१.२०१८.
- ३) अध्यक्ष, प्रादेशिक-नियोजन मंडळ, धुळे तथा जिल्हाधिकारी, धुळे यांचे पत्र क्र
२५१, दि.१९.११.२०१८.

सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात (नाशिक विभागीय पुरवणीमध्ये)
प्रसिध्द करावी.

श्री गोई
पुढील स्वविाही
करावी २५/५/२३.

(संदीप जोशी)
कार्यासन अधिकारी, टिपीव्ही-४,
मुख्य कार्यालय, पुणे.

प्रत :- मा.अप्पर मुख्य सचिव, महाराष्ट्र शासन, नगर विकास विभाग (नवि-०९), मंत्रालय,
मुंबई -३२.

प्रति :-

१. मा. विभागीय आयुक्त, नाशिक विभाग, नाशिक
२. मा.जिल्हाधिकारी तथा अध्यक्ष, प्रादेशिक नियोजन मंडळ, धुळे.
३. मा.सहसंचालक, नगर रचना, नाशिक विभाग, नाशिक.
४. मा.उपसंचालक, नगर रचना, नागरी संशोधन घटक, मुख्य कार्यालय, पुणे.

/- त्यांना विनंती करण्यात येते की, त्यांनी सदर अधिसूचना अभिलेखार्थ त्यांचेकडील
त्यासंबंधीच्या संकलन नस्तीमध्ये जोडावेत. तसेच सदर अधिसूचना संचालनालयाच्या अधिकृत
संकेतस्थळावर देखील प्रसिध्द करावी.

(कृ.मा.प.)

५. मा.सहायक संचालक, नगर रचना, धुळे तथा नगर रचना अधिकारी तथा सदस्य सचिव,
प्रादेशिक नियोजन मंडळ, धुळे.

/- त्यांना विनंती करण्यात येते की, सोबतच्या अधिसूचनेनुसार विकास केंद्र व परिघ
क्षेत्र नकाशे अधिप्रमाणित करण्यासाठी विहित मार्गाने संचालनालयास सादर करावेत.

६. मा.व्यवस्थापक, शासकीय मुद्रणालय, येरवडा कारागृह, पुणे.

/-त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासन राजपत्रात
(नाशिक विभागीय पुरवणी) प्रसिध्द करुन त्याच्या ५ छापील प्रती या कार्यालयास व प्रत्येकी २
छापील प्रती जिल्हाधिकारी, धुळे, सहसंचालक नगर रचना, नाशिक विभाग, नाशिक आणि
सहायक संचालक, नगर रचना, धुळे शाखा, धुळे यांना पाठवाव्यात.

७. प्रमुख आरेखक, रेखाकला विभाग, मुख्य कार्यालय, पुणे.

नगर रचना आणि भूतलनिर्माण विभाग,

धुळे जिल्हा

मी. ~~संख्या~~ ~~२३१५~~ ~~२०२३~~ तार/

तारीख - दि. २३/५/२०२३

नर - ७५५५

करीड/निरीक्षक/कनिष्क ~~२३/५~~

आयक प्रमाणित : दि. २३/५/२०२३
१०२२

NOTIFICATION

Government of Maharashtra
Director of Town Planning,
Maharashtra State, Pune
Dated: 17/05/2023.

Maharashtra
Regional and
Town
Planning
Act, 1966

No.DTP/RP-Dhule/Peripheral & Growth Centre Plan/TPV-4/2211 :- Whereas, in exercise of the powers conferred by sub-section (1) of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") and rule 7 of the Maharashtra Regional Planning Board Rules, 1967 (hereinafter referred to as "the said Rule") and all other powers enabling it in that behalf, the Government of Maharashtra has sanctioned **final Regional Plan of Dhule Region** vide Notification No.TPS-1816/994/CR-516/16/UD-13, dated 01.01.2018 (hereinafter referred to as "the said Notification");

And whereas, as mentioned in the modification No.M-22 of the said Notification (hereinafter referred to as "the said Modification") the Designated and Proposed Growth Centres and the Proposed Peripheral Areas mentioned in the respective Regional Plan report for which the detail planning proposals (Zone Plans) are to be prepared are sanctioned as submitted by the respective Regional Planning Board;

And whereas, as per the said modification of the said Notification, the detail planning proposals for the above proposed Growth Centres and Peripheral Areas are to be prepared, published and submitted to the Director of Town Planning, Maharashtra State, Pune by the respective Regional Planning Board under the provisions of the said Act;

And whereas, 01 designated Peripheral Area i.e Dhule and 12 designated Growth Centres i.e. Songir, Kusumba, Ner, Nardana-Pimprad, Kharde, Amode, Karwand, Shingawe, Mandal, Pimpalner, Samode & Dahiwal Growth Centres are incorporated in the said sanctioned Regional Plan, Dhule Region. (hereinafter referred to as the said Peripheral Area & Growth Centres);

And whereas, the Regional Planning Board for the Dhule Region after carrying out the necessary surveys and preparing the existing-land-use Map of the said Peripheral Areas & Growth Centres, published a Draft Plan of the said Peripheral Areas & Growth Centres in accordance with provisions of sub-section (1) of section 16 of the said Act, and a notice to that effect was published in the Extra Ordinary Maharashtra Government Gazette Nashik Division Supplement dated 31 March, 2018 for inviting objections and suggestions from the general public;

And whereas, the Regional Planning Board for the Dhule Region after considering the report of the Regional Planning Committee appointed by it under sub-section (3) of section 10 of the said Act, for the purpose of hearing any suggestions and objections received in respect of the said Draft Peripheral Plan & Draft Growth Centres Plans, modified the said Draft Plans in accordance with the provisions of section 16 of the said

Act and submitted such modified Draft Plans together with the Report of the Regional Planning Committee and connected documents, Plans, Maps, Charts and Report for approval to the Director of Town Planning, Maharashtra State, Pune under sub-section (1) of section 15 and sub-section (4) of section 16 of the said Act vide letter No.251, Dated 19.11.2018;

And whereas, the powers in respect of sanctions to the said Peripheral Area and Growth Centres Plans under Section 15(1) and 15(2) of the said Act are delegated to Director of Town Planning, Maharashtra State, Pune vide Government Notification No.TPS-1816/994/CR-516/16/Delegation of Powers / UD-13, dated 01.01.2018;

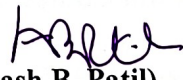
And whereas the Director of Town Planning, Maharashtra State, Pune considers it expedient to approve the said **Draft** Peripheral Plan & Growth Centres Plans as submitted by the Regional Planning Board for the said Region with certain Modifications, specified in **Schedule –A** appended hereto;

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 15 of the said Act and rule 7 of the said Rules and all other powers enabling it in that behalf, the Director of Town Planning, Maharashtra State, Pune hereby;

- (a) Accord sanctions to the said **Draft** Peripheral Plan & Growth Centres Plans for the Dhule Region as submitted, with certain Modifications as specified in **Schedule–A** appended hereto. This shall be a part of **final Regional Plan of Dhule Region**.
- (b) Fixes the date after **60 days** from the publication of this Notification in the Maharashtra Government Gazette to be the date on which the said Notification shall come into force.

This Notification shall also be published on the website of Directorate of Town Planning www.dtp.maharashtra.gov.in




(Avinash B. Patil)
Director of Town Planning,
Maharashtra State, Pune

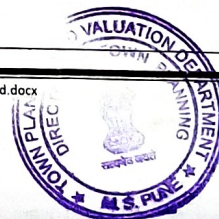
Schedule-A

Regional Plan Dhule

Accompaniment to the Notification No. DTP/RP-Dhule/Peripheral & Growth Centre Plan/TPV-4/2211, Dated 17/05/2023 (Part I & Part II).

Part I- Decision on Modifications Proposed by Regional Planning Board

Sr. No.	Modifications Proposed by Regional Planning Board	Modifications Sanctioned by Director of Town Planning, Maharashtra State, Pune U/s 15 (2) of MRTP Act, 1966
1	2	3
Dhule Peripheral Plan		
1	M 1 – Previously Approved final layout in G.No.105 (Area-0.60 Ha.) of Mouze Nakane is shown on Peripheral Plan & the land thereunder is to be included in Residential Zone.	SM- 1 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
2	M 6 – Previously Approved final layout in G.No. 386 (Pt.) of Mouze Nagav Bk. is shown on Peripheral Plan & the land thereunder is to be included in Residential Zone.	SM-6 Proposed modification made by Regional Planning Board is sanctioned as submitted with correction as G.No. 386/1A & 386/2 C (pt.) instead of G.No.386/2B as shown on submitted plan.
3	M 7 – Previously Approved final layout in G.No. 380 of Mouze Nagav Bk. is shown on Peripheral Plan & the land thereunder is to be included in Residential Zone	SM-7 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
Growth Center Plans		
A) Samode		
4	M 2 – G.No.881 of Mouza Samode shown on plan is to be Corrected as G.No.891	SM - 2 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
B) Pimprad & Nardane		
5	M 3 – The Zoning and the location of existing School in G.No.209 part of Mouze Nardane is corrected & thereby respective parts of the G.No.209 are to be included in public - semipublic Zone & Agriculture zone respectively.	SM - 3 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
C) Kasbe Ner		
6	M 4 – The proposed Alignment of 60 m. of wide National Highway No. 6 from G.No.382 to G.No.400 of Mouze Mahal Raiwate is to be changed as shown on plan and the proposed 12 m. wide North- South road passing through G.No.103, 104 & 105 is to be deleted	SM - 4 Proposed modification made by Regional Planning Board is sanctioned as shown on submitted plan with modification that, the road widening proposed to existing road within the portion of changed alignment is deleted as shown on plan and lands so released are included in the adjoining zone/Road.



D)	Shingave	
7	M 5 – The width of proposed 12 m. wide road is to be reduced 9 m. as per sanctioned layout in G.No. 110(pt.) of Mouze Shingave.	SM - 5 Proposed modification made by Regional Planning Board is sanctioned as shown on submitted plan with modification that the lands so released from the road widening are included in the adjoining zone.


Part II -Modifications made by Director of Town Planning Maharashtra State, Pune

For Peripheral Plan :-

1) Amode Growth Centre:-	
SM-8	The widening of ODR-06 passing along the south boundary of Amode village is extended from G.No.71 (pt.) to G.No.65 as shown on plan.
SM-9	The widening of proposed 15 mtr. wide road passing through G.No.29, 30 to G.No.69 of Mouze Amode is extended up to the south boundary i.e up to G.No.65 of Mouze Amode village as shown on plan.
SM-10	A proposed East-West 12 mtr. wide road passing through G.No.19/2 of Mouze Amode to NH-03 is further widened to 15 mtr. on Northern side as shown on plan.
2) Karvand Growth Centre:-	
SM-11	A new 18 mtr. wide North-South road from Gat No.87 to Gat No.277 of Mouze Karvand is proposed along the boundary of Shirpur Municipal Council, as shown on plan.
3) Mandal Growth Centre:-	
SM-12	Gat No.61 (pt.), 65, 66, 68 (pt.) & 71 (pt.) of Mouze Mandal are deleted from Agricultural Zone and included in Residential Zone as shown on plan.
4) Dahivel Growth Centre:-	
SM-13	A South-East to North-West layout road from G. No. 694 is extended along the Northern boundary of G. No.1 to meet the State Highway, as shown on plan & its width is proposed as 12 m.
5) Pimpalner Growth Centre:-	
SM-14	Proposed 30 mtr. wide Green belt in G.No.787 to G.No.738, G.No.665 to G.No.734 & G.No.323 to G.No.9 is extended up to the Gaothan boundary as shown on plan.
SM-15	North south 15 mtr. wide new road is proposed along the common boundary of G.No. 531 & 532 of Mouze Pimpalner as shown on plan.
6) Samode Growth Centre:-	
SM-16	A North-South proposed 12 mtr. wide road passing through G.No.162 to G.No.173 of Mouze Samode is further widened to 15 mtr. equally from both sides as shown on plan. Also, the width of East-West road situated next to the aforesaid road is mentioned as 15 mtr. as shown on plan.
7) Songir Growth Centre:-	
SM-17	Alignment of 12 mtr. North-South road passing through G.No.326, 328 is shifted towards East in G.No.314 & 329 as shown on plan and further widened to 15 mtr. wide road and lands so released from the aforesaid road alignment are included in adjoining Residential Zone.
8) Kusumbe Growth Centre:-	
SM-18	30 mtr. wide Green belt is proposed along the river, in G.No.482 of Kusumbe village as shown on plan.

9) Pimprad-Nardane Growth Centre:-	
SM-19	Lands bearing G. No.152, 156 (pt.), 157, 158 (pt.), 161 & 165 to 168 of Mouze Nardane are deleted from Agricultural Zone and included in Residential Zone as shown on plan.
SM-20	East-West 12 mtr. wide road passing along Southern boundary of G.No.155 of Mouze Pimprad is extended towards East along the Southern boundary of G.No.156, 148 to meet 12 mtr. wide road proposed on Eastern side, as shown on plan.
10) Ner Growth Centre:-	
SM-21	New 15 mtr. wide North-South road along western side of G.No.15 of Mouze Mahalkali and passing through G.No.371 of Mouze Mahalkanadmana is proposed as shown on plan.
SM-22	15 mtr. widening is proposed to the existing East-West road passing through G.No.356, 369, 371, 373 & 378 of Mouze Mahalkali and land bearing G.No.371(pt.), 373(pt.),377(pt.) & 378(pt.) situated towards northern side of this road are deleted from Agricultural Zone and included in Residential Zone as shown on plan.
	<p>New Provision :-</p> <p>Unified Development Control & Promotion Regulations for Maharashtra State sanctioned by the Government vide Notification No. TPS -1818/ CR - 236/18/DP & RP/Sec. 37(1AA) (c) & Sec. 20 (4)/UD-13 dated 2.12.2020 shall be applicable for the said Peripheral Area and Growth Centres of the Dhule Region.</p>




 (Avinash B. Patil)
 Director of Town Planning,
 Maharashtra State, Pune