

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated the 31<sup>st</sup> March, 2003.**

**Maharashtra  
Regional &  
Town Planning  
Act 1966**

No. TPS-1799/307/CR-125/99/UD-12:-Whereas, the Khopoli Municipal Council (hereinafter referred to as "the said Municipal Council") by its Resolution No.100, dated 22<sup>nd</sup> December, 1986 made a declaration under section 38 read with sub-section (1) of the section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. 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 the notice of the said declaration was published at page No. 362 of the Maharashtra Government Gazette, Part-II, Konkan Division Supplement, dated the 19<sup>th</sup> February, 1987;

And whereas, the said Municipal Council after carrying out a survey of the entire area within its jurisdiction, prepared and published a Draft Development Plan of Khopoli (Revised) (hereinafter referred to as "the said Revised Development Plan") on 8<sup>th</sup> February, 1996 and published a notice to that effect in Maharashtra Government Gazette, Part-II, Konkan Division Supplement, dated the 7<sup>th</sup> March, 1996 on page No.446 in accordance with the provisions of 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 from the public, modified the said Revised Development Plan in accordance with the provisions of section 28 of the said Act, and submitted the said Revised Development Plan to the State Government under sub-section (1) of section 30 of the said Act, on 4<sup>th</sup> March, 1999;

And whereas, in accordance with the provisions of sub-section (1) of section 31 of the said Act, the said Revised Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or within such further period as the said Government may decide;

And whereas, the State Government has extended the period under section 31(1) of the said Act for sanctioning the said Development Plan upto and inclusive of the 31<sup>st</sup> March, 2003 vide Notification, Urban Development Department No. TPS-1799/307/CR-125/99/UD-12 dated the 31<sup>st</sup> March of 2003;



And whereas, in accordance with sub-section (1) of section 31 of the said Act, the State Government has after examining the proposals of the said Revised Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune decided to sanction the said Revised Development Plan in part with modifications and excluding certain parts in which changes have been made;

And whereas, it is seen that some of the modifications proposed to be made by the Government are of substantial nature requires republication under section 31 of the said Act, the modifications which are of substantial nature are also shown on the said Revised Development Plan verged in Orange colour and marked as excluded portion EP-1 to EP-7 (hereinafter referred to as "the said Excluded Part");

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 part of the said Revised Development Plan of Khopoli as submitted under section 30 subject to the modifications mentioned in the schedule enclosed herewith and shown in orange verge on the said Revised Development Plan and excluding the said excluded part shown bounded also in orange verge and numbered as EP-1, EP-2, ..... etc.
- ✓ b) Fixes the 14<sup>th</sup> May, 2003 to be the date on which final Development Plan of Khopoli (Revised) (excluding the said excluded part of the Revised Development Plan) shall come into force.
- c) Decision about proposed Dam Reservoir is kept in abeyance.

**Note:**

- 1) The aforesaid final Development Plan of Khopoli (Revised) (excluding the said excluded part) as sanctioned by the State Government with modifications shown in orange verge shall be kept open for inspection by public during working hours on all working days for a period of one year in the Office of the Khopoli Municipal Council.
- 2) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the



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final Development Plan;

- 3) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout etc. shall be corrected by the Chief Officer, Municipal Council, Khopoli after due verifications and with prior approval of Director of Town Planning, Maharashtra State, Pune.
- 4) The reservation which have not appeared in Schedule of modifications and schedule of proposed modifications are hereby sanctioned for the respective purposes as designated in the Development Plan.

By order and in the name of the Secretary to Government,

(P.V. Deshmukhi)

Deputy Secretary to Government.



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**DEVELOPMENT PLAN, KHOPOLI (REVISED)**  
**Accompaniment of Government Notification**  
**No. TPB 1799/307/CR-125/99 dated 31<sup>st</sup> March, 2003.**

Sr. No.	Modification No.	Schedule of Modification.
1	M-1	While submitting the Development Plan, the Planning Authority has included the lands from CTS No. 5576, 5578 and 5598 into Residential Zone from No Development Zone under section 28(4). The same is not accepted. Therefore, the zone of above lands are reinstated as No Development Zone of "Forest and Hills and of lands proposed for afforestation".
2	M-2	While submitting the Development Plan, the Planning Authority has carved out some portion from Site No.21 (S.T. Depot and Stand) and is reserved for "Municipal Purpose". The same is not accepted. Therefore the deleted area is reinstated for Site No.21 (S.T. Depot and Stand).
3	M-3	While submitting the Development Plan, the Planning Authority has included S.No. 18/2A, 3,4,8,6,7 into Residential Zone from No Development Zone. The same is not accepted. Therefore, these lands are reinstated for No Development Zone as shown on plan.
4	M-4	While submitting the Development Plan, the Planning Authority has reduced the width of road from 12 mt. to 9 mt. for the section of road passing through S.No.10, 5/1 and 2 of village Khopoli. The same is not accepted. Therefore, the width of above road is reinstated as 12 mt.
5	M-5	While submitting the Development Plan, the Planning Authority has relocated the Site No.8 (Compost Depot) in village Neel and land released due to relocation is included in No Development Zone. The same is not accepted. Therefore, original location of Site No.8 is reinstated and relocated location is deleted and included in No Development Zone (of Forest and Hills and of lands proposed for Afforestation) as per plan published under section 26.
6	M-6	While submitting the Development Plan, the Planning Authority has deleted North-East corner form Site No.16 (Garden) and included in Residential Zone. The same is not accepted. Therefore, the deleted portion is reinstated in Site No.16.
7	M-7	While submitting the Development Plan, the Planning Authority has included CTS No. 4305 to 4311 etc. Khopoli into Green Zone from Public-Semi Public Zone. The same is not accepted. Therefore, the above lands are to be shown as Public-Semi Public Zone as per plan published under section 26 as shown on plan.
8	M-8	While submitting the Development Plan, the Planning Authority has newly reserved the lands of S.No.81/1 of village Halbudruk, for "Central Octroi Naka" the same is not accepted. Therefore, the reservation for "Central Octroi



# SCHEDULE OF MODIFICATION

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Sr. No.	Excluded Part No.	Site No.	Designation of site	Modification proposed by Govt. as published in Notice TPS 1799/307/125/99/UD-12 CR-dated 31 <sup>st</sup> March, 2003.	Detailed at EP sanction by Govt. u/s 31(1).
1	2	3	4	5	6
1	EP-1	91	Rest House.	A new reservation is to be proposed on S.No. 17/1 of village Haibudruk for Municipal Rest House as a site No.91 as decided by the Planning Authority under section 28(4) and Appropriate Authority for this reservation is Municipal Council	Sanctioned as proposed.
2	EP-2	--	60' DP Road	Alignment of proposed 60' wide road is to be shifted slightly towards West side at the junction near Khopoli Industrial Estate as decided by the Planning Authority under section 28(4).	Sanctioned as proposed.
3	EP-3	--	--	Limited Development Zone (Agriculture, Horticulture and other Open Land) as mentioned in legends on Development Plan is to be renamed as No Development Zone (Agricultural, Horticulture and other open lands). Also this correction is deemed to be made wherever it appears in Development Plan including report.	Sanctioned as proposed.
4	EP-4	--	D.P. Road	Width of road passing through CTS 3526, 3527, 3529 etc. is reduced from 18 mt. to 12 mt. as decided by the Planning Authority under section 28(4).	Sanctioned as proposed.