प्रारुप विकास योजना - राहता महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ३१ (१) अन्वये मंजूर करणेबाबत-

महाराष्ट्र शासन नगर विकास विभाग, शासन निर्णय क्र.टिपीएस १६९७/१९९०/प्र.क्र.१३०/निव-९, मंत्रालय, मुंबई : ४०० ०३२, दिनांक : १६ ऑगष्ट, २००४.

शासन निर्णय

तची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

्मार्टिश भागीते) का जिल्लाहर भागीते)

यं आयुक्त, नाशिक विभाग, नाशिक, क, नगररचना, महाराष्ट्र राज्य, पृणे. लक, नगररचना, नाशिक विभाग, नाशिक, (त्यांना विनंती करण्यात येते की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या नकाशाच्या आवश्यक प्रती शासनास सत्वर सादर कराव्यातः) अर्थाः प्राह्मा नगरप्रविद्यदेशी झहमदनगर अर्थाः अर्थः अर्यः अर्थः अर्थः

हता करण्यात शेते की सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात नाशिक अंद्रोधीराद्ध करने द्याच्या प्रत्येको १० प्रती ह्या विभागास व संचालक नगररचना, महाराष्ट्र

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Date: 4g Magust; 2004. select which appointed the continuous of

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paly Lyuncibs williams of the accided and accided and the accidental accident harashtra brivo TPS/1697/1190/CR 180/UDOS Whereas, Rahata-Pimplas Municipal Council (hereinafter referred as "the said Manicipal Council") being the Planning Authority for the area under it's jurisdiction vide their Administrative Resolution no.64 dt.1st June 1988, has made a declaration under section 23 (1) of Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXIVII of 1966) theremafter referred to as "the said act") of its intention to prepare a Development Plantfor the entire area within its jurisdiction and notification to that effect was published in Maharashtra Government Gazette, Part-1 of Nasik Division Supplement dt.8th December 1988 on page no.1663;

toppy and the made and the second to the And whereas, the said Municipal Council after carrying out the necessary Surveys of the entire area within its Jurisdiction and after preparing an existing land use map as required under section 25 of the said act, prepared and published a draft development plan, (hereinafter referred to as "the said draft development plan") under section 26(1) of the said act inviting suggestions and objections to the said draft development plan and notice to that effect was published in Maharashtra Government Gazette, Part-I, Nashik Division supplement dt. 10th January, 1993 on page HART TEMPONATION LO which a particular and the control

And whereas the said Municipal Council after considering the suggestions and objections received by it to the said Draft Development Plan, in accordance with the provisions of section 28 of the said act and after making such modifications or changes in the said draft development plan, as it consider proper, submitted the said draft development plan so modified by it to Government of Maharashtra for sanction, under section 30(1) of the said act, on 26th September, 1994, The first the state for the

And whereas Government of Maharashtra after excluding the local area of village "Pimplas" from the limits of the Municipal and of the said council declared that the name of council shall be Rahata Municipal in Maharashtra Government Gazette on 8th January, 1999;

And whereas, the Government of Maharashtra proposed to make certain modifications to the development plan, under Section 31(1) which were notification of Urban Development Department TPS:1697/1190/CR-130/97/B/UD-91 Dt.31et August 1998 and corrigendum to this vide notification no. TPS 1697/ A SECTION OF THE PROPERTY OF THE

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1190/CR-130/97/UD-9, dt.11th June,1999 published in Witharashtra Government Gazette Nashik Division supplement Dt.15th October,1998, and 25th May 2000 respectively for inviting suggestions and objections from any persons in respect of the proposed modifications;

And, whereas vide Government Notification in Urban Development No.TPS-1697/1190/CR-130/97/B/UD-9, Dt.31st August 1998, have appointed Deputy Director of Town Planning, Nashak Division Nashik (hereinafter referred to as the said Officer) and directed him to hear any person in respect of such objections and suggestions and to submit his report there on to Government under Section 31(2) of the said Act;

And whereas, the said officer after considering the suggestions and objection received by him in respect of the proposed modifications, submitted his report to Government on 12th June 2000.;

And whereas, after considering the objections and suggestions and the report of the said officer, the Government of Maharashtra proposed to sanction this said Development Plan under Section 31 (1) of the said Act with modifications specified in the schedule A & B appended here to;

Now, therefore, in exercise of the powers conferred by so section (1) of section 31 of the said act, and all other power enabling in this behalf the Government of Maharashtra hereby;

a) Sanction the said development plan with the analyseations specified in schedule-A appended herewith.

b) Sanctions the standardised development control rules for "B" class Municipal Council, with modification specified in the schedule B appended herewith, and

Eixes the date 15th C

Fixes the date 15th September, 2004 to be the date on which the Final Development Plan shall come into force.

By order and in the name of Governor of Maharashtra.

(Manohar Bhargave)
Section Officer:

The state of Second and second second

Moderation no.

1. M-1

M-2

M-3

M-4

Schedule of Modifications Appended with Covt. Notification NO.1697/1190/CR-130/UD-9, Dated 16 PArgust, 2004

Schedule "A"

ashtra ,1998,

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	•				
7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Modifi-	Proposals of	Proposals of Draft	Modification	Modification
Jrban		Draft D.P	D.P.Submitted	proposed by	sanctioned by
	cation	.Published under	under Section	Government	ಂvt. under
ugust	no.	Section 26	30(1)	while	Section 31(1)
rision		Section 40		sauctioning D.P	
hear				under Section	
ıbmit [and the second second		Ĭ.	
x;			The second second second	31 (1)	.
	1.	2.	3.	4.	5.
and	M-1	Site No.3-	Northern boundary	The northern	Sanctioned as
ons,		Camping	of Site No.3	boundary of site	proposed in
		Ground (Yatra	(Camping Ground)	No.3 (Camping	column no.4.
		maidan)	& Site No.4	Ground.) & Site	
and		Site No.4 (Parking)	(Parking is	No.4 ({Parking) is	
of			modified by	proposed to be	
ıder			nronosino	modified as	
lule			12.00mt.east-west	shown on plan	,
			road as shown on	*	
			Plan		
ion	M-2	12.mt.D.P.Road	The alignment of	The alignment of	Sanctioned as
alf		whose Alignment	12 mt. shifted to	12 mt .D.P. road	proposed in
		starting from KAT	south through	is proposed to be	column no.4.
į		Nala to Nagar	northern portion of	changed as	
		Manmad State	site no.3, 4 &	shown on plan.	
ns				Shown on plan.	
B"		High way & which	5(more specifically	• .	
- _{		in adjacent to	shown on plan)		
he	·	Northern	5 29 - 9749-1 - 15 AMED	. ,	·
		boundary of site		' 	
ch ch	3.5.0	No.3,4, & 5.		273 N	73
	M-3	Road land (partly)	Site No.4A }	The new	Sanctioned as
		adjacent to	(Parking)	reservation of	proposed in
		Northern	Site No.5A }-	"Shopping line"	column no.4.
A.		boundary to site	Shopping line	is propo sed vi de	
		no.3,4 &5		site No.4-A, as	
				shown on plan.	
	M-4	Commercial	Commercial.	Zoning of land	Sanctioned as
	on L	use/zone on	use/use on	comprising	proposed in
· · · · · · · · · · · · · · · · · · ·	.77. (917	S.No.339	S.No.339	S.No.339 is	column no.4.
			CONTRACT.	proposed to be	
			7 7714 2	changed from	
				"Commercial to	
	je sade Samel merekkir very ediskli s	and the second s	La transportation and the state of the state	"Residential " as	And the second second of the second
	en hai	rost screek and a filled	fi siid j	shown on plan.	
		kifekvævner i priopose	BESTON I CONTRACTOR		1. 经营业
• .	A Alexander	and the color	che ni coul fishe		

tion not

M-5	Public-Semi public	Public-Semi-Public	170000000000000000000000000000000000000	-a baroi
141 0	zone shown on	zone shown on	Zoning of and out of CT.	ioned as
	CTS No.431,432		!	rolumn no.4.
	010 110.401,402	CTS No.431,432	No.431,432 is	703000 111110.4.
	-		proposed to be	
			changed from	4
			Public-Semi-	\\ \.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.\.
			Public" to	
			Residential" as	
366	101 N (0)		shown on Plan.	
M-6	Site No.(9)- Site &	Site No.(9)- Site &	Site No.(9)- Site	Sanctioned as
	Services	Services	& Services is	proposed in
		A STATE OF THE STA	proposed to be	column no.4.
			deleted as shown	
			on plan.	
M-7	Site	Site No. 10 (Garden)	Site No.10	Sanctioned as
	No.10(Garden)	to deleted and land	(Garden) is	proposed in
	4-	there under to be	proposed to be	column no.4.
,		included in	reinstated as	
		residential zone.	shown on plan.	j
M-8	Commercial	Commercial zone	Zoning of land	Sanctioned as
•	Zone/use shown	/use shown on	comprising CTS.	proposed in
	on CIS No.792	CTS No.792	No.792 is	column no.4.
			proposed to be	,
	1		changed from	
	. 1		commercial to	
	200 × 11		residential as	
		All Shipers	shown on plan.	
	,			v
M-9	Public-Semi-	Public-Semi-Public	Area of CTS	Sanctioned as
-	Public	Zone on CTS	No.556 & 578 is	proposed in
AND AND A STATE OF	-Zone-on-CIS	-No.556-&-578	proposed to be	column no.4.
was Dani	No.556 &578	A State of the sta	included in road	a si
			land, as shown	2
			on plan.	, in the second
		A Control of the second of the	*	•
M-10	Site No.15-	Site No-15 (Garden)	Site No.15	Sanctioned as
	(Garden)	to be deleted &	(Garden) is	proposed in
×,4		included in	proposed to be	column no.4.
- 2-400	bisinir in 1880	residential zone.	reinstated as	
	***		shown on plan.	
	4444	REAL CONTRACTOR	Marie Comment	•
			(4) (4) (4) (4) (4) (4) (4) (4) (4) (4)	:
M-11	Site No.16	Site No.16	Site No.16	Sanctioned as
***	(Mangal	(Mangal karyalaya)		proposed in
à]	Karyalaya)	to be deleted from	Mangal Karayala	column no.4.
`	J way y	reservation and	is proposed to be	COMMITTEE AND
			reinstated as	
	The state of the s	land there under	shown on plan.	

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-		included in		5
1		residential zone.		
M-12	Site	Site No.17	Site	Sanctioned as
	No.17(Parking)	(Parking) to be	No.17(Parking) is	
		deleted & included	proposed to be	column no.4,
		in residential	reinstated as	1
			shown on plan.	
			· · · · · · · · · · · · · · · · · · ·	-
M-13	Site	Site	Site No. 18	Sometioned as
•	No. 18(Shopping	No.18(Shopping	(Shopping	proposed in
	Center &	Center & Vegetable	Center and	column no.4.
	Vegetable Market)	Market) to be	Vegetable,	
		deleted included in	Market) is to be	
•		residential zone.	reinstated as	
	100	CONTROL OF THE PROPERTY OF THE	shown on plan.	:
M-14	Public-Semi-	Public-Semi-Public	Zoning of land	Sanctioned as
	Public use/zone	use/zone shown on	Comprising	proposed in
•	shown on CTS No.	CTS No.203,204,	CTS.No. 203,	column no.4.
	203, 204,205.	205	204 & 205 is	
			proposed to be	
			changed from	
•			Public Semi-	
•			Public to	
			Residential.	,
M-15	Commercial zone	Commercial zone	Zoning of land	Sanctioned as
		/use shown on	out of CTS	proposed in
	CTS.No.1868	CTS:No.1868	No.1868 is	column no.4.
	1 49 Å 1. 39		proposed to be	, , , , , , , , , , , , , , , , , , ,
, 1		and the second	changed from	
, i		Edinal II	Commercial to	
		and the same of the	residential	
			TOSIGOTUM	9
M-16	Parking as Site	Designation	The designation	Sanctioned as
este Sauc	**	The last of the second of the	of Site No. 19 is	proposed in
			proposed to be	column No.4
		statues Site No. 19	changed from	Column No.4
		Statutes Site No.15	"Parking" to	
J. Santon		Find with the first	"Garden".	1
1-17:	Commercial	design to the second	ML 23/207 - 1:- / C	Carrier in the
17 61	Zone/hisa shamatar	Commercial Zone	The Zoning of	Sanctioned as
	OURCELSING 1400	/use/4shown (F ² on) 14221423342548	uand comprising	proposed in
	1423	12271123714237		column No.4 🚈
133		1426,1641.	1422,1423,1641	
	+ 1420,1041 184	ARTINI AINTEN		
To the second	i i i i i i i i i i i i i i i i i i i		changed from	
	A STATE OF THE PROPERTY OF THE	THE PARTY OF THE P	2011 128 120 - Land 1837 - Sala 1 1	A STATE OF THE PARTY OF THE PAR
		ignation of any objective in	Residential.	

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M-18				##.
141-19	Site No.25 (Town	Site 25-(Town Hall)	Site No.25 (Tov	Un Sonation
	Hall)	to be deleted &	· 1	40
		included in	1	proposed in
	1	residential Zone.	1 (1)	Column No.4
		residential zone,	shown on plan	
M-19	Site No.26	G:		
		Site No. 26	Site No.26	Site No.26 is
	(Shopping Center)		(Shopping	deleted & M-
		is to be deleted and	Center) is to be	included in
		included in	, ,	
3.5.00		residential zone	shown on plan.	Residential
M-20	Public Utility Zone	New Site No.28-A	mb.	
	for water tank	1		Sanctioned as
		1 1 -1 - 00	1	proposed in
į	·	(Municipal Rest	A(Municipal Res	it column No.4
1		House.)	House) is	
1	•		proposed to be	
			deleted and the	
	•		land so released	.]]
		1		
			is rezoned for	
M-21	Proposed 12.0		public Utility	
	mt.vide East-West		The 12 mt.wide	12 mt. wide
	D.P.Road towards		East-West road	East-West
	Southern rid s	deleted & land	towards the	D.P. Road is
.	southern vide of Viresh	these under	southern side of	deleted & land
1		included in	Viresh	their under
	Chitramandir	Da-13 4 2 -	Chitramandir is	includer
}				included in
			proposed to be	Residential
			reinstated as	Zone. M-2
M-22	Site No.29 (Play	SiteNo.29 (Play S	shown on plan.	1.14
	('mn = 1)		Site No.29 (Play	Sanctioned as
	' 1	Ground) to be c	Ground) is	proposed in
1		deleted & land p	proposed to be	column No 4
		dicte under 13 n	einstated as	110.
	1:	included in s	hown on alan	M-2
NE 00		Residential Zone	noun on plan.	141-21
M-23	5.00 TIO'O T	Site No.31 (Garden S	ito No Ot	
1		lo pe deleted a	TR NO.31	Sanctioned as
		to be deleted & (C	jarden) in	proposed in
1		and there under is pr	roposed to be	voicean No.4
		ncluded in re	instated as	
M-24	Site No CO	Residential Zone. sl	nown or Plan	M-29
	Site No.39	Site No.39 Si	te No 39 (Site	64
	的现在分词 在一个时间,一个一个 是有一个的时间,但是是这个一个一个	Telecom), Dept.), is fo	T Telecom	Sanctioned as
	Department) t	be deleted and De	eptt.) is	proposed in
2. 10.24 Bin	发现的一种种种的			column no.4
		(1) 10 10 10 10 10 10 10 10 10 10 10 10 10	oposed to be	
		PPM(するを) *(429年) PPM PPM PPM PPM PPM PPM PPM PPM PPM PP	instated as	
M-25 S	Site No.40 (Extn. S		own on plan.	M-30
		ite no 40 (Extra to Sit	te No.40 (Extn	Sanctioned as
	mile	S.) is to be to	P.S.) is	proposed in
	(d	eleted & included pro		
The second secon	The state of the s	The same of the sa	Canada to the	column no.4

	7.73				
cd as	7.				
l in			14		·
Vo.4			in Residential		
, , ,		·	Zone.		
		· [* *	Zone.	shown on plan.	
6 is	M-26	Site No.41 (P.G.)	Site No.41 (P.G.) is	Site No.41 (P.G.)	Out of total
5			to be deleted &	/ · · · · · · · · /	1 1
in '			included in	I Proposed to	
ial 👌			Residential Zone.	- Januarica au	area of @
UCKA			Residential 20116.	shown on plan.	1025 0 sq.mt.
					to the West
ed as					side is deleted
in			The state of the same	. A constant	from
10.4	,		· 100 / 100		reservation
					and included
			A second		
i				:	in residential
					zone. Rest of
a-policini, 13			i i i i i i i i i i i i i i i i i i i	1	the area of @
32407		± tight in a			1750 sq.mt. is
(i)			And the state of t		reinstated as
de		18 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			site No.41
Ł					(P.G.) with 9
is		1 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		:	1 .
land					mt. North-
					South Road
ar i			(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)		along East
n,			राष्ट्र सिक्स हिन्द्र साहर		boundary.
ป		to the first of the second	<u> </u>		
	M-27	Site No.42 (Island)	Site No.42	Site No.42	Sanctioned as
			(Island)is to mbe		proposed in
d as		1.0		,	column no.4
in	•	* * * * * * *	in residential Zone.	proposed to be	Column no.4
		• •	In residential Zone,	reinstated as	.]
3.4				shown on Plan.	
	36.00				
ŀ	M-28	Site No.43 (High	Site No.43 (High	Site No.43 (High	Sanctioned as
		School)	School) is to be	School) is	proposed in
l as			deleted & included	proposed to be	column no.4
n			in residential Zone.	reinstated as	condition in
1.4			4	1	
'		' ·		shown on plan	
	Mag	C124 37 44 (V 1 1)			
	M-29	Site No.44 (Island)	Site No.44 (Island)	Site No.44	Sanctioned as
as	Tolony li	Counc	is to be deleted; &	(Island) is	proposed in
a l	10E-1		included in lin	proposed to be	column no.4
.4			Residential Zone, 65	reinstated as	
	Transfer of the Contract of th	the state of the s		shown on Plan.	A section of the sect
		* * * * * * * * * * * * * * * * * * * *			
	M-30	Site No.45	Site No.45	Site No. 45	An area of @
		(Garden)		Site No.45	An area of @
as		Caucily		(Garden) is	750 sq.mt. to
1				proposed to be	South-West
4				reinstated as	corner is
		TESTITO 1	Zone?		deleted from
			Market State of the State of th	ु र	reservation &
					/
	置				

	·		^	
		<u>:</u>		cluded in sidential. one Rest o
				ca is reser
				Site
				3.45(Garde
				201010000
M-31	Site No.46 (P.S. &	Site No.46 (P.S &	6 (P.)	actioned.
	P.G.)	(P.G.) is to be	8.11.0.11.8	oposed in
		deleted & included	proposed to be	mn no.4
		in Residential	reinstated as	
		Zone.	shown on Plan.	
M-32	Site No.48 (Burial		Site No.48	Sanctioned a
	& Cremation	changed Chitali	(Burial &	proposed in
	Ground)	Road & as Site		column no.4
		No.48 ((Burial &	Ground) is	
		Cremation Ground)		
•			reinstated at	
			original Location	
			as shown on	
			plan.	
M-33	Area of Pimpals	Area of Pimplas	Area of Pimplas	Sanctioned a
	village is included	village is included	revenue village	proposed in
	in Municipal limit	in Municipal limits	shall be deleted	column no.4
•	as shown on	as shown on	from the said	
	Development Plan		Draft	
		to the last of the	Development	
л-38	G' N G	the state of the state of	Plan.	
11-38	Site No.27	Site No.27	-	Sanctioned as
	(Municipal Staff	(Municipal Staff	•	submitted by
	Quarters)	quarters) is deleted		Municipal
		from reservation		Council under
		and included in		Section -30.
1-39	Q:4_	residential Zone.		
. 09	Site	Site No.28	-	Sanctioned as
	No.28(Hawkers	(Hawkers Market)	!	submitted by
	Market)	is deleted from		Municipal
1.5		neservation and ed		Council under
	10.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	included in	ا م <u>الإنها</u>	Section 20
31.83.7 g	restord-sounds	Residential Zone		Section -30.

of hospital but the start of the horas (Manchar Bhargave)

Section Officer.

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Schedule B

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Proposed Modification to Building Byelaws and Development Control Role

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resen			· :	The state of the s	
	1	2	3.	E.J.	5
3arden	M-34	Rule No.2.13 Definition	Rule 2.13 Definition	Rule 2.13 Definition	Sanctione
		of Group Housing	of Group Housing	of Group Housing	as
~a.,	ì	Scheme:	Scheme.	soleme.	proposed
ned as	\$	A Housing scheme	,		,
d in		herein dwelling houses			ment
no.4		are not constructed is	houses are not		1
ЩО, 4		separate individual	i		1
		(4	1	1	1
		plot, but where a group			
ned a:		of building is proposed			
in		in one plot		or the Public agencies	
no.4		(or a grant of the control of	proposed in one plot	such as local	
		a country of section for	:	authorities or	,
				housing board etc.)	
		-		and the construction	
[is undertaken by one	
1		·		authority.	
	M-35	Note No. 1 below Table	Note No.1 below		Sanctione
ed as	141 00	No.1	Table No. 1	No. 1	as
· 1		For the sake of			
in		calculation of net area			
10.4		_		·	-
5					
as all series		Scheme, area of plot			
u notice u		less than 900 sq.m.		with minimum net	110.4
		shall be treated as net	- ·	area on 1000 sq.mt.	
:d as		plot area, in other cases	- ,		
l by		the net plot area shall		d	
		be the 3/4th of the total			
nder		plot area.	shall be the 3/4th of		*
	A) = 0 =		the total plot area.		
7	M-36				Sanctione
1 as				No.20.3.1/2, New	as
by				rule no.20.3.1.3 is	proposed
Jy .		,		proposed to be added	by
ıder .		to the the tasks of a		Expansion of existing	Governme
0.		The second secon		wadi or Vasti shall	t column
J				be allowed within a	no.4
				periphery of 200 mt.	
				from this edge of	
				such existing	
10.7				development of Wadi	
				73-37-77	ranger (n. 1925) Van Marijan (n. 1926)
				or Vasti.	
				•	

M-37					A 5 2 2 3 3 3 3	Ta
					Tracor diponional manda	
	į	17.5 %	1		7, New appendix no.	as
	 	•			G-8 (for land use	propose
					Classification & use	
į	•				permitted) is	Govern
	.1				appended with Govt.	
l	ž.		}	e de la companya de l	notification	no.4
-		,		;	no.TFS/1697//190/	
			, a service of the se	Tel Turning	CR-130/97/B/UD-9/	
		*4	,		31.8.98	

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(Manohar Bhargave)
Section Officer.

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