

२६६१

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

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

शासन निर्णय

तशी अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

मनोहर भागवे
(मनोहर भागवे)
का नि नि अधिकारी

यि आयुक्त, नाशिक विभाग, नाशिक,
क, नगररचना, महाराष्ट्र राज्य, पुणे.
लक, नगररचना, नाशिक विभाग, नाशिक,
(त्यांना चिन्ती करण्यात येते की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या
नकाशाच्या आवश्यक प्रती शासनास सत्वर सादर कराव्यात.)

कारी, राहता नगरपरिषद, जि. अहमदनगर,
संचालक, नगररचना, अहमदनगर शाखा कार्यालय, अहमदनगर,
कारी, राहता नगरपरिषद, जि. अहमदनगर,
कारी, राहता नगरपरिषद, जि. अहमदनगर,
कारी, राहता नगरपरिषद, जि. अहमदनगर,

चिन्ती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात नाशिक
मार्फत प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती ह्या विभागास व संचालक नगररचना, महाराष्ट्र
कराव्यात.)

TOWN PLANNING & VALUATION
DEPARTMENT AHMEDNAGAR
Inward No. 3631
Date 24/8/04
File No.

NOTIFICATION
URBAN DEVELOPMENT DEPARTMENT

Mantralaya Mumbai- 400032.

Date: 16th August, 2004.

Maharashtra
Regional
and Town
Planning
Act, 1966

No. TPS/1697/1190/CR-130/UD-9. Whereas, Rahata-Pimpalas Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority for the area under its 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 XXXVII of 1966) (hereinafter referred to as "the said act") of its intention to prepare a Development Plan for 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;

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 no.954,955 ;

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 ;

And whereas Government of Maharashtra after excluding the local area of village "Pimpalas" from the limits of the Municipal area of the said council declared that the name of council shall be "Rahata Municipal council" vide Urban Development Department Notification No/GEN/1097/1006/CR-96/97/UD-16, Dt. 8th January 1999 published 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 of substantial nature and published notification of Urban Development Department TPS/1697/1190/CR-130/97/B/UD-9 Dt.31st August 1998 and corrigendum to this vide notification no. TPS 1697/

1190/CR-130/97/UD-9, dt.11th June,1999 published in Maharashtra 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, Nashik 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 ;

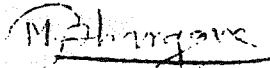
And whereas, the said officer after considering the suggestions and objection received by him in respect of the proposed modifications, submitted his report to Government on 12th June 2000.;

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 subsection (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 modifications 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
- 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.

Mo
cati
no.

1.
M-1

M-2

M-3

M-4

**Schedule of Modifications Appended with Govt. Notification
NO.1697/1190/CR-130/UD-9, Dated 16th August, 2014**

Schedule "A"

Modifi- cation no.	Proposals of Draft D.P .Published under Section 26	Proposals of Draft D.P. Submitted under Section 30(1)	Modification proposed by Government while sanctioning D.P under Section 31 (1)	Modification sanctioned by Govt. under Section 31(1)
1.	2.	3.	4.	5.
M-1	Site No.3- Camping Ground.(Yatra maidan) Site No.4 (Parking)	Northern boundary of Site No.3 (Camping Ground) & Site No.4 (Parking) is modified by proposing 12.00mt.east-west road as shown on Plan	The northern boundary of site No.3 (Camping Ground.) & Site No.4 ((Parking) is proposed to be modified as shown on plan	Sanctioned as proposed in column no.4.
M-2	12.mt.D.P.Road whose Alignment starting from KAT Nala to Nagar Manmad State High way & which in adjacent to Northern boundary of site No.3,4, & 5.	The alignment of 12 mt. shifted to south through northern portion of site no.3, 4 & 5(more specifically shown on plan)	The alignment of 12 mt. D.P. road is proposed to be changed as shown on plan.	Sanctioned as proposed in column no.4.
M-3	Road land (partly) adjacent to Northern boundary to site no.3,4 & 5 .	Site No.4A } (Parking) Site No.5A }- Shopping line	The new reservation of "Shopping line" is proposed vide site No.4-A, as shown on plan.	Sanctioned as proposed in column no.4.
M-4	Commercial use/zone on S.No.339	Commercial use/use on S.No.339	Zoning of land comprising S.No.339 is proposed to be changed from "Commercial to "Residential " as shown on plan.	Sanctioned as proposed in column no.4.

M-5	Public-Semi public zone shown on CTS No.431,432	Public-Semi-Public zone shown on CTS No.431,432	Zoning of land out of CTS No.431,432 is proposed to be changed from Public-Semi-Public" to Residential" as shown on Plan.	Sanctioned as proposed in column no.4.
M-6	Site No.(9)- Site & Services	Site No.(9)- Site & Services	Site No.(9)- Site & Services is proposed to be deleted as shown on plan.	Sanctioned as proposed in column no.4.
M-7	Site No.10(Garden)	Site No.10(Garden) to deleted and land there under to be included in residential zone.	Site No.10 (Garden) is proposed to be reinstated as shown on plan.	Sanctioned as proposed in column no.4.
M-8	Commercial Zone/use shown on CTS No.792	Commercial zone /use shown on CTS No.792	Zoning of land comprising CTS No.792 is proposed to be changed from commercial to residential as shown on plan.	Sanctioned as proposed in column no.4.
M-9	Public-Semi-Public Zone on CTS No.556 &578	Public-Semi-Public Zone on CTS No.556 & 578	Area of CTS No.556 & 578 is proposed to be included in road land, as shown on plan.	Sanctioned as proposed in column no.4.
M-10	Site No.15 (Garden)	Site No.15 (Garden) to be deleted & included in residential zone.	Site No.15 (Garden) is proposed to be reinstated as shown on plan.	Sanctioned as proposed in column no.4.
M-11	Site No.16 (Mangal Karyalaya)	Site No.16 (Mangal karyalaya) to be deleted from reservation and land there under	Site No.16 Mangal Karayala is proposed to be reinstated as shown on plan.	Sanctioned as proposed in column no.4.

		included in residential zone.		
M-12	Site No.17(Parking)	Site No.17 (Parking) to be deleted & included in residential	Site No.17(Parking) is proposed to be reinstated as shown on plan.	Sanctioned as proposed in column no.4.
M-13	Site No.18(Shopping Center & Vegetable Market)	Site No.18(Shopping Center & Vegetable Market) to be deleted included in residential zone.	Site No.18 (Shopping Center and Vegetable Market) is to be reinstated as shown on plan.	Sanctioned as proposed in column no.4.
M-14	Public-Semi-Public use/zone shown on CTS No. 203, 204,205.	Public-Semi-Public use/zone shown on CTS No.203,204, 205	Zoning of land Comprising CTS.No. 203, 204 & 205 is proposed to be changed from Public Semi-Public to Residential.	Sanctioned as proposed in column no.4.
M-15	Commercial zone /use shown on CTS.No.1868	Commercial zone /use shown on CTS.No.1868	Zoning of land out of CTS No.1868 is proposed to be changed from Commercial to residential	Sanctioned as proposed in column no.4.
M-16	Parking as Site No.19	Designation changed as "Garden & shivagi statues Site No.19	The designation of Site No.19 is proposed to be changed from "Parking" to "Garden".	Sanctioned as proposed in column No.4
M-17	Commercial zone/use shown on CTS.No.1422, 1423, 1425,1426,1641	Commercial Zone /use shown on 1422,1423,1425, 1426,1641.	The Zoning of land comprising on 1422,1423,1641 is proposed to be changed from Commercial to Residential.	Sanctioned as proposed in column No.4

M-18	Site No.25 (Town Hall)	Site 25-(Town Hall) to be deleted & included in residential Zone.	Site No.25 (Town Hall) is to be reinstated as shown on plan	Sanctioned as proposed in column No.4	
M-19	Site No.26 (Shopping Center)	Site No. 26 (Shopping Center) is to be deleted and included in residential zone	Site No.26 (Shopping Center) is to be reinstated as shown on plan.	Site No.26 is deleted & included in Residential Zone.	M-20
M-20	Public Utility Zone for water tank	New Site No.28-A is proposed as (Municipal Rest House.)	The reservation Site No.28-A(Municipal Rest House) is proposed to be deleted and the land so released is rezoned for public Utility	Sanctioned as proposed in column No.4	
M-21	Proposed 12.0 mt.vide East-West D.P.Road towards southern vide of Viresh Chitramandir	12.0 mt.vide East-West road is deleted & land under these included in Residential Zone.	The 12 mt.wide East-West road towards the southern side of Viresh Chitramandir is proposed to be reinstated as shown on plan.	12 mt. wide East-West D.P. Road is deleted & land their under included in Residential Zone.	M-27
M-22	Site No.29 (Play Ground)	SiteNo.29 (Play Ground) to be deleted & land there under is included in Residential Zone	Site No.29 (Play Ground) is proposed to be reinstated as shown on plan.	Sanctioned as proposed in column No.4	M-28
M-23	Site No.31 (Garden)	Site No.31 (Garden) to be deleted & land there under is included in Residential Zone.	Site No.31 (Garden) is proposed to be reinstated as shown on Plan.	Sanctioned as proposed in column No.4	M-29
M-24	Site No.39 (Telephone Department)	Site No.39 (Telecom) Dept.) is to be deleted, and included in Residential Zone.	Site No.39 (Site for Telecom Deptt.) is proposed to be reinstated as shown on plan.	Sanctioned as proposed in column no.4	M-30
M-25	Site No.40 (Extn. To P.S.)	Site no.40 (Extn to P.S.) is to be deleted & included	Site No.40 (Extn to P.S.) is proposed to be	Sanctioned as proposed in column no.4	

		in Residential Zone.	reinstated as shown on plan.	
M-26	Site No.41 (P.G.)	Site No.41 (P.G.) is to be deleted & included in Residential Zone.	Site No.41 (P.G.) is proposed to be reinstated as shown on plan.	Out of total area of site, an area of @ 10250 sq.mt. to the West side is deleted from reservation and included in residential zone. Rest of the area of @ 1750 sq.mt. is reinstated as site No.41 (P.G.) with 9 mt. North-South Road along East boundary.
M-27	Site No.42 (Island)	Site No.42 (Island) is to be deleted & included in residential Zone.	Site No.42 (Island) is proposed to be reinstated as shown on Plan.	Sanctioned as proposed in column no.4
M-28	Site No.43 (High School)	Site No.43 (High School) is to be deleted & included in residential Zone.	Site No.43 (High School) is proposed to be reinstated as shown on plan	Sanctioned as proposed in column no.4
M-29	Site No.44 (Island)	Site No.44 (Island) is to be deleted & included in Residential Zone.	Site No.44 (Island) is proposed to be reinstated as shown on Plan.	Sanctioned as proposed in column no.4
M-30	Site No.45 (Garden)	Site No.45 (Garden) is to be deleted & included in Residential Zone.	Site No.45 (Garden) is proposed to be reinstated as shown on plan.	An area of @ 750 sq.mt. to South-West corner is deleted from reservation &

				cluded in Residential. The Rest of Area is reser Site 45(Garden)
M-31	Site No.46 (P.S. & P.G.)	Site No.46 (P.S & P.G.) is to be deleted & included in Residential Zone.	Site No.46 (P.S. & P.G.) is proposed to be reinstated as shown on Plan.	Sanctioned as proposed in column no.4
M-32	Site No.48 (Burial & Cremation Ground)	Location is changed Chitali Road & as Site No.48 ((Burial & Cremation Ground)	Site No.48 (Burial & Cremation Ground) is proposed to be reinstated at original Location as shown on plan.	Sanctioned as proposed in column no.4
M-33	Area of Pimpals village is included in Municipal limit as shown on Development Plan	Area of Pimpals village is included in Municipal limits as shown on Development Plan	Area of Pimpals revenue village shall be deleted from the said Draft Development Plan.	Sanctioned as proposed in column no.4
M-38	Site No.27 (Municipal Staff Quarters)	Site No.27 (Municipal Staff quarters) is deleted from reservation and included in residential Zone.	-	Sanctioned as submitted by Municipal Council under Section -30.
M-39	Site No.28(Hawkers Market)	Site No.28 (Hawkers Market) is deleted from reservation and included in Residential Zone.	-	Sanctioned as submitted by Municipal Council under Section -30.

Manohar Bhargave
(Manohar Bhargave)
Section Officer.

Schedule B

Proposed Modification to Building Byelaws and Development Control Role

1	2	3	4	5
M-34	<p><u>Rule No.2.13 Definition of Group Housing Scheme;</u></p> <p>A Housing scheme herein dwelling houses are not constructed is separate individual plot, but where a group of building is proposed in one plot</p>	<p><u>Rule 2.13 Definition of Group Housing Scheme.</u></p> <p>A Housing scheme herein dwelling houses are not constructed is separate individual plot, but where a group of building is proposed in one plot</p>	<p><u>Rule 2.13 Definition of Group Housing scheme.</u></p> <p>Group or multistoried housing for more than one dwellings where land is owned jointly, (as in case of Co-operative Society or the Public agencies such as local authorities or housing board etc.) and the construction is undertaken by one authority.</p>	<p>Sanctioned as proposed by Government In column no.4</p>
M-35	<p><u>Note No.1 below Table No.1</u></p> <p>For the sake of calculation of net area in group Housing Scheme, area of plot less than 900 sq.m. shall be treated as net plot area, in other cases the net plot area shall be the 3/4th of the total plot area.</p>	<p><u>Note No.1 below Table No.1</u></p> <p>For the sake of calculation of net area in group Housing Scheme, area of plot less than 900 sq.m. shall be treated as net plot area, in other cases the net plot area shall be the 3/4th of the total plot area.</p>	<p><u>Note No.1 below table No.1</u></p> <p>For the plot more than 1000 sq.mt. the net plot area shall be the 3/4th of plot area, with minimum net area on 1000 sq.mt.</p>	<p>Sanctioned as proposed by Government in column no.4</p>
M-36	-----	----	<p>After Rule No.20.3.1/2, New rule no.20.3.1.3 is proposed to be added <u>Expansion of existing wadi or Vasti shall be allowed within a periphery of 200 mt. from this edge of such existing development of Wadi or Vasti.</u></p>	<p>Sanctioned as proposed by Government in column no.4</p>

M-37	----	----	After appendix No.G-7, New appendix no. G-8 (for land use Classification & use permitted) is appended with Govt. notification no.TPS/1697/1190/CR-130/97/B/UD-9/31.8.98	Sanction as proposed by Government column no.4
------	------	------	---	--

M. Bhargave
(Manohar Bhargave)
Section Officer.

प्र
३
व
इ
रि
उ
म

(
१
८
ये
अ
पु

श
प्र
अ
अ

प्रा

ना

expansion to existing
 land use to have
 a minor change
 of 200 sq. ft.
 for the edge of
 the plot
 to be transferred
 to the Government