



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ५, अंक ४९]

गुरुवार ते बुधवार, डिसेंबर २६, २०१९-जानेवारी १, २०२०/पौष ५-११, शके १९४९

[पृष्ठे १६, किंमत : रुपये ८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-अमरावती विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ अमरावती विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १६१.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २१ नोव्हेंबर २०१९.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-२८१९-२३०-प्र.क्र.२१-नवि-३०-२०१९—

ज्याअर्थी, अमरावती शहराची सुधारित विकास योजना, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे.) चे कलम ३१ अन्वये, नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२८९२/१९८०/प्र.क्र.९०-९२(बी)/नवि-१३, दि. ०४-१२-१९९२ अन्वये मंजूर केली असून ती दि. २५-०२-१९९३ पासून अंमलात आली आहे. (यापुढे “उक्त विकास योजना” असे संबोधले आहे.);

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये मौजे शेगाव, ता. जि. अमरावती येथील स.नं. ५२/२, क्षेत्र ०.७७ हे. आर ही जागा (यापुढे “उक्त जमीन” असे संबोधले आहे.) कृषी विभागामध्ये दर्शविली आहे (यापुढे “उक्त विभाग” असे संबोधले आहे);

आणि ज्याअर्थी, अमरावती महानगरपालिकेने महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे.) च्या कलम ३७(१) मध्ये दिलेली वैधानिक पद्धती अनुसरून दि. २०-६-२०१८ रोजी सर्वसाधारण सभेत ठराव क्र. ३३ अन्वये उक्त विकास योजनेतील उक्त जमीन उक्त विभागामधून वगळून रहिवास विभागात समाविष्ट करणेबाबतचा फेरबदलाचा प्रस्ताव शासनाच्या मंजूरीसाठी सादर केलेला आहे. (यापुढे “प्रस्तावित फेरबदल” असे संबोधले आहे.);

आणि ज्याअर्थी, आवश्यक त्या चौकशी नंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्रस्तावित फेरबदल काही अटीवर मंजूर करावा असे राज्य शासनाचे मत झाले आहे ;

आणि ज्याअर्थी, उक्त जमिनीच्या मालकांनी सन २०१७-१८ या वर्षातील बाजारमूल्य दर तक्त्यानुसार येणा-या उक्त जमिनीचा दर आणि क्षेत्रावर परिगणीत होणा-या एकूण रकमेच्या ५% दराने येणा-या अधिमूल्य रकमेपैकी शासनास देय असलेली अधिमूल्याची ५०% रक्कम रुपये ९०,४७५ सहाय्यक संचालक, नगर रचना, अमरावती शाखा, अमरावती यांच्या लेखाशिर्षांमध्ये दि. १८-०९-२०१९ रोजीच्या चलनाने जमा केलेली आहे, आणि नियोजन प्राधिकरणास देय असलेली ५०% अधिमूल्याची रक्कम रुपये ९०,४७५ अमरावती महानगरपालिकेकडे दि. १९-०९-२०१९ रोजी जमा केलेली आहे ;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७ पोट-कलम (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकाराचा वापर करून उक्त विकास योजनेतील उक्त फेरबदल प्रस्तावास शासन काही अटीवर मंजुरी देत आहे आणि त्यासाठी उपरोक्त दिनांक ०४ डिसेंबर, १९९२ ची अधिसूचना सुधारित करण्यात येत आहे ;

“विकास योजना मंजुरीच्या अधिसूचनांच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे.”

नोंद

“मौजे शेगाव, ता. व जि. अमरावती येथील स.नं. ५२/२, क्षेत्र ०.७७ हे. आर पैकी २०० के.व्ही दाबाची विद्युत वाहीनीमुळे बाधीत होत असलेले ३५ मी. रुंदीचे क्षेत्र वगळता नकाशात दर्शविल्याप्रमाणे उर्वरीत जागा कृषी विभागातून वगळून खालील अटीवर रहिवास विभागात करण्यात येत आहे.”

अट क्र. १ : मंजूर विकास नियंत्रण व प्रोत्साहन नियमावलीप्रमाणे खुल्या जागे व्यतिरिक्त आवश्यक ते सुविधा क्षेत्र प्रस्तावित करणे आवश्यक राहिल.

अट क्र. २ : पायाभूत सुविधा जमीन मालक/विकासकर्त्यानी विकसित करणे बंधनकारक राहिल.

अट क्र. ३ : फेरबदलाखालील जमिनीत जर अभिन्यासात भूखंड पाडून विक्री करणे प्रस्तावित असेल तर अभिन्यासातील मूलभूत सुविधांचा विकास व भूखंड विक्रीसाठी खालीलप्रमाणे बंधन राहिल. आयुक्त, महानगरपालिका, अमरावती यांनी सदर बाबींवर नियंत्रण ठेवावे.—

(अ) अभिन्यास अंतिमतः मंजूर झाल्यानंतर	एकूण २५% भूखंड विक्री अनुज्ञेय राहिल.
(ब) सुमारे ४०% मूलभूत सुविधा पूर्ण झाल्यावर	एकूण ५०% भूखंड विक्री अनुज्ञेय राहिल.
(क) सुमारे ६०% मूलभूत सुविधा पूर्ण झाल्यावर	एकूण ७५% भूखंड विक्री अनुज्ञेय राहिल.
(ड) सुमारे ८०% मूलभूत सुविधा पूर्ण झाल्यावर	एकूण ९०% भूखंड विक्री अनुज्ञेय राहिल.
(इ) सुमारे १००% मूलभूत सुविधा पूर्ण झाल्यावर	एकूण १००% भूखंड विक्री अनुज्ञेय राहिल.

तसेच, जर अभिन्यासात समुह गृहबांधणी योजना विकसित करावयाची असेल तर, आयुक्त महानगरपालिका अमरावती यांनी विहित केल्यानुसार सर्व मूलभूत सुविधा विकसित झाल्याशिवाय भोगवटा प्रमाणपत्र देण्यात येणार नाही.

अट क्र. ४ : वरील अटीचे उल्लंघन झाल्यास रेखांकन व अकृषक परवानगी रद्द करण्यास पात्र राहिल.

उक्त फेरबदल दर्शविणा-या भाग नकाशाची प्रत आयुक्त, महानगरपालिका अमरावती, यांच्या कार्यालयात कार्यालयीन वेळेमध्ये नागरिकांच्या अवलोकनार्थ एक महिन्यापर्यंत कालावधीसाठी ठेवण्यात आली आहे.

सदरची अधिसूचना शासनाच्या www.maharashtra.gov.in/कायदे व नियम या संकेत स्थळावर प्रसिद्ध करण्यात येईल.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

वीणा मोरे,
अवर सचिव.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १६२.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 21st November 2019.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2819-230-CR-21-UD-30-2019.—

Whereas, the Revised Development Plan of Amravati City has been sanctioned by the Government under Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”); vide Notification No. TPS 2892/1180/CR-90-92(B)-UD-13, dated 4-12-1992 and has come into force with effect from dated 25-02-1993 (hereinafter referred to as “the said Development Plan”);

And whereas, in the said Development Plan, Mouje. Shegaon, Ta. & Dist. Amravati land bearing Survey No. 52/2, area admeasuring 0.77 ha (hereinafter referred to as “the said land”) is included in “Agriculture Zone” (hereinafter referred to as “the said zone”);

And whereas, as per the provisions of Section 37(1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), the Municipal Corporation, Amravati vide its General Body Resolution No. 33, dated 20-6-2018 has resolved to make modification in the sanctioned Development Plan of Amravati, so as to delete the said land from the said Zone and to include the same in Residential Zone (hereinafter referred to as "the Proposed Modification") and accordingly submitted the proposal to Government for sanction ;

And whereas, after making necessary enquires and consulting the Director of Town Planning, Maharashtra State, Pune the Government is of the opinion that the proposed Modification should be sanctioned with certain conditions ;

And whereas, the Land owners of the said lands deposit Rs. 90,475 towards the 50% Government share of 5% premium amount on the amount calculated on area out rate of said land as prescribd in the Annual Statement of Rates (ASR) for the year 2017-18 in the Government Treasury vide chalan dt. 18-09-2019 through the Assistant Director of Town Planning, Amravati Branch, Amravati and the remaining 50% of the 5% premium amount of Rs. 90,475 has been deposited with the Amravati Municipal Corporation, Amravati on dated 19-09-2019;

Now, therefore, in exercise of the powers conferred on it under sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposed modification in the said Development Plan with certain conditions and for that purpose amends the above said Notification dated the 4-12-1992 as follows.—

"In the schedule of Modifications appended to the Notification sanctioning the said Development Plan, the following new entry shall be added after the last entry".

ENTRY

"The land bearing Survey No. 52/2 of mouje Shegaon, Ta. & Dist. Amravati area admeasuring 0.77 ha, is deleted from the Agriculture Zone except area affected by 35 mt. wide 200 K. W. High Tension Line and land so released is included in the Residential Zone as shown on plan, subject to following conditions" :—

Condition No. 1 : As per the Sanctioned Development Control and promotion regulations in addition to open space it shall be mandatory to provide necessary amenity space.

Condition No. 2 : It shall be the responsibility of the Land Owner/Developer to provide basic amenities in respect of the land under modification.

Condition No. 3 : If the said land is proposed to be developed by way of plotted layout, then sale of plots shall be monitored by the Municipal Commissioner, Amravati, Municipal Corporation in relation to development of civic amenities as per the stages given below.—

- | | |
|--|---|
| (i) After final approval of layout | Sale of 25% of total Plots shall be permissible. |
| (ii) After completion of 40% of Civic amenities | Sale of 50% of total Plots shall be permissible. |
| (iii) After completion of 60% of Civic amenities | Sale of 75% of total Plots shall be permissible. |
| (iv) After completion of 80% of Civic amenities | Sale of 90% of total Plots shall be permissible. |
| (v) After completion of 100% of Civic amenities | Sale of 100% of total Plots shall be permissible. |

If Group Housing Scheme is proposed in the layout then the Occupancy Certificate shall not be given unless civic amenities specified by the Municipal Commissioner, Amravati, Municipal corporation are fully developed.

Condition No. 4 : In case of non-compliance of above conditions, Layout Approval and Non-Agricultural permission shall be liable to be cancelled

A copy of the part plan showing the aforesaid sanctioned modification shall be available in the office of the Commissioner, Municipal Corporation, Amravati, during office hours on all working days for inspection of public for a period of one month.

This Notification shall also be published on the Govt. website www.maharashtra.gov.in/Acts & Rules.

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

VEENA MORE,
Under Secretary.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १६३.

BY DIRECTOR OF TOWN PLANNING

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. DTP-RP-Buldana-Buldana Zone Plan-TPV-5999.—

Whereas, in exercise of the powers conferred by sub-section (1) of Section 15 of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) and Rule 7 of 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 Buldana Region *vide* Notification No. TPS 1816/994/CR-516-16-UD-13, dated 1-1-2018 (hereinafter referred to as “the said Notification”);

And whereas, as per 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 mention in the Regional Plan report for which the detail Planning proposals are to be prepared is 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 Maharashtra Regional and Town Planning Act, 1966 for final sanction.

And whereas, in the said sanctioned Buldana Regional Plan 11 designated Growth Centres *i.e.* Deulghat, Dhad, Pimpalgon Raja, Amdapur, Dongaon, Sakhar Kherda, Wadner, Dhamangaon Badhe, Pimpalgaon Kale, Sonala & Deulgaon Mahi Growth Centres and 08 designated peripheral areas *i.e.* Buldana, Khamgaon, Malkapur, Mehkar, Chikhli, Deulgaon Raja, Tamgaon & Borakhedi Sanglad Peripheral Areas are sanctioned ; (hereinafter referred to as “the said growth centre & peripheral plan”) ;

And whereas, the Regional Planning Board for the Buldana Region after carrying out the necessary surveys and preparing the existing-land-use Map of the said Growth Centres and Peripheral Areas, published a Draft Plan of the said Growth Centres and Peripheral Areas 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 Amravati Division Supplement dated 31-3-2018 for inviting objections and suggestions from the general public. As per instructions of the Chairman, Regional Planning Board & Collector, Buldana a notice was republished in the Extra Ordinary Maharashtra Government Gazette, Amravati Division Supplement dated 28-11-2018 for inviting objections and suggestions from the general public.

And whereas, the Regional Planning Board for the Buldana 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 Growth Centers and Peripheral Areas Plan, modified the said Draft Plan in accordance with the provisions of Section 16 of the said Act and submitted such modified Draft Plan 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 Region *vide* Letter No. 10, Dated 6-3-2019 & Letter No. 18, Dated 2-5-2019 respectively.

And whereas, the powers in respect of sanctions to the said Growth Centres and Peripheral Area 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 1-1-2018.

And whereas, the Director of Town Planning, Maharashtra State, Pune Considers it expedient to approve the said Draft Growth Centres and Peripheral Area Plans as submitted by the Regional Planning Board for the said Region with certain Modifications, specified in *SCHEDULE—A* appended hereto ;

SCHEDULE-A

Regional Plan Buldana

Accompaniment to the Notification Number DTP/RP-Buldana/Buldana Zone Plan/TPV-6/5999,

Dated 06-12-2019 (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)
Buldana Peripheral Zone Plan		
1	B 1 —Area of Gat No. 131, 205, 206, 246, 247 & 251 of Mauza Malvihi is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.	SM—1 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
2	B 2 —Area of Gat No. 2, 3, 4, 5, 15 & 16 of Mauza Malvihi is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.	SM—2 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
3	B 3 —Area of Gat No. 71 & 80 of Mauza Malvihi is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.	SM—3 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
4	B 4 —Area of Gat No. 48(part), 49(part) & 63 of Mauza Malvihi is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.	SM—4 Refuse to accord sanction to the proposed modification made by Regional Planning Board. Area of Gat No. 48(part), 49(part) & 63 of Mauza Malvihi is reinstated in “Agricultural Zone” as per published Peripheral Zone Plan.
5	B 5 —Area of Gat No. 122 & 132 of Mauza Sagwan is to be deleted from “Residential Zone” & to be included in “Agricultural Zone” as shown on plan.	SM—5 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
6	B 6 —Area of Gat No.302 to 343 & Gat No. 346 to 358 of Mauza Sagwan is to be deleted from “Residential Zone” & to be included in “Agricultural Zone” as shown on plan.	SM—6 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
7	B 7 —Area of Gat No. 140 of Mauza Sagwan is to be deleted from “Transportation Zone” & to be included in “Residential Zone” as shown on plan.	SM—7 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
8	B 8 —Area of Gat No. 131, 132, 136 & 137 of Mauza Jambharun is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.	SM—8 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
9	B 9 —Area of Gat No. 414, 420 & 421 of Mauza Yelgaon is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.	SM—9 Proposed modification made by Regional Planning Board is sanctioned by proposing 18.00 mt. wide new road as shown on plan.
10	B 10 —Area of Gat No. 364, 370 to 375, 379, 380, 381 & 383 of Mauza Yelgaon is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.	SM—10 Proposed modification made by Regional Planning Board is sanctioned by proposing 15.00 mt. & 18.00 mt wide new roads as shown on plan.
11	B 11 —Area of Gat No. 87 of Mauza Malvihi is to be deleted from “Residential Zone” & to be included in “Agricultural Zone” as shown on plan.	SM—11 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.

SCHEDULE-A—Contd.

(1)	(2)	(3)
12	B 12 —Area of Gat No. 139 of Mauza Yelgaon is to be deleted from “ Public Semipublic Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-12 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
Khamgaon Peripheral Zone Plan		
13	K 1 —Area of Gat No. 241 & 244 of Mauza Sutala (Bk) is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-13 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
14	K 2 —Area of Gat No. 15, 16, 17, & 24 of Mauza Ghatpuri is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-14 Proposed modification made by Regional Planning Board is sanctioned by proposing 15.00 mt. & 18.00 mt. wide new roads as shown on plan.
15	K 3 —Area of Gat No. 12 & 13 of Mauza Ghatpuri is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-15 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
16	K 4 —Area of Gat No. 5 ,6, 7, 66 to 68 and 101 of Mauza Ghatpuri is to be deleted from “ Residential Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-16 Proposed modification made by Regional Planning Board is sanctioned by proposing 18.00 mt. wide new road as shown on plan.
17	K 5 —Area of Gat No.97 of Mauza Januna is to be deleted from “ Residential Zone ” & to be included in “ Agricultural Zone ” as shown on plan.	SM-17 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
18	K 6 —Area of Gat No.56 of Mauza Januna is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-18 Refuse to accord sanction to the proposed modification made by Regional Planning Board. Area of Gat No. 56 of Mauza Januna is reinstated in “ Agricultural Zone ” as per published Peripheral Zone Plan.
19	K 7 —Area of Gat No.110 of Mauza Januna is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-19 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.
20	K 8 —Area of Gat No.1, 41 (part) 42 (part), 43 (part), 47, 48, 49, & 54 of Mauza Shlgaon is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-20 Proposed modification made by Regional Planning Board is sanctioned by proposing 15.00 mt. wide new road & by widening village road No. 36 as shown on plan.
21	K 9 —Area of Gat No.125 & 129 (part) of Mauza Januna is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-21 Proposed modification made by Regional Planning Board is sanctioned by adding remaining portion of Gat No. 129 in “Residential Zone” as shown on plan.
22	K 10 —Area of Gat No.211 (part), 212 (part), 317 to 334, 336, 340 to 342 & 351 of Mauza Sutala (BK) is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-22 Proposed modification made by Regional Planning Board for Gat No. 211 (Part), 212 (part), 340 to 342 & 351 is sanctioned as submitted and as shown on submitted plan. Proposed modification made by Regional Planning Board for remaining area is sanctioned partly by proposing 15.00 mt. wide new road as shown on plan. And the remaining area is reinstated in “Agricultural Zone “ as per published Peripheral Zone Plan.
23	K 11 —Area of Gat No.16 &17 of Mauza Sutala (BK) is to be deleted from “ Agricultural Zone ” & to be included in “ Residential Zone ” as shown on plan.	SM-23 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.

SCHEDULE-A—Contd.

(1)

(2)

(3)

Mehekar Peripheral Zone Plan

24 **M 1**—Area of Gat No. 49, 50, 63 (part), 64 (part), 70 (part), 71 (part), 72, 73, 74, 86, 87, 88 (part), 89 (part), 90 (part), & 96 (part) of Mauza Mehekar is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.

SM-24 Proposed modification made by Regional Planning Board is sanctioned by proposing two 18.00 mt. wide new road & by widening one existing road to 18.00 mt. as shown on plan.

25 **M 2**—Area of Gat No. 26 & 28 of Mauza Mehekar is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.

SM-25 Proposed modification made by Regional Planning Board is sanctioned by proposing two 18.00 mt. wide new roads as shown on plan.

26 **M 2**—Area of Gat No. 126 (part) & 127 (part) of Mauza Mehekar is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.

SM-26 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on plan.

Chikhali Peripheral Zone Plan

27 **C 1**—Area of Gat No. 198 (part) of Mauza Chikhali is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.

SM-27 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.

28 **C 2**—Area of Gat No. 179 (part) of Mauza Chikhali is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.

SM-28 Proposed modification made by Regional Planning Board is sanctioned as submitted and as shown on submitted plan.

29 **C 3**—Area of Gat No. 162 & 165 of Mauza Chikhali is to be deleted from “Agricultural Zone” & to be included in “Residential Zone” as shown on plan.

SM-29 Refuse to accord sanction to the proposed modification made by Regional Planning Board. Area of Gat No. 162 & 165 of Mauza Chikhali is reinstated in “Agricultural Zone” as per published Peripheral Zone Plan.

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

(A) For Growth Centres

(1) Deulghat Growth Centre :-

SM-30 South-North 18 mtr. wide new road is proposed from 18 mtr. wide proposed road in Gat No. 279 to existing road in Gat No. 274 as shown on plan.

SM-31 North-South 18 mtr. wide new road is proposed from 18 mtr. wide road in Gat No. 320 to Existing road in Gat No. 272 as shown on plan and proposed North-South 18 mtr. wide road & East-West 18 mtr. wide road in Gat No. 320 is deleted & land so released is included in Residential Zone as shown on plan.

SM-32 East-West 18 mtr. wide new road is proposed from proposed 18 mtr. wide road in Gat No. 142 to Existing road in Gat No. 267 as shown on plan.

SM-33 North-South 18 mtr. wide new road is proposed from proposed 18 mtr. wide road in Gat No. 28 to proposed 18 mtr. wide road in Gat No. 167 as shown on plan.

(2) Dhad Growth Centre :-

SM-34 Existing Road from Gat No. 178 to Gat No. 153 is widened to 18 mtrs. as shown on plan

SM-35 18 mtr. wide new road is proposed leading towards Masala village from existing village road in Gat No. 129 to Gat No. 94 as shown on plan.

SM-36 18 mtr. wide new road is proposed from Gat No. 99 to Gat No. 162 as shown on plan and the No

Development Zone proposed towards West side of this proposed road in Gat No. 100, 98 and 144 is deleted and land there under included in Residential Zone as shown on plan.

(3) Pimpalgaon Raja Growth Centre :-

SM-37 East- West 18 mtr. wide new road is proposed from Dnyangangapur Road in Gat No. 38 to Gat No. 48 & thereafter South-North 18 mtr. wide new road is also proposed upto Gat No. 78 on Existing road as shown on plan and No Development Zone proposed towards East side of this proposed South-North road in Gat No. 48 and 77 is deleted and land there under included in Residential Zone as shown on plan.

SM-38 Existing road to the North of Gat No. 177 & 178 is widened to 18 mtr. upto Gaothan as shown on plan.

SM-39 North-South Existing Road in Gat No. 195 & 492 is widened to 18 mtr. upto Gaothan as shown on plan.

(4) Amdapur Growth Centre :-

SM-40 Existing Village Road from Gat No. 665 to Gat No. 662 is widened to 18 mtr. as shown on plan.

SM-41 Existing Road from Gat No. 662 to 18 mtr. wide proposed road in Gat No. 12 is widened to 18 mtr. as shown on plan.

SM-42 Proposed 18 mtr. road in Gat No. 633 & 636 is further extended from Gat No. 636 up to National Highway in Gat No. 676 as shown on plan and No Development Zone proposed towards North side of this proposed road in Gat No. 674 and 676 is deleted and land there under included in Residential Zone as shown on plan.

(5) Dongaon Growth Centre :-

SM-43 South-North 18 mtr. wide new road is proposed from East-West Existing Road in Gat No. 237 & 238 to Existing Road in Gat No. 295 and 248 as shown on plan.

SM-44 East-West 18 mtr. wide new road is proposed from Major District Road in Gat No. 82 to Gat No. 111 as shown on plan.

SM-45 Proposed 15 mtr. wide new road from Gat No. 138 to Gat No. 112 is widened to 18 mtr. as shown on plan.

SM-46 South-North 15 mtr. wide new road is proposed from proposed East-West 18 mtr. wide Road in Gat No. 109 to proposed East-West 18 mtr. wide road in Gat No. 107 as shown on plan.

SM-47 Existing Road from Gat No. 131 to Gat No. 119 is widened to 18 mtr. as shown on plan.

SM-48 Proposed 18 mtr. wide road from Gat No. 221 to Gat No. 190 is extended from Gat No. 190 to Gat No. 138 on village road leading towards Jawala village as shown on plan and proposed 18 mtr. wide road from Gat No. 135 on village road leading towards Jawala village to Gat No. 190 is deleted & land so released is included in Residential Zone as shown on plan.

(6) Sakhar Kherda Growth Centre :-

SM-49 Existing Road from Gat No. 875 to Gat No. 869 is widened to 18 mtr. as shown on plan.

SM-50 North-South 18 mtr. wide new road is proposed from East-West village road in Gat No. 870 to proposed East-West 15 mtr. wide road in Gat No. 832 as shown on plan.

SM-51 Proposed 15 mtr. wide road from Gat No. 699 to Gat No. 833 is widened to 18 mtr. and further this 18 mtr. wide proposed road is extended towards West upto North-South existing road in Gat No. 792 as shown on plan.

SM-52 Existing North-south road from Major District Road in Gat No. 665 to Gat No. 682 is widened to 15 mtr. as shown on plan.

SM-53 Existing East-West Road from State Highway in Gat No. 916 to Gat No. 868 is widened to 18 mtr. as shown on plan.

(7) Wadner Growth Centre :-

- SM-54** 18 mtr. wide new road is proposed from Village Road in Gat No. 3 to Existing Road in Gat No. 14 as shown on plan.
- SM-55** East-West 15 mtr. wide new road is proposed from State Highway in Gat No. 286 leading towards Chandur to Existing road in Gat No. 245 as shown on plan.
- SM-56** East-West 18 mtr. wide new road is proposed from Gat No. 67 to Gat No. 7 on State Highway leading towards Chandur as shown on plan.
- SM-57** Existing Road in Gat No. 680 is widened to 18 mtr. upto Gat No. 3 adjacent to Gaothan as shown on plan.

(8) Dhamangaon Badhe Growth Centre :-

- SM-58** Existing Road from Gat No. 328B on Other District Road to Gat No. 322 is widened to 15 mtr. and East-West 15 mtr. wide new road is proposed from Gat No. 328A on Other District Road to 18 mtr. wide proposed road in Gat No. 420 and 421 as shown on plan.
- SM-59** 18 mtr. wide new road is proposed from Gat No. 257 on Kinhola Road to Gat No. 284. and No Development Zone proposed towards North side of this proposed road in Gat No. 284 is deleted and land there under included in Residential Zone as shown on plan.
- SM-60** Existing Road leading towards Panhora from Gat No. 284 to Gat No. 277 is widened to 18 mtr. as shown on plan.

(9) Pimpalgaon Kale Growth Centre :-

- SM-61** 18 mtr. wide new road is proposed from Existing Road in Gat No. 821 to Gat No. 779 & 780 on State Highway leading towards Kurha village as shown on plan.
- SM-62** 18 mtr. wide new road is proposed from Existing Road to the East of Gat No. 100 to proposed 18 mtr. wide road in Gat No. 117 as shown on plan.
- SM-63** 18 mtr. wide new road is proposed from Existing Road in Gat No. 313 to proposed 18 mtr. wide road in Gat No. 247 as shown on plan.
- SM-64** 18 mtr. wide new road is proposed from Existing Road in Gat No. 342 to proposed 18 mtr. wide road in Gat No. 338 as shown on plan.

(10) Deulgaon Mahi Growth Centre :-

- SM-65** 18 mtr. wide new road is proposed from National Highway in Gat No. 52 & 62 to proposed 18 mtr. wide road in Gat No. 54 as shown on plan.

(B) For Peripheral Areas –

(1) Buldana Peripheral Areas :-

- SM-66** North-South 18 mtr. wide new road is proposed from Gat No. 31 Deulghat Buldana Village Road to Gat No. 55 of Mouza Jambharun & further from Gat No. 120 to Gat No. 99 on Deulghat Buldana National Highway of Mouza Sagwan as shown on plan and No Development Zone proposed towards East side of this proposed road in Gat No. 53 (part), 54 (part) & 55 (part) is deleted and land there under included in Residential Zone as shown on plan.
- SM-67** Proposed 15 mtr. wide road from Gat No. 5 & 6 on village road leading towards Buldana & proposed 15 mtr. wide road from Gat No. 1 & 10 on Deulghat Buldana road from Mouza Jambharun are deleted & land so released is included in Residential Zone as shown on plan. Instead of these deleted roads North-South 18 mtr. wide new road is proposed from Gat No. 6 on Village Road No. 6 to Gat No. 10 on Deulghat Buldana village Road & further from Gat No. 28 to Gat No. 39 of Mouza Jambharun as shown on plan.

- SM-68** East-West 15 mtr. wide road is proposed from Gat No. 42 to 18 mtr. wide proposed Road in Gat No. 32 of Mouza Jambharun as shown on plan.
- SM-69** North-South 15 mtr. wide new road is proposed from Gat No.137 & 86 on Deulghat Buldana village Road to Gat No. 131 & 92 of Mouza Jambharun as shown on plan.
- SM-70** West-East 15 mtr. wide new road is proposed from Gat No. 187 on Buldana Nandrakoli Major District Road to Gat No. 223 on Other Road leading towards Buldana of Mouza Sagwan as shown on plan.
- SM-71** North-South 15 mtr. wide new road is proposed from Gat No. 159 on Kolwad Buldana State High Way for joining Existing Road in Gat No. 161 of Mouza Sagwan as shown on plan.
- SM-72** East-West 24 mtr. wide new road is proposed from joining Buldana Chikhali National High Way form Gat No. 71 to Gat No. 89 of Mouza Sunderkhed as shown on plan.
- SM-73** 18 mtr. wide new road is proposed from Gat No. 82 of Mouza Sunderkhed on Buldana Chikhali National High Way to Gat No. 359 of Mouza Yelgaon & further upto Gat No. 383 & then from Gat No. 385 to proposed 15 mtr. wide road in Gat No. 416 as shown on plan and the No Development zone proposed in Gat No. 385 (part) of Mouza Yelgaon is deleted and land there under included in Residential Zone as shown on plan.
- SM-74** West-East 15 mtr. wide new road is proposed from Gat No. 380 to Gat No. 419 & 424 of Mouza Yelgaon as shown on plan.
- SM-75** Existing Cart Road from Gat No. 352 to Gat No. 357 of Mouza Yelgaon is widened to 15 mtr. as shown on plan.
- SM-76** 18 mtr. wide new road is proposed from 156 to Gat no. 155, 157 & 158 on Buldana Chikhali National High Way & also 18 mtr. wide new road is proposed from Gat No. 179 to 18 mtr. wide proposed road in Gat No. 516 Mouza Yelgaon as shown on plan.
- SM-77** North-South 15 mtr. wide new road is proposed from Gat No. 108 to Gat No. 128 on Cart Tarck Road of Mouza Yelgaon as shown on plan and Existing Cart Road in Gat No. 128 joining Buldana Chikhali National High Way is widended to 15 mtr. as shown on plan.
- SM-78** Proposed 15 mtr. wide road from Gat No. 43 to Gat No. 45 of Mouza Malvihir is extended from Gat No. 63 to Existing road passing through Gat No. 62 as shown on plan.

(2) Khamgaon Peripheral Areas :-

- SM-79** 15 mtr. wide new road is proposed from Gat No. 331 on National High Way leading towards Nandura to Gat No. 320 on Existing Road leading towards Makara of Mouza Sutala (Bk) as shown on plan.
- SM-80** Existing Road passing through Gat No. 180 & 183 of Mouza Sutala (Bk) leading towards Parkhed is widened to 15 mtr. as shown on plan.
- SM-81** 18 mtr. wide new road is proposed from Gat No. 1 on National High Way leading towards Nandura to Gat No. 67 of Mouza Sutala (Bk) & further from Gat No. 7 to Gat No. 29 of Mouza Ghatpuri & further from Gat No. 4 to Gat No. 11 of Mouza Sarola as shown on plan.
- SM-82** East-West 15 mtr. wide new road is proposed from Gat No. 15 on State High Way No. 275 to Gat No. 24 of Mouza Ghatpuri as shown on plan.
- SM-83** 18 mtr. wide new road is proposed from Gat No. 2 to Gat No. 44 of Mouza Sutala (Kh) as shown on plan.
- SM-84** The No Development Zone proposed in Gat No. 18 & 74 of Mouza Sutala (Kh) is deleted and land there under included in Residential Zone as shown on plan.
- SM-85** East-West 18 mtr. wide new road is proposed from Gat No. 56 to Gat No. 55 on State High Way No. 275 of Mouza Peth Khamgaon as shown on plan.
- SM-86** 18 mtr. wide new road is proposed from Gat No. 91 to Gat No. 83 of Mouza Peth Khamgaon as shown on plan.

- SM-87** Proposed 15 mtr. wide road passing through Gat No. 106 & 107 of Mouza Wadi is widened to 18 mtr. & further extended upto Railway line passing through Gat No. 107, 105 & 104 as shown on plan.
- SM-88** South-North 15 mtr. wide new road is proposed from Gat No. 46 to Gat No. 1 on Village Road No. 36 of Mouza Shelgaon as shown on plan.
- SM-89** Village Road No. 36 of Mouza Shelgaon is widened to 18 mtr. as shown on plan.
- SM-90** 18 mtr. wide new road is proposed from Gat No. 6 & 7 of Mouza Sajanpuri to State High Way No. 24 as shown on plan.
- SM-91** Existing Road passing from Gat No. 172 to Gat No. 182 of Mouza Januna is widened to 18 mtr. & further extended upto Major District Road passing through Gat No. 200 as shown on plan.
- SM-92** The No Development Zone proposed towards North of National High Way leading towards Balapur in Gat No. 129 (part), 119, 130 (part), 140 (part), 141 (part), 142, 143, 144 (part) & 627 of Mouza Januna is deleted and land there under included in Residential Zone as shown on plan.
- SM-93** The No Development Zone proposed in Gat No. 235 (part), 213, 215 (part), 216 (part), 217 (part) & 219 (part) of Mouza Sutala (Bk) is deleted and land there under included in Residential Zone as shown on plan.
- SM-94** The Residential Zone proposed in Gat No. 13 of Mouza Wadi is deleted and land there under included in No Development Zone as shown on plan.

(3) Malkapur Peripheral Areas :-

- SM-95** South-North 15 mtr. wide new road is proposed from Gat No. 51 to Gat No. 1 of Mouza Gadegaon as shown on plan.
- SM-96** Existing Road from Gat No. 9 to Gat No. 11 of Mouza Gadegaon is widened to 15mtr. & further extended upto Gat No. 18 as shown on plan.
- SM-97** 18 mtr. wide new road is proposed from Gat No. 94 of Mouza Wakodi to Gat No. 213 on Other District Road No. 32 passing through Malkapur as shown on plan.
- SM-98** North-South 15 mtr. wide new road is proposed from existing road passing through Gat No. 222 leading towards Ghirni village to 18mtr. wide proposed new road passing through Gat No. 217 of Mouza Malkapur as shown on plan.
- SM-99** North-South 18 mtr. wide new road is proposed from existing road passing through Gat No. 191 to existing road passing through Gat No. 241 of Mouza Malkapur as shown on plan.
- SM-100** North-South 15 mtr. wide new road is proposed from Gat No. 165 to existing road passing through Gat No. 164 of Mouza Malkapur as shown on plan.
- SM-101** North-South 18 mtr. wide new road is proposed from existing road passing through Gat No. 118 & 119 to National High Way passing through Gat No. 116 & 123 of Mouza Malkapur as shown on plan.
- SM-102** 18 mtr. wide new road is proposed from Gat No. 460 & 461 to Other District Road No. 23 passing through Gat No. 475 of Mouza Malkapur as shown on plan.
- SM-103** Existing East-West Road from Gat No. 263 to Gat No. 410 of Mouza Malkapur is widened to 18 mtrs as shown on plan.
- SM-104** 18 mtr. wide new road is proposed from Gat No. 267 & 268 to Gat No. 396 on State High Way No. 270 of Mouza Malkapur as shown on plan.
- SM-105** Existing Road Municipal limit to Gat No. 403 of Mouza Malkapur is widened to 15 mtr. as shown on plan.
- SM-106** 18 mtr. wide new road is proposed from Gat No. 301 on State High Way No. 270 to Gat No. 320 of Mouza Malkapur as shown on plan.

SM-107 Existing Road from Gat No. 311 to Gat No. 287 of Mouza Malkapur is widened to 18 mtr. as shown on plan.

SM-108 Existing Road from Gat No. 290 to Gat No. 304 of Mouza Malkapur is widened to 18 mtr. as shown on plan.

SM-109 East-West 15 mtr. wide new road is proposed through Gat No.70 of Mouza Malkapur & South-North 15 mtr. wide new road is proposed through Gat No. 70 & 74 upto National High Way No. 6 of Mouza Malkapur as shown on plan.

(4) Mehekar Peripheral Areas :-

SM-110 Proposed 15 mtr. wide Road passing through Gat No. 84 of Mouza Mehekar is widened to 24 mtr. & 24 mtr. wide new road is proposed passing through Gat No. 46 of Mouza Mehekar upto State High way No. 12 leading towards Khandala as shown on plan.

SM-111 North-South 15 mtr. wide new road is proposed from proposed 15 mtr. wide road through Gat No. 34 to Gat No. 37 of Mouza Mehekar on State High Way No. 12 leading towards Khandala as shown on plan.

SM-112 15 mtr. wide new road is proposed through Gat No. 39 & 40 Mouza Mehekar as shown on plan.

SM-113 18 mtr. wide new road is proposed through West side boundary of Gat No. 27 & 26 & further through Gat No. 17 to Other District Road No.135 passing through Gat No. 16 of Mouza Mehekar as shown on plan.

SM-114 18 mtr. wide new road is proposed from Gat No. 28 on Other district Road No. 135 to Goat No. 26 of Mouza Mehekar as shown on plan.

SM-115 18 mtr. wide new road is proposed parallel to State High Way No. 12 from Gat No. 87 to Gat No. 52 of Mouza Mehekar as shown on plan.

SM-116 Other Road from Gat No. 46 on State high Way leading towards Khandala to Gat No.89 of Mouza Mehekar on State High Way is widened to 18 mtr. as shown on plan.

SM-117 18 mtr. wide new road is proposed from Municipal limit through Gat No. 72 to existing road passing through Gat No. 27 Mouza Mehekar as shown on plan.

SM-118 15 mtr. wide new road is proposed through Gat No. 121 on Mouza Mehekar as shown on plan.

SM-119 As per section 113 of the Maharashtra Regional and Town Planning Act, 1966, Government of Maharashtra has notified Mouza Kabara & Faizalpur, Taluka Mehekar as New Town in Regional Plan of Buldana District vide Notification No. TPS-2617-C.R.53-2017(A)-UD-30, DATED 05-06-2013. Boundary of these New Towns & alignment of Mumbai-Nagpur Samrudhi Mahamarg passing through Gat No. 6, 7 & 8 of Mouza Faizalpur is as shown on plan.

(5) Chikhali Peripheral Areas :-

SM-120 18 mtr. wide new road is proposed from Gat No. 220 on State High Way No. 228 to Gat No. 168 on National High Way No. 753 A of Mouza Chikhali as shown on plan and the No Development Zone proposed in Gat No. 219(part) of Mouza Chikhali is deleted and land there under included in Residential Zone as shown on plan.

SM-121 Existing North-South Road from Gat No. 200 to Gat No. 197 of Mouza Chikhali is widened to 15 mtr. as shown on plan.

SM-122 East-West 15 mtr. wide new road is proposed from Gat No. 195 to Gat No.178 on National High Way No. 753 A Mouza Chikhali as shown on plan.

SM-123 The Residential zone proposed in Gat No. 55, 59, 60 & 61 of Mouza Chikhali is deleted and land there under included in No Development Zone as shown on plan and land along National High Way No. 753 A from Gat No. 52(part), 50(part), 49(part), 39(part), 40(part), 43(part), 44 & 53 (part), of Mouza Chikhali is deleted from proposed No Development Zone and land there under included in Residential Zone as shown on plan.

SM-124 Existing Road from Gat No. 89 on Gaothan boundary to Gat No. 80 of Mouza Shelud is widened to 18 mtr. as shown on plan.

SM-125 15 mtr. wide new road is proposed from Gat No. 81 to Gat No. 77 on State High Way No. 228 of Mouza Shelud as shown on plan.

(6) Deulgaon Raja Peripheral Areas :-

SM-126 Existing Road from Gat No. 17 to Gat No. 180 Mouza Kumbhari is widened to 30 mtr. as shown on plan.

SM-127 Alignment of Proposed 15 mtr. wide road from Gat No. 11 of Mouza Ambhora to Gat No. 180 of Mouza Kumbhari on National High Way No. 753A is changed as shown on plan and proposed 15 mtr. wide road from Gat No. 153, 154 & 180 of Mouza Kumbhari is deleted & land so released is included in Residential Zone as shown on plan.

SM-128 30 mtr. wide new road is proposed from Gat No. 159 to Gat No. 124 on National High Way No. 753 A of Mouza Pimpalner as shown on plan.

SM-129 15 mtr. wide new road is proposed through Gat No. 20 to Gat No. 21 of on Mouza Ambhora as shown on plan and the No Development Zone proposed towards North side of this proposed new road in Gat No. 20 & 21 of Mouza Ambhora is deleted and land there under included in Residential Zone as shown on plan.

(7) Tamgaon Peripheral Areas :-

SM-130 East-West 12 mtr. wide proposed road is widened to 15 mtr. from Gat No. 217 to Gat No. 211 of Mouza Tamgaon & further it is extended towards West upto Gat No. 207 & 208 as shown on plan.

SM-131 South-North 15 mtr. wide new road is proposed from Gat No. 191 on Other District Road in Mouza Tamgaon to Gat No. 213 on boundary to Tamgaon Nagar Panchayat as shown on plan.

SM-132 East-West 18 mtr. wide new road is proposed from Gat No. 65 to Gat No. 75 of Mouza Tamgaon as shown on plan.

SM-133 South-North 15 mtr. wide new road is proposed from Gat No. 71 to Gat No. 29 of Mouza Tamgaon as shown on plan.

SM-134 Proposed 18 mtr. wide road from Gat No. 89 to Gat No. 94 of Mouza Tamgaon is extended towards East upto Gat No. 67 on village boundary as shown on plan and proposed East-West 18 mtr. wide road from Gat No. 40 to Gat No. 66 is deleted & land so released is included in Adjacent Zone as shown on plan.

SM-135 Proposed North-South 12 mtr. wide road from Gat No. 213 to Gat No. 218 of Mouza Tamgaon is deleted & land so released is included in Residential Zone as shown on plan.

SM-136 Proposed North-South 12 mtr. wide road from Gat No. 218 on Other district Road No. 11 further towards North upto Gat No. 213 of Mouza Tamgaon is deleted & land so released is included in Residential Zone as shown on plan.

(8) Borakhedi Sanglad Peripheral Areas :-

SM-137 Proposed 15 mtr. wide road from Gat No. 49 to Gat No. 62 is extended towards West from Gat No. 20 to Gat No. 18 on village boundary of Mouza Borakhedi Sanglad as shown on plan.

SM-138 Existing Road from Gat No. 67 to Gat No. 76 on Major District Road No. 19 of Mouza Borakhedi Sanglad is widened to 15 mtr. as shown on plan.

SM-139 Proposed 15 mtr. wide road through Gat No. 100 of Mouza Borakhedi Sanglad is extended towards West from Gat No. 100 to Gat No. 149 on village boundary as shown on plan.

SM-140-Other Modifications :-

- (i) The schedule B of the Government Notification No. TPS-1816-994-CR-516-16-UD-13, dated 01-01-2018 sanctioning the said final Regional Plan along with modification sanctioned thereafter will be applicable to the Growth Centre and Peripheral Plans mutatis-mutandis except Modification No. M7 (d).
- (ii) Residential Zone is sanctioned as Residential Zone with payment of premium :-The residential and other development as per sanctioned DCPR vide notification dated 21-11-2013 as amended from time to time for Residential Zone shall be permissible in this zone.

Development permission, in this zone shall be granted on payment of premium of the total area of land under development permission. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such development permission (without considering the guidelines therein). Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same into the Government Treasury. Such premium charges shall be recovered at the time of tentative approval of the Development permission. However, such premium may be modified by Government or Director of Town Planning as and when required.

Provided that while granting development permission, where more than 50% of area of the Survey Number/ Gat Number is covered within the proposed Residential Zone then the remaining whole of such Survey Number/Gat Number situated in Agricultural/No Development Zone within one ownership shall be considered for development on payment of premium as above.

Provided also that for the areas which are converted into Municipal Councils/Nagar Panchayats within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagar Panchayat and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such residential development (without considering the guidelines therein), Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

- (iii) The width of classified Road shall be considered while granting Development permission as mention in Modification No.M-11 of Notification No. TPS-1816-994-CR-516-16-UD-13, dated 01-01-2018 whether shown on said Growth Centre and Peripheral Plans or not. All the proposed width of roads mentioned in Modification No. 11 shall be earmarked on Growth Centre and Peripheral Plans, if not already earmarked.
- (iv) All village/shiv roads whether shown or not shown on the plan are widen to 15.00 mtr. equally on both sides from centre line of the existing road.
- (v) The proposed Regional Plan roads and proposed roads in this plan shall be handed over free from all encumbrances to the satisfaction of Authority or Collector in lieu of FSI thereof, at the time of development permission/layout u/s 18 of MRTP Act, 1966. Such 100% FSI on land so surrender to the Authority/Collector may be utilised on remaining plot either on prorata basis on all plots or on certain plot on which landowner desires.
- (vi) At the time of implementation if the alignment of classified road varies from the alignment shown on the Growth Centre and Peripheral Plans, then alignment as modified shall prevail and the alignment on the Growth Centre and Peripheral Plans shall be treated as stand modified to that effect. The area release due to such deviation shall be considered as included in adjoining zone.
- (vii) All existing roads which are shown or not on the said Growth Centre and Peripheral Plan, shall be treated as an existing road.
- (viii) If any non-confirming use existing prior to date of notification because of the activity existed there-on, such lands shall be deemed to have been shown in the adjoining Predominant Zone after such activity ceases to exist and thereupon, the development shall be permissible as per the adjoining Predominant Zone.
- (ix) The layout already Approved/Development permission already granted In NDZ/Agricultural Zone and which are valid as per the provisions of DCPR shall be entitled for development subject to use and FSI as per earlier permission. However, there is no bar to take revised permission under these regulations.

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 15 of the said Act and Rule 7 of the Maharashtra Regional Planning Board Rules, 1967 (hereinafter referred to as "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 Growth Centres and Peripheral Areas Plans for the said Buldana Region as submitted with certain Modifications as specified in Annexure-A appended hereto. This shall be a part of final Regional Plan of Buldana 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

Pune :
Dated the 6th December 2019.

N. R. SHENDE,
Director of Town Planning,
Maharashtra State, Pune.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १६४.

अध्यक्ष, नगर परिषद, यांजकडून

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २१ (१), ३४, ३८ सह कलम २३(१) अन्वये
दारव्हा नगर परिषदेची विकास योजना तयार करण्याचा इरादा जाहीर करणेबाबत

क्रमांक नपदा-नियो.वि-वियो-१२०४-२०१९.—

ज्याअर्थी, दारव्हा नगर परिषदेच्या मूळ हद्दीची सुधारित विकास योजना शासन निर्णय क्र. टीपीएस-२७०२-६०१-सीआर-१०६(बी)-२००२-नवि-३०, अन्वये मंजूर असून दिनांक १३-०७-२००५ पासून अंमलात आलेली आहे. दरम्यान शासनाचे नगर विकास विभाग अधिसूचना क्र. मुमंस २०१०-४४-प्र.क्र.११-नवि-१८, दिनांक १३-०९-२०१२ अन्वये नगर परिषदेची हद्दवाढ मंजूर झालेली असून त्यामध्ये मौजा दारव्हा ग्रामीण क्षेत्र या महसुली क्षेत्राचा समावेश झालेला आहे. क्षेत्राचा नियोजनबद्ध विकास होण्याकरिता दारव्हा नगर परिषदेच्या मूळ विकास योजनेची दुस-यांदा फेरतपासणी व नव्याने समावेश झालेल्या क्षेत्राची विकास योजना तयार करणे आवश्यक आहे.

सबब, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २१ (१), ३४, ३८ सह कलम २३(१) अन्वये दारव्हा नगर परिषदेने सुधारित विकास योजना तयार करण्याचा इरादा जाहीर करण्यासाठी विशेष सभेचा ठराव क्र. १, दिनांक ११-०९-२०१९ अन्वये मान्यता दिली आहे. त्यानुसार विकास योजना तयार करण्याचा इरादा जाहीर करण्यात येत आहे.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २३ (२) अन्वये दारव्हा नगर परिषदेच्या विकास योजनेमध्ये समाविष्ट असलेल्या क्षेत्राची हद्द दर्शविणारा नकाशा नगर परिषदेच्या कार्यालयात, कार्यालयीन कामकाजाच्या दिवशी, कार्यालयीन वेळेत नागरिकांच्या अवलोकनासाठी ठेवण्यात आलेला आहे.

ज्या नागरिकांच्या याबाबत काही सूचना/हरकती असतील त्यांनी ही सूचना महाराष्ट्र शासनाच्या राजपत्रात प्रसिद्ध होईल त्या तारखेपासून ६० (साठ) दिवसांच्या आत दारव्हा, नगर परिषद यांचेकडे लेखी स्वरूपात द्याव्यात. विकास योजना तयार करताना विहित मुदतीत प्राप्त होणा-या सूचना/हरकतींचा योग्य तो विचार करण्यात येईल.

दारव्हा :
दिनांक १३ डिसेंबर २०१९.

बबनराव इरवे,
अध्यक्ष,
नगर परिषद, दारव्हा.

भाग १-अ (अ. वि. पु.) म. शा. रा., अ. क्र. १६५.

BY PRESIDENT, MUNICIPAL COUNCIL

**Declaration of Intention to prepare Development Plan of Darwha Municipal Council
as per the provisions of Section 21 (1), 34, 38 and Section 23(1) of
Maharashtra Regional and Town Planning Act, 1966**

No. MCD-TPD-DP-1204-2019.—

Whereas, Government of Maharashtra in Urban Development Department, *vide* its Notification No. TPS-2702-601-CR-106(B)-2002-UD-30, dated 13-07-2005 has approved the Development Plan (Revised) for the original municipal limits of Darwha Municipal Council. The boundary limits extension of Darwha Municipal Council is approved *vide* Notification No. MUMAS 2010-44-CR-11-UD-18, dated 3-09-2012. It is necessary to prepare a Development Plan for the extended limits with revision the Development Plan for the original limits of Darwha Municipal Council for the planned Development of the said area.

Hence, Darwha Municipal Council by its Resolution No. 1, dated 11-09-2019 has given consent to declare its intention to prepare Development Plan, as per provisions of Section 21 (1), 34, 38 and Section 23 (1) of the Maharashtra Regional and Town Planning Act, 1966. Accordingly, the intention to prepare the Development Plan is declared.

The Plan showing boundary of the area included in Development Plan of Darwha Municipal Council is kept open for inspection by the public on office working days, during office hours at the office of the Darwha Municipal Council, as required under Section 23(2) of the Maharashtra Regional & Town Planning Act, 1966.

Any suggestion / objection of the public in this regard, may be forwarded in writing to the Darwha Municipal Council within a period of 60 (Sixty) days from the date of publication of this notice in Maharashtra Government Gazette. The suggestions/objections received within the prescribed time shall be duly considered while preparing the Development Plan.

Darwha :
Dated the 13th December 2019.

BABANRAO IRAWE,
President,
Municipal Council, Darwha.