

प्रादेशिक योजना, जालना
महाराष्ट्र प्रादेशिक नियोजन व
नगर रचना अधिनियम, १९६६ चे
कलम १५ (१) अन्वये मंजूरी बाबत.

महाराष्ट्र शासन,
नगर विकास विभाग,
मंत्रालय, मुंबई-४०० ३२.
शासन निर्णय क्रमांक : टीपीएस-२९१६/प्र.क्र.२६७/२०१६/नवि-३०
दिनांक : ०२/०१/२०१८

शासन निर्णय : सोबतची शासकीय अधिसूचना (इंग्रजी व मराठी) महाराष्ट्र शासनाच्या
असाधारण राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(संजय सावजी)
उप सचिव, महाराष्ट्र शासन

प्रति

- १) आयुक्त, औरंगाबाद विभाग, औरंगाबाद तथा अध्यक्ष, प्रादेशिक नियोजन मंडळ, जालना.
 - २) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
 - ३) जिल्हाधिकारी, जिल्हा जालना तथा उपाध्यक्ष, प्रादेशिक नियोजन मंडळ, जालना.
 - ४) सहायक संचालक, नगर रचना तथा सदस्य-सचिव, प्रादेशिक नियोजन मंडळ, जालना.
 - ५) सह संचालक, नगर रचना, औरंगाबाद विभाग, औरंगाबाद.
 - ६) नगर रचनाकार, शाखा कार्यालय, जालना.
 - ७) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, जालना, जिल्हा जालना.
 - ८) व्यवस्थापक, शासकीय मुद्रणालय, औरंगाबाद.
 - ९) (त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्राच्या भाग-१, औरंगाबाद विभागीय पुरवणीमध्ये प्रसिद्ध करून त्याच्या २५ प्रती या विभागास व प्रत्येकी २५ प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, सह संचालक, नगर रचना, औरंगाबाद विभाग, औरंगाबाद व सहायक संचालक, नगर रचना, जालना, जिल्हा जालना यांना पाठवाव्यात).
 - १०) महसूल व वन विभाग, मंत्रालय, मुंबई-३२
 - ११) नियोजन विभाग, मंत्रालय, मुंबई-३२
 - ११) महा संचालक, माहिती व जनसंपर्क संचालनालय, मंत्रालय, मुंबई-३२
- /- त्यांना विनंती करण्यात येते की, सोबत पाठविलेली अधिसूचना प्रसिद्धीसाठी व्यवस्था करावी.

NOTIFICATION

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai-400 032
Date : 02/01/2018

No. TPS-2916/CR-267/2016/UD-30:-Whereas the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as “the said Act”) provides for the establishment of regions for planning & balanced development and to regulate use of land within the regions, and constitution of Regional Planning Boards therefor;

And whereas, in exercise of the powers conferred under the provisions of sub-section (1) of Section 3 of the said Act, the Government of Maharashtra constituted a Region to be called the **Jalna Region** for the entire Revenue district of Jalna (hereinafter referred to as the said Region) and the limits of which have been detailed under the Notification, Urban Development Department No.TPS-2909/635/CR-266/2009/UD-30, dated 30th October, 2009 and this notification was published in the Maharashtra Government Gazette, Aurangabad Division, Part-I, dated 07/01/2010;

And whereas, by the Government Notification, Urban Development Department No. TPS-2910/1656/CR-291/2010/UD-30, dated 15th February, 2010 issued under sub-Section (1) of Section 4 of “the said Act”, further constituted a **Regional Planning Board** to be called as the **Jalna Regional Planning Board**” (hereinafter referred to as “the said Board”) published in the Maharashtra Government Gazette, Aurangabad Division, Part-I, dated 22nd September, 2011 at Page No.1192;

And whereas, the said Board after carrying out necessary surveys for preparing an Existing Land Use Map of the said Region, prepared and published a draft Regional Plan of Jalna (hereinafter referred to as “the said draft Regional Plan of Jalna”) for inviting suggestions and/or objections from the public in accordance with the provisions of sub-Section (1) of Section 16 of the Maharashtra Regional & Town Planning Act, 1966 on dated 25/8/2016 and a notice to that effect was published in the Maharashtra Government Gazette on date 20-26/10/2016, page No.2367, 2368;

And whereas, the said Board, after considering the report of the Regional Planning Committee appointed by it under sub-Section (3) of Section 10 of the said Act, on the suggestions, objections and representations in respect of the said Regional Plan, modified the said Regional Plan in accordance with the provisions of Section 16 of the said Act and submitted such modified Regional Plan together, with the report of Regional Planning Committee connected documents, plans, maps and charts for approval to the Government of Maharashtra under sub-Section (1) of Section 15 read with sub-Section (4) of Section 16 of the said Act vide its letter dated 11/09/2017;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune proposes to approve the said Draft Regional Plan with certain modifications, specified in **Schedule-A** appended hereto;

Now, therefore, in exercise of the powers conferred by sub-section(1)of section 15 of the said Act and rule 7 of the Maharashtra Regional Planning Board Rules, 1967 (hereinafter referred to as “the said Rules”) and all other powers enabling it in that behalf, the Government of Maharashtra hereby;

- a) Accord sanction to the said Draft Regional Plan of Jalna subject to the modifications specified in the **Schedule-A** appended hereto;
- b) Fixes the date on which the said Draft Regional Plan of Jalna as sanctioned by the Government, shall come into force and shall be called “**Final Regional Plan of Jalna Region** (2011-2031).
- c) **Extension of time limit for existing land use map** - Sanction the necessary extension of time limit for existing land use map in exercise of the powers conferred in accordance with Rule 5(3) of the Maharashtra Regional and Town Planning (Regional Planning Board) Rules, 1967 from 21/09/2012 to 05/08/2014.
- d) **Extension of time limit for publication of Regional Plan-** Sanctions the necessary extension of time limit in exercise of the powers conferred in accordance with Rule No.5 (3) of the Maharashtra Regional and Town Planning (Regional Planning Board) Rules 1967 and section 16(1) of the said Act for publication of Draft Regional Plan from 04/08/2015 to 26/10/2016.
- e) **Extension of time limit for Regional Planning Board** - Sanctions the necessary extension of time limit in exercise of the powers conferred in accordance with Rule No.2 (1) of the Maharashtra Regional and Town Planning (Regional Planning Board) Rules 1967 for extension of Regional Planning Board from 21/09/2013 to 21/09/2017.

This Notification shall also be published on the Government web-site at www.maharashtra.gov.in. (कायदे/नियम)

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

(Sanjay Saoji)
Deputy Secretary to Government

अधिसूचना
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मंबई-४०००३२
दिनांक : ०२/०१/२०१८

महाराष्ट्र
प्रादेशिक
नियोजन व
नगर रचना
अधिनियम,
१९६६

क्रमांक - टिपीएस-२९१६/प्र.क्र.२६७/२०१६/नवि-३०:- ज्याअर्थी, प्रदेशातील जमिनीचा वापर आणि विकास यांचे नियोजन व नियमावलीसाठी प्रादेशिक नियोजन मंडळ गठीत करणेबाबत महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यापुढे उक्त अधिनियम असे उल्लेखिलेला) मध्ये तरतूदी नमूद आहेत;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३ च्या उपकलम (१) व (२) मधील शक्तींचा वापर करून महाराष्ट्र शासन, नगर विकास विभागाकडील अधिसूचना क्र.टिपीएस-२९०९/६३५/प्र.क्र.२६६/०९/ नवि-३०, दि.३० ऑक्टोबर, २००९ अन्वये जालना जिल्ह्याच्या संपूर्ण महसूली क्षेत्रासाठी जालना प्रदेशाची (यापुढे उक्त प्रदेश असा उल्लेखिलेला) स्थापना केली असून सदर अधिसूचना महाराष्ट्र शासन, राजपत्र औरंगाबाद विभागीय पुरवणीमध्ये दि.०७ जानेवारी, २०१० रोजी प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ४ उप कलम (१) मधील तरतूदीनुसार शासन नगर विकास विभागाकडील अधिसूचना क्र.टीपीएस-२९१०/१६५६/प्र.क्र.२९१/२०१०/नवि-३०, दि.१५/०२/२०११ अन्वये महाराष्ट्र शासनाने जालना प्रादेशिक नियोजन मंडळ (यापुढे उक्त प्रादेशिक नियोजन मंडळ असे उल्लेखिलेले) स्थापन केले असून सदर अधिसूचना महाराष्ट्र शासन राजपत्रामध्ये औरंगाबाद विभागीय पुरवणीमध्ये, (दि.२२ सप्टेंबर, २०११) प्रसिध्द करणेत आली आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त प्रदेशाचे सर्व्हेक्षण करून, उक्त प्रदेशाचा विद्यमान जमीन वापर नकाशा आणि प्रारूप प्रादेशिक योजना (यापुढे “उक्त योजना” असे उल्लेखिलेली) तयार करून नागरिकांकडून सूचना / आक्षेप / हरकती मागविणेसाठी उक्त अधिनियमातील कलम १६ चे उप कलम (१) मधील तरतूदीनुसार उक्त योजना दि.२४/०८/२०१६ रोजी प्रसिध्द केली आणि त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, औरंगाबाद विभागीय पुरवणी, भाग -१ दि.२० ते २६ ऑक्टोबर, २०१६ मध्ये पृष्ठ क्र.२३६७ / २३६८ वर प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त अधिनियमाचे कलम १० उप कलम (३) अन्वये गठीत केलेल्या प्रादेशिक नियोजन समितीचा उक्त योजनेसंबंधीचा अहवाल, सूचना आणि सादरीकरण विचारात घेऊन उक्त अधिनियमातील कलम १६ मधील तरतूदीनुसार उक्त प्रादेशिक योजनेमध्ये आवश्यक असे फेरबदल केलेली उक्त योजना प्रादेशिक नियोजन समितीचा अहवाल व नकाशे, आराखडे, दस्तऐवज, तक्ते इ.सह उक्त अधिनियमाचे कलम १५ उप कलम (१) आणि कलम १६ उप कलम (४) मधील तरतूदीनुसार दि.११/०९/२०१७ रोजीच्या पत्रान्वये महाराष्ट्र शासन मंजूरीसाठी सादर केली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने आवश्यक ती चौकशी करून आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून उक्त प्रारूप प्रादेशिक योजना सोबतच्या **परिशिष्ट-अ** मध्ये नमूद फेरबदलासह मंजूर करणेचे प्रस्तावित केले आहे;

त्याअर्थी, उक्त अधिनियमाचे कलम १५ उप कलम (१) व महाराष्ट्र प्रादेशिक नियोजन मंडळ नियम, १९६७ मधील नियम क्र.७ यामध्ये नमूद शक्तीचा वापर करून महाराष्ट्र शासन याद्वारे -

अ) उक्त प्रारूप प्रादेशिक योजना, जालना यासोबतच्या **परिशिष्ट-अ** मध्ये नमूद फेरबदलासह मंजूरी देण्यात येत आहे.

ब) शासनाने मंजूर केलेनुसार उक्त प्रादेशिक योजना शासन राजपत्रात प्रसिध्द झाल्यानंतर या प्रादेशिक योजनेस **जालना प्रदेशाची अंतिम प्रादेशिक योजना** म्हणून संबोधण्यात येत आहे.

क) **प्रारूप प्रादेशिक योजना प्रसिध्दीकरण मुदतवाढ** -प्रारूप प्रादेशिक योजना दि.२६/१०/२०१६ रोजी प्रसिध्द झाली असल्यामुळे उक्त अधिनियमाचे कलम-१६(१) व महाराष्ट्र प्रादेशिक नियोजन मंडळ नियम, १९६७ मधील नियम क्र.५(३) नुसार विद्यमान जमीन वापर नकाशा हस्तांतरित केल्याच्या तारखेपासून (दि.०४/०८/२०१४ पासून) विहित एक वर्षाच्या आत प्रसिध्द न झाल्याने दि.०४/०८/२०१५ ते दि.२६/१०/२०१६ पर्यंत या तारखेपर्यंत मुदतवाढ देण्यात येत आहे.

ड) **प्रादेशिक नियोजन मंडळास मुदतवाढ** - महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम-४(१) नुसार गठीत करण्यात आलेल्या प्रादेशिक नियोजन मंडळास मंडळ स्थापन झाल्यापासून (दि.२२/०९/२०११ पासून) दोन वर्षांपर्यंत म्हणजेच दि.२१/०९/२०१३ पर्यंत प्रादेशिक योजना सादर करणे अपेक्षित होते. सदर योजना दि.११/०९/२०१७ रोजी सादर केली असल्यामुळे महाराष्ट्र प्रादेशिक नियोजन मंडळ नियम, १९६७ मधील नियम क्र.२(१) अन्वये मंडळाची मुदत दि.२१/०९/२०१३ ते दि.११/०९/२०१७ पर्यंत वाढविण्यास मान्यता देण्यात येत आहे.

सदरची अधिसूचना नागरिकांच्या अवलोकनासाठी शासन संकेतस्थळ www.maharashtra.gov.in. (कायदे/नियम) वर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(संजय सावजी)
उप सचिव, महाराष्ट्र शासन

नोटीस
नगर विकास विभाग,
मंत्रालय, मुंबई-४०० ०३२
दिनांक : ०२/०१/२०१८

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ कलम १७ अन्वयेची
नोटीस

क्रमांक :- टीपीएस-२९१६/प्र.क्र.२६७/२०१६/नवि-३०

याद्वारे नोटीस देण्यात येत आहे की, महाराष्ट्र शासनाने नगर विकास विभागाची अधिसूचना क्रमांक **टीपीएस-२९१६/प्र.क्र.२६७/२०१६/नवि-३०, दि.०२/०१/२०१८** द्वारे महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (महाराष्ट्र अधिनियम, १९६६ चा ३७ वा) मधील कलम १५(१) च्या तरतुदीनुसार जालना प्रदेशातील जमिनीच्या नियोजनबद्ध / समतोल विकास होण्याच्या दृष्टीने जालना जिल्ह्याची प्रादेशिक योजना मंजूर केली आहे.

शासनाने मंजूर केल्याप्रमाणे अंतिम प्रादेशिक योजना, जालना (२०११-२०३१) ची प्रत लोकांना पाहण्यासाठी खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहील;

- अ) जिल्हाधिकारी, जालना, जिल्हा जालना.
- ब) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, जालना, जिल्हा जालना.
- क) नगर रचनाकार, शाखा कार्यालय, जालना.
- ड) उपविभागीय अधिकारी, जालना.

मंजूर प्रादेशिक योजनेची प्रमाणित प्रत किंवा सदर मंजूर प्रादेशिक योजनेच्या प्रतीतील कोणत्याही भागाची प्रमाणित प्रत ही नगर रचनाकार, शाखा कार्यालय, जालना यांच्या कार्यालयात लोकांना योग्य त्या किंमतीत विक्रीसाठी उपलब्ध राहील.

वरीलप्रमाणे मंजूर केलेली जालना प्रादेशिक योजना ही प्रादेशिक योजना मंजूरीच्या अधिसूचनेच्या दिनांकापासून ६० दिवसांनंतर अंमलात येईल आणि या योजनेला अंतिम जालना प्रादेशिक योजना (२०११-२०३१) असे म्हणण्यात येईल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

(संजय सावजी)
उप सचिव, महाराष्ट्र शासन

NOTICE
GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai-400 032
Date : 02/01/2018

Notice under Section 17 of the Maharashtra Regional & Town Planning Act 1966

No. TPS-2916/CR-267/2016/UD-30

Notice is hereby given that for the balanced/planned development of the Jalna district. The Regional Plan of Jalna has been approved by the Government under its Notification, Urban Development Department, no. TPS-2916/CR-267/2016/UD-30, dated 02/01/2018 under the provisions of Section 15(1) of the Maharashtra Regional & Town Planning Act, 1966;

A copy of approved Final Regional Plan of Jalna (2011-2031) as sanctioned by the Government is available for inspection of the public during office hours on all working days in the office of the -

- (a) Town Planner, Branch Office, Jalna.
- (b) Collector, Jalna.
- (c) Chief Executive Officer, Zilla Parishad, Jaln.
- (d) Sub-divisional Officers at Jalna.

A copy or copies thereof or any extract therefrom certified to be correct is available for sale to the public at reasonable prices in the office of the Town Planner, Branch Office, Jalna.

The Regional Plan of Jalna as approved above shall come into operation after sixty days from the date of notification sanctioning Regional Plan and the same shall be called the “**Final Regional Plan of the Jalna Region** (2011-2031)”.

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

(Sanjay Saoji)
Deputy Secretary to Government

Schedule-A

**REGIONAL PLAN, Jalna
SCHEDULE OF SANCTIONED MODIFICATIONS**

(Accompaniment to the Government Notification No.TPS-2976/CR-267/16/UD-30, Dated 02/01/2018)

Sr. No	Proposal as per the plan published Under Section 16 of the Act	Proposal as per the plan submitted Under Section 15 of the Act	Modification sanctioned by the Government under Section 15 (1)
1	In Jalna Fringe Area Plan Mauza Rammurti Gut No. 231 pt., 235, 236 is included in Residential Zone	(M-1)- In Jalna Fringe Area Plan Mauza Rammurti Gut No. 231 pt., 235, 236 is to be deleted from Residential Zone & included in Industrial Zone	(M-1) - In Jalna Fringe Area Plan Mauza Rammurti Gut No. 231 pt., 235, 236 deleted from Residential Zone & included in Industrial Zone
2	In Jalna Fringe Area Plan Mauza Gundewadi, Jamwadi & Shrikrushnagar partly Residential, Industrial & Agriculture zone and boundary of New Town	M-2 - In Jalna Fringe Area Plan Boundary of Proposed Modified New Town	M-2 - Boundary of the Proposed New Town (Agro Prosperity Center) for MSRDC along Nagpur-Mumbai Super Communication Express way in Mauza Gundewadi, Jamwadi & Shrikrushnagar shall be as per the final Notification issued vide No.TPS-2617/CR-53/2017A/ UD-30, dated 05/06/2017 under Section 113 of the Act.
3	Part of Jalna Municipal Council i.e. “Tanda” in Revised Development Plan on Siraswadi road is shown in Jalna Fringe Area Plan.	Part of Jalna Municipal Council i.e. “Tanda” in Revised Development Plan on Siraswadi road is shown in Jalna Fringe Area Plan.	Part of Jalna Municipal Council i.e. “Tanda” in Revised Development Plan on Siraswadi road is shown in Jalna Fringe Area Plan is corrected
4	In Jalna Fringe Area Plan, Urban Growth Center Plans, Rural Growth Center Plans reservations for Parking, Truck Terminus, STP & SWM are proposed and appropriate authority is shown Government/Local Authority.	In Jalna Fringe Area Plan, Urban Growth Center Plans, Rural Growth Center Plans reservations for Parking, Truck Terminus, STP & SWM are proposed and appropriate authority is shown Government/Local Authority	Appropriate authority is changed as Zilla Parishad, Jalna.

5	Chapter 13 - Construction Byelaws and Development Control Regulations for Jalna Region.	Chapter 13 - Construction Byelaws and Development Control Regulations for Jalna Region.	Chapter 13 - Development Control and Promotion Regulations for Jalna Region for Jalna Region.
6	Chapter 13/Para 13.1 - Regulations are made for Jalna Region by including the Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra and some Regulations, which are modified by Government in the above Standardised Byelaws and Special Regulations made for Jalna Region, such Regulation is called as Jalna Development Control Rules	Chapter 13/Para 13.1 - Regulations are made for Jalna Region by including the Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra and some Regulations, which are modified by Government in the above Standardised Byelaws and Special Regulations made for Jalna Region, such Regulation is called as Jalna Development Control Rules	Chapter 13/Para 13.1 is revised and replaces as below:- Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned by the Government in Urban Development Department vide Notification No.TPS-1812/157/CR-71/12/Reconstruction No.34/12/RP/UD-13 dated 21.11.2013, as amended from time to time shall be applicable for Jalna Region. Following Special Regulations as mentioned in Section- II and subsequent Paragraphs shall be applicable, in addition to the DCPR mentioned above.
7	Chapter 13/Part II/section II-		
	I) All the three peripheral plans that is Jalna Fringe area plan, Ambad Fringe Area Plan, Partur Fringe Area plan shall be revised after 10 years form date of sanction of Regional Plan, in consultation with the Director of Town Planning Maharashtra state Pune & after his approval the Joint Director, of	All the three peripheral plans that is Jalna Fringe area plan, Ambad Fringe Area Plan, Partur Fringe Area plan shall be revised after 10 years form date of sanction of Regional Plan, in consultation with the Director of Town Planning Maharashtra state Pune & after his approval the Joint Director, of Town Planning, Aurangabad will send these revised plans to the collector Jalna for implementation under provisions of M.L.R Code, 1966.	This regulation is deleted.

	Town Planning, Aurangabad will send these revised plans to the collector Jalna for implementation under provisions of M.L.R Code, 1966.		
	II) After 2031 when the need of additional residential areas will be felt in above said peripheral (fringe area) plans the development permissions shall be granted beyond residential area boundary upon 500 mts adjacent to the residential area earmarked in respective peripheral plans. In consultation with Collector and Director of Town Planning, Maharashtra state Pune.	After 2031 when the need of additional residential areas will be felt in above said peripheral (fringe area) plans the development permissions shall be granted beyond residential area boundary upon 500 mts adjacent to the residential area earmarked in respective peripheral plans. In consultation with Collector and Director of Town Planning, Maharashtra state Pune.	This regulation is deleted.
	III) Development in the fringe Area surrounding Municipal Councils in the Region will be governed by standardized Development Control rules and promotion for Regional plans in Maharashtra. Where there is any conflict between these two regulations, special Regulations shall prevail.	Development in the fringe Area surrounding Municipal Councils in the Region will be governed by standardized Development Control rules and promotion for Regional plans in Maharashtra. Where there is any conflict between these two regulations, special Regulations shall prevail.	This regulation is deleted.

<p>IV) In Agricultural zone of Urban & Rural growth centres& fringe areas, residential permission may be granted 200 mts. from boundary of the extended gathaoan or resettlement goathan or resettlement layout undertaken by Government & it is declared/Sanctioned by revenue Deptt. under the provision of MLR code no.1966. Such permission shall be granted on payment of premium as mentioned in these byelaws.</p>	<p>In Agricultural zone of Urban & Rural growth centres& fringe areas, residential permission may be granted 200 mts. from boundary of the extended gathaoan or resettlement goathan or resettlement layout undertaken by Government & it is declared/Sanctioned by revenue Deptt. under the provision of MLR code no.1966. Such permission shall be granted on payment of premium as mentioned in this byelaws.</p>	<p>This provision is deleted and shall be per as mentioned at Special Regulation Sr.No.10(A).</p>
<p>V) Highway Development zone- Certain area along both sides of this road is preferred to be developed as “Highway Development Zone” and residential development may be permitted at a distance of 200 mt. 300 mt. on both side of central line of the above road. Residential N.A. permission with Residential layout / subdivision may be permitted in this Highway Development zone, on payment of premium at the rate of 30% of value the total area of land. (Note- All premium mentioned in this rule shall be calculated on the value of land under such zones determined by</p>	<p>V) Highway Development zone- Certain area along both sides of this road is preferred to be developed as “Highway Development Zone” and residential development may be permitted at a distance of 200 mt. 300 mt. on both side of central line of the above road. Residential N.A. permission with Residential layout / subdivision may be permitted in this Highway Development zone, on payment of premium at the rate of 30% of value the total area of land. (Note- All premium mentioned in this rule shall be calculated on the value of land under such zones determined by considering the land rates of said land as prescribed in Annual statement of Rates (ASR) for relevant year without applying the guidelines for larger areas therein) and residential building may be permitted in above zone in residential plot subject to following condition:-</p>	<p>This provision is kept in abeyance.</p>

<p>considering the land rates of said land as prescribed in Annual statement of Rates (ASR) for relevant year without applying the guidelines for larger areas therein) and residential building may be permitted in above zone in residential plot subject to following condition.</p> <p>1) 0.2 FSI may be allowed without payment of premium.</p> <p>2) 0.2 to 1.0 FSI may be allowed on payment of premium calculated considering 30% rate of the said land as prescribed in Annual Statement of Rates (ASR) of the year of granting such additional FSI. Such premium, premium for layout/subdivision shall be deposited in the concerned Branch Office of Town Planning Department or in Concerned Authority wherever applicable. In case of building permission, the land area consider for premium shall be equal to additional FSI/ built-up area granted.</p>	<p>1) 0.2 FSI may be allowed without payment of premium.</p> <p>2) 0.2 to 1.0 FSI may be allowed on payment of premium calculated considering 30% rate of the said land as prescribed in Annual Statement of Rates (ASR) of the year of granting such additional FSI. Such premium, premium for layout/subdivision shall be deposited in the concerned Branch Office of Town Planning Department or in Concerned Authority wherever applicable. In case of building permission, the land area consider for premium shall be equal to additional FSI/ built-up area granted.</p> <p>Provision of Highway Development zone is made in this bye laws. However for purpose of achieving proper planned development in Highway Development zone. It will be necessary to prepare zone plan of village along National Highway from village Varudi to village Dawalwadi. There are the following villages along this proposed National Highway (1) Varudi (2) Gevarai (3) Kadegaon (4) Gokulwadi (5) Deogaon (6) Matrewadi (7) Rajewadi (8) Shelgaon.</p> <p>Zone plans for all above Eight villages shall be prepared after sanction of Jalna Regional plan. Zone plan of eight village shall be prepared within 3 years after sanction of Jalna Regional plan in the following phased program.</p>	
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<p>Provision of Highway Development zone is made in this bye laws. However for purpose of achieving proper planned development in Highway Development zone. It will be necessary to prepare zone plan of village along National Highway from village Varudi to village Dawalwadi. There are the following villages along this proposed National Highway (1) Varudi (2) Gevarai (3) Kadegaon (4) Gokulwadi (5) Deogaon (6) Matrewadi (7) Rajewadi (8) Shelgaon.</p> <p>Zone plans for all above Eight villages shall be prepared after sanction of Jalna Regional plan. Zone plan of eight village shall be prepared within 3 years after sanction of Jalna Regional plan in the following phased program.</p>	<table><tr><th>Sr. No</th><th>Preparation of zone plan for village</th><th>Period (Preparation of zone plan shall be started after sanction of R.P.)</th></tr><tr><td>1</td><td>2</td><td>3</td></tr><tr><td>1</td><td>Shelgaon, Varudi, Kadegaon</td><td>0 to 1st Year</td></tr><tr><td>2</td><td>DeogaonGavarai, Matrewadi</td><td>1st to 2nd Year</td></tr><tr><td>3</td><td>Gokulwadi, Rajewadi,</td><td>2nd to 3rd Year</td></tr></table>	Sr. No	Preparation of zone plan for village	Period (Preparation of zone plan shall be started after sanction of R.P.)	1	2	3	1	Shelgaon, Varudi, Kadegaon	0 to 1 st Year	2	DeogaonGavarai, Matrewadi	1 st to 2 nd Year	3	Gokulwadi, Rajewadi,	2 nd to 3 rd Year
	Sr. No	Preparation of zone plan for village	Period (Preparation of zone plan shall be started after sanction of R.P.)													
	1	2	3													
	1	Shelgaon, Varudi, Kadegaon	0 to 1 st Year													
	2	DeogaonGavarai, Matrewadi	1 st to 2 nd Year													
3	Gokulwadi, Rajewadi,	2 nd to 3 rd Year														
<p>All above Eight village zone plan shall be prepared as mentioned in phased program for zone plan in consultation with the Director of Town Planning Maharashtra State Pune and after his approval the Joint Director of Town Planning Aurangabad will send respective zone plan within period mentioned in phased program to the Collector Jalna for implementation under provision of M.L.R. code 1966 and relevant Act. .</p>																

	Sr. No.	Preparation of zone plan for village	Period (Preparation of zone plan shall be started after sanction of R.P.)		
	1	2	3		
	1	Shelgaon, Varudi, Kadegaon	0 to 1 st Year		
	2	DeogaonGav arai, Matrewadi	1 st to 2 nd Year		
	3	Gokulwadi, Rajewadi,	2 nd to 3 rd Year		
<p>All above Eight village zone plan shall be prepared as mentioned in phased program for zone plan in consultation with the Director of Town Planning Maharashtra State Pune and after his approval the Joint Director of Town Planning Aurangabad will send respective zone plan within period mentioned in phased program to the Collector Jalna for implementation under provision of M.L.R. code 1966 and relevant Act.</p>					

	<p>VI) In the plans of Urban Growth Centers, Ruler Growth Centers, Plans for Fringe Areas of Jalna Regional Plan development permission in proposed residential zone is allowed only on payment of premium at the rate of 30% of the value of total area of land. Such premium shall be calculated on the value of lands under such zones determined by considering the land rates of said land as prescribed in Annual statement of Rates (ASR) for relevant year without applying the guidelines for larger areas therein. Such premium shall be deposited in Branch Office of the Town Planning Department for crediting the same in to the Government Treasury.</p>	<p>VI) In the plans of Urban Growth Centers, Ruler Growth Centers, Plans for Fringe Areas of Jalna Regional Plan development permission in proposed residential zone is allowed only on payment of premium at the rate of 30% of the value of total area of land. Such premium shall be calculated on the value of lands under such zones determined by considering the land rates of said land as prescribed in Annual statement of Rates (ASR) for relevant year without applying the guidelines for larger areas therein. Such premium shall be deposited in Branch Office of the Town Planning Department for Crediting the same in to the Government Treasury.</p>	<p>This provision is deleted.</p>
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VII) In Jalna region existing State Highway, Major Dist. Road, Other Dist. Road, Village Road are widening upto as follows, when permission or other purpose.

Sr. No.	Name of Road	Width of Road
1	2	3
1	National Highway	60 mt.& 12 mt. Service road both side
2	State Highway	30 mt.& 12 mt. Service road both side
3	Major State Highway	30 mt.& 12 mt. Service road both side
4	Major Dist. Road	25 mt.& 12 mt. Service road both side
5	Other Dist. Road	24 mt.
6	Village Road	18 mt.
7	Shiv Road	15 mt.

In Jalna region existing State Highway, Major Dist. Road, Other Dist. Road, Village Road are widening upto as follows, when permission or other purpose.

Sr. No.	Name of Road	Width of Road
1	2	3
1	National Highway	60 mt.& 12 mt. Service road both side
2	State Highway	30 mt.& 12 mt. Service road both side
3	Major State Highway	30 mt.& 12 mt. Service road both side
4	Major Dist. Road	25 mt.& 12 mt. Service road both side
5	Other Dist. Road	24 mt.
6	Village Road	18 mt.
7	Shiv Road	15 mt.

In Jalna region width of roads to be considered while granting development permissions as mentioned in table given below:-

Sr. No.	Category of Road	Width of Road	Remarks
1	2	3	4
1	National Highway	60 mt.	Width inclusive of 12 mt. service road on both side
2	State Highway	45 mt.	Width inclusive of 9 mt. service road on both side
4	Major Dist. Road	24 mt.	No service road required.
5	Other Dist. Road	18 mt.	No service road required.
6	Village Road	15 mt.	No service road required.

Note:- 1) If the width of any existing road above is more than width specified in the table above, then the greater width shall prevail.

2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time.

			3) The development permission along the above classified roads shall be granted considering the total width of Roads.
	<p>VIII)In Agricultural zone of Urban & Rural growth centers & fringe area residential permission may be granted 200 mts.distances from the extended goathan or resettlement goathan& resettlement layout under taken by Government & it is declared/Sanctioned by revenue Dept. under the provision of MLR code no.1966. such permission is allowed only on payment of premium at the rate of 30% of the value of total area of land. Such premium shall be calculated on the value of lands under such zones determined by considering the land rates of said land as prescribed in Annual statement of Rates (ASR) for relevant year without applying the guidelines for larger areas therein. Such premium shall be deposited in Branch Office of the Town Planning Department for Crediting the same in to the Government Treasury.</p>	<p>In Agricultural zone of Urban & Rural growth centers & fringe area residential permission may be granted 200 mts.distances from the extended goathan or resettlement goathan& resettlement layout under taken by Government & it is declared/Sanctioned by revenue Dept. under the provision of MLR code no.1966. such permission is allowed only on payment of premium at the rate of 30% of the value of total area of land. Such premium shall be calculated on the value of lands under such zones determined by considering the land rates of said land as prescribed in Annual statement of Rates (ASR) for relevant year without applying the guidelines for larger areas therein. Such premium shall be deposited in Branch Office of the Town Planning Department for Crediting the same in to the Government Treasury.</p>	<p>This provision is deleted and shall be per as mentioned at Special Regulation Sr.No.10(A).</p>

8	Chapter 13/Part II/section III-		
	REST OF RURAL AREA - Development in rural area outside the planning areas of above be governed by Standardised Development Control and promotion Regulations for Regional Plans in Maharashtra. In case of conflict between these two regulations special regulations shall prevail.	REST OF RURAL AREA - Development in rural area outside the planning areas of above be governed by Standardised Development Control and promotion Regulations for Regional Plans in Maharashtra. In case of conflict between these two regulations special regulations shall prevail.	This provision is deleted.
9	Chapter 13/Part II/section III - Special Regulations		
	1) Area under layout shall be more than 0.40 hector . Ha.	1) Area under layout shall be more than 0.40 hector . Ha.	This rule is deleted.
	2) AMENITY SPACE In any layout or sub division of land for residential purposes including sub division under group housing scheme, an area admeasuring not less than 10% of the total area under layout shall be reserved for amenity space at suitable locations, having layout area more than 0.40 hector. This shall be in addition to usual 10 % required as open space in the layout /sub divisions. Such reserved lands/plots for amenity space can be sold by the owner to appropriate public Authorities of Institutions or	2) AMENITY SPACE In any layout or sub division of land for residential purposes including sub division under group housing scheme, an area admeasuring not less than 10% of the total area under layout shall be reserved for amenity space at suitable locations, having layout area more than 0.40 hector. This shall be in addition to usual 10 % required as open space in the layout /sub divisions. Such reserved lands/plots for amenity space can be sold by the owner to appropriate public Authorities of Institutions or may be used by the owner/Developer for appropriate community purposes as specified by the approving Authority, viz Nursery, Primary and Secondary school, public Dispensaries and Hospitals. Community Hall for social	<u>This provision is deleted and Regulation No.13.3.11 of DCPR regarding Amenity Space is replaced by following regulation:-</u> Provision for Amenity Space- a) In Residential layout or sub-division of land more than 0.4 ha. (excluding the area under R.P. roads or road widening) in area or subdivision under Group Housing Scheme, an area admeasuring not less than 10% of the total area of the land, shall be reserved, in addition to 10% area required as open space in layout or subdivision, for Amenity Space.

<p>may be used by the owner/Developer for appropriate community purposes as specified by the approving Authority, viz Nursery, Primary and Secondary school, public Dispensaries and Hospitals. Community Hall for social welfare and Cultural Purpose. Post and Tele Communication facilities. Bus bay and Bus Stands, and other public purposes for the benefit and use of general public at large as would be approved by Director of Town Planning. Maharashtra State, Pune. The approving authority shall lay down suitable conditions and time limit for protections, use and development of such reserved Amenity spaces and in case of breach of such conditions, the authority shall take suitable penal action.</p>	<p>welfare and Cultural Purpose. Post and Tele Communication facilities. Bus bay and Bus Stands, and other public purposes for the benefit and use of general public at large as would be approved by Director of Town Planning. Maharashtra State, Pune. The approving authority shall lay down suitable conditions and time limit for protections, use and development of such reserved Amenity spaces and in case of breach of such conditions, the authority shall take suitable penal action.</p>	<p>b) Following users shall be permissible in the Amenity Space 1) Educational facilities, 2)Recreational facilities like play ground, garden, park, children'splay ground, Sports complex, Stadium, Club House etc.3)Multipurpose hall, 4) Convention Centers, 5) Cultural Centers, 6) Post offices, 7) Library, 8) Dispensary, Maternity Home, Hospital, 9) Police Station, 10) Fire Brigade, etc.11)Parking 12) Additional Public utility users with the permission of Director of Town Planning.</p> <p>c) Amenity spaces may be developed by Collector / Future Planning Authority / Land owner / Developer subject to following:-</p> <p>Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the respective Authority.</p> <p>The priority for development of particular amenity in particular Residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be develop for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other services, etc. then, such amenity space shall</p>
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			<p>be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.</p> <p>Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.</p> <p>Provided further that, if the amenity space is less than 200sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority.</p> <p>Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.</p>
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			<p>Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.</p> <p>However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission -</p> <p>i) shall be limited to the area provided in earlier permission.</p> <p>ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.</p> <p>Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.</p> <p>Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v)</p> <p>Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is</p>
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			stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.
	3) No development permission in any of the land in this area shall be granted unless the owner/ Developer satisfies the appropriate authorities that, he will make his own water supply, street light, roads, gutters and proper sewerage disposal arrangements to the satisfaction of the concerned authorities	3) No development permission in any of the land in this area shall be granted unless the owner/ Developer satisfies the appropriate authorities that, he will make his own water supply, street light, roads, gutters and proper sewerage disposal arrangements to the satisfaction of the concerned authorities.	This provision is deleted.
	4) Users permissible in the Agricultural/No development Zone shall be as listed under Regulations in section herein after.	4) Users permissible in the Agricultural/No development Zone shall be as listed under Regulations in section herein after.	This provision is deleted.
	5) Development in the lands along classified Highways/ roads shall observe minimum set back as per restrictions of Ribbon Development Rules.	5) Development in the lands along classified Highways/ roads shall observe minimum set back as per restrictions of Ribbon Development Rules.	This provision is deleted.
	6) Users permissible in Agricultural zone, afforestation zone shall be in accordance with regulations in section hereinafter.	6) Users permissible in Agricultural zone, afforestation zone shall be in accordance with regulations in section hereinafter.	This provision is deleted.

	7) For the unauthorized construction existing on 01 jan. 2001 the provisions of Maharashtra Gunthewari Development (Regularisation, Upgradation and control) Act 2001 shall be applicable.	7) For the unauthorized construction existing on 01 jan. 2001 the provisions of Maharashtra Gunthewari Development (Regularisation, Upgradation and control) Act 2001 shall be applicable.	This provision is deleted.
	8) Users Permissible in Industrial zone shall be in accordance with the industrial Location/ development policy as per the policies laid down by Regional Plan.	8) Users Permissible in Industrial zone shall be in accordance with the industrial Location/ development policy as per the policies laid down by Regional Plan.	This provision is deleted.
	9) Mineral water plants may be permitted in R-2 zone	9) Mineral water plants may be permitted in R-2 zone	This provision is deleted.
	The following users may be permitted in Agricultural zone/no development zones		
	1) Quarry and stone processing units and hot mix plants with the permission of the Collector provided the site is not within 500 meters from all classified road, the gaathan/ village settlement/ residential zones in development plans/ zone plans for fringes areas or 2 km from Fort, River, Historical Places, Religious Places and places of Archaeological & protected areas of Tourist interest.	Quarry and stone processing units and hot mix plants with the permission of the Collector provided the site is not within 500 meters from all classified road, the gaathan/ village settlement/ residential zones in development plans/ zone plans for fringes areas or 2 km from Fort, River, Historical Places, Religious Places and places of Archaeological & protected areas of Tourist interest. <i>Subject to stipulations mentioned in part XI of Standardized Development Control and Promotion Rules applicable to Regional Plans. Prior approval of Maharashtra Pollution Control Board is essential.</i>	This provision is deleted.

2) Agro based industry such as cold storage, pasteurized plant, bedana project, pre cooling units, fruit product plants, mushroom, floricultural, dehydration of vegetables and animal products such as-dairy, poultry, tomato sauce, sheep farm, Mineral water plant. The minimum plot size should be 0.4 Hectare and maximum permissible floor space Index shall be 0.20	Agro based industry such as cold storage, pasteurized plant, bedana project, pre cooling units, fruit product plants, mushroom, floricultural, dehydration of vegetables and animal products such as-dairy, poultry, tomato sauce, sheep farm, Mineral water plant. The minimum plot size should be 0.4 Hectare and maximum permissible floor space Index shall be 0.20	This provision is deleted.
1.1) No industry should be permitted on hill tops, hill slopes, having gradient steeper than 1:5, protected forests, sanctuaries, ecological sensitive areas, tourism zone and catchment areas of lakes covered under forest conservation Act and environmental protection Act.	No industry should be permitted on hill tops, hill slopes, having gradient steeper than 1:5, protected forests, sanctuaries, ecological sensitive areas, tourism zone and catchment areas of lakes covered under forest conservation Act and environmental protection Act.	This provision is deleted.
3) As mentioned in chapter on industrial policy, Industries engaged in the processing of agricultural products and animal product plants, mushroom, floriculture, dehydration of vegetables etc., will be permissible in the areas	As mentioned in chapter on industrial policy, Industries engaged in the processing of agricultural products and animal product plants, mushroom, floriculture, dehydration of vegetables etc., will be permissible in the areas outside from gaathan/ village settlement and outside the exclusion zones mentioned in following paras.	This provision is deleted.

	outside from gaathan/ village settlement and outside the exclusion zones mentioned in following paras.		
	I) No industry should be permitted on hill tops, hill slopes, forests, sanctuaries, ecological sensitive areas tourism zone and areas earmarked for afforestation and catchment areas of Lakes, & lands covered under forest conservation Act & Environmental protection act.	No industry should be permitted on hill tops, hill slopes, forests, sanctuaries, ecological sensitive areas tourism zone and areas earmarked for afforestation and catchment areas of Lakes, & lands covered under forest conservation Act & Environmental protection act.	
	II) Any manufacturing industry should not be permitted within a distance of 1.5 Kilometers (considering the wind direction of locations) from historical places, forts, protected monuments, places of archaeological & religious Interest. This binding should be strictly observed for the identified location of the above nature in the Jalna Regional plan.	Any manufacturing industry should not be permitted within a distance of 1.5 Kilometers (considering the wind direction of locations) from historical places, forts, protected monuments, places of archaeological & religious Interest. This binding should be strictly observed for the identified location of the above nature in the Jalna Regional plan.	

	III) Except small scale & service industries allowable in Residential zones, no other industry should be allowed within 500 meters. From the gaothan boundary of village.	Except small scale & service industries allowable in Residential zones, no other industry should be allowed within 500 meters. From the gaothan boundary of village.													
	IV) Non polluting industry may be allowed with the prior approval of Maharashtra water and Air pollution Control Board and the Environmental Department of state and central Government& G.S.D.A essential for location of such industries.	Non polluting industry may be allowed with the prior approval of Maharashtra water and Air pollution Control Board and the Environmental Department of state and central Government& G.S.D.A essential for location of such industries.													
10	A) In the villages where no specific residential zone is shown or the villages outside the zone plan planning area, residential development may be permitted within the periphery around gaothan (gaothan is land within the meaning of clause 10 of section 2 of Maharashtra Land Revenue code 1966 of the village panchayat concerned) as per criteria stated below: A) The criteria for the periphery around village Gaothan	A) In the villages where no specific residential zone is shown or the villages outside the zone plan planning area, residential development may be permitted within the periphery around gaothan (gaothan is land within the meaning of clause 10 of section 2 of Maharashtra Land Revenue code 1966 of the village panchayat concerned) as per criteria stated below: The criteria for the periphery around village Gaothan	This provision is sanction as mentioend below. In the Region for villages where no specific residential zone is shown or the villages outside the zone plan, planning area, residential development may be permitted within the periphery as per criteria stated below- <table><tr><th>Sr. No.</th><th>Category of Village (Populations as per latest census)</th><th>Development allowed</th></tr><tr><td>1</td><td>Up to 5000</td><td>500 M</td></tr><tr><td>2</td><td>Above 5000 and upto 10000</td><td>750 M</td></tr><tr><td>3</td><td>Above 10000</td><td>1000 M</td></tr></table>	Sr. No.	Category of Village (Populations as per latest census)	Development allowed	1	Up to 5000	500 M	2	Above 5000 and upto 10000	750 M	3	Above 10000	1000 M
Sr. No.	Category of Village (Populations as per latest census)	Development allowed													
1	Up to 5000	500 M													
2	Above 5000 and upto 10000	750 M													
3	Above 10000	1000 M													

	Population as per latest population (Applicable to no specified zone plan.)	Residential peripheral distances from the existing authorized revenue gaothan	Residential peripheral distances from the extended gaothan or resettlement gaothan & resettlement layout under taken by Government & it is declared/Sanctioned by revenue Dept. under the provision of MLR code no.1966
	01 to 2000	500 Mt.	200 Mt.
	2001 to 5000	1000 Mt.	200 Mt.
	5000 to above	1500 Mt.	200 Mt.
	Notwithstanding anything contained in the above regulation, such residential development shall be		
	Population as per latest population (Applicable to no specified zone plan.)	Residential peripheral distances from the existing authorized revenue gaothan	Residential peripheral distances from the extended gaothan or resettlement gaothan & resettlement layout under taken by Government & it is declared/Sanctioned by revenue Dept. under the provision of MLR code no.1966
	01 to 2000	500 Mt.	200 Mt.

Population as per latest population (Applicable to no specified zone plan.)	Residential peripheral distances from the existing authorized revenue gaothan	Residential peripheral distances from the extended gaothan or resettlement gaothan & resettlement layout under taken by Government & it is declared/Sanctioned by revenue Dept. under the provision of MLR code no.1966
01 to 2000	500 Mt.	200 Mt.
2001 to 5000	1000 Mt.	200 Mt.
5000 to above	1500 Mt.	200 Mt.

(Note : In case of land which is out side periphery of village as per above criteria, but that land included in periphery of adjacent village, then such land may be considered as included in periphery of village)

Notwithstanding anything contained in the above regulation, such residential development shall be permitted in periphery around village gaothan based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated

Note:- The population shall be considered as per the latest census.

Such development may be permitted on payment of premium of the total area of land. 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 developments. Such premium shall be deposited in the concerned Authority /Branch Office of the Town Planning Department for crediting the same into the Government Treasury.

Provided that, where more than 50 % of area of the Survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey number/Gat number within one ownership shall be considered for development on payment of premium as above.

Provided further that, the premium charges shall be recovered at the time of tentative approval of the Development permission. Where **tentative development permission is already granted before publication of Regional plan** and final approval is yet to be granted, then **in such cases** premium charges **shall not be** recovered at the time of final approval.

<p>permitted in periphery around village gaathan based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments or without applying the guidelines for larger areas 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.</p> <p>Provided further that where more than 50 percent of area of the survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number/ Gat Number within one ownership shall be considered for development on payment of premium as above.</p>	<p>considering 30% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments or without applying the guidelines for larger areas 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.</p> <p>Provided further that where more than 50 percent of area of the survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number/ Gat Number within one ownership shall be considered for development on payment of premium as above.</p>	<p>Provided also that for the areas which are converted into Municipal Councils / Nagar Panchayat within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagarpanchayat 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.</p> <p>However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations viz. Hills and Hill tops and within the required Buffer Zone / prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.</p> <p>Provided further that, this regulation shall not be applicable for villages for which growth center/peripheral zone plans are prepared and published.</p>
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			Provided also that this regulation shall also be applicable to all declared /Notified Gaothan under MLRC irrespective of its position shown on Regional Plan or not.
	B) Growth centers, sub growth centers & central villages where development cannot be accommodated in above area, a Zone Plan for these settlements will be prepared in consultation with Collector & Director, of Town Planning Maharashtra State Pune and after his approval the Joint Director of Town Planning of Aurangabad Region will send the Zone Plans to the Collector Jalna as and when required and they shall be operative under provisions of M.L.R. code 1966.	Growth centers, sub growth centers & central villages where development cannot be accommodated in above area, a Zone Plan for these settlements will be prepared in consultation with Collector & Director, of Town Planning Maharashtra State Pune and after his approval the Joint Director of Town Planning of Aurangabad Region will send the Zone Plans to the Collector Jalna as and when required and they shall be operative under provisions of M.L.R. code 1966.	This provision is deleted.
	C) Zone plans as referred above shall also be prepared if required for settlements included in fringe area plans in the Jalna Region in consultation with Collector and Director Town Planning, Maharashtra State Pune.	Zone plans as referred above shall also be prepared if required for settlements included in fringe area plans in the Jalna Region in consultation with Collector and Director Town Planning, Maharashtra State Pune.	This provision is deleted.

<p>D) Where no Zone plans are prepared after 20 years from the date of publication of Jalna Regional plan. The development permission shall be granted as per above clause (A) in the periphery of the settlements existing shape on that date in respect of the gaothan/ rehabilitated area/ project housing sites etc. without resorting to modification as required under section 20 of the M.R. & T.P Act 1966 for meeting the demand of rural housing at large in the region. However, such development shall not be permitted on lands which deserve preservation of protection from Environmental considerations, viz Hills and Hill tops, and belt of 200 mt. from the high flood levels and catchment lakes & 300 mts. from protected monument etc.</p>	<p>Where no Zone plans are prepared after 20 years from the date of publication of Jalna Regional plan. The development permission shall be granted as per above clause (A) in the periphery of the settlements existing shape on that date in respect of the gaothan/ rehabilitated area/ project housing sites etc. without resorting to modification as required under section 20 of the M.R. & T.P Act 1966 for meeting the demand of rural housing at large in the region. However, such development shall not be permitted on lands which deserve preservation of protection from Environmental considerations, viz Hills and Hill tops, and belt of 200 mt. from the high flood levels and catchment lakes & 300 mts. from protected monument etc.</p>	<p>This provision is deleted.</p>
<p>E) Farm Houses will be permitted as per the provisions of Maharashtra Land Revenue Code 1966 However, before allowing the construction of the farm house, it shall be ensured that the land</p>	<p>Farm Houses will be permitted as per the provisions of Maharashtra Land Revenue Code 1966 However, before allowing the construction of the farm house, it shall be ensured that the land is under actual cultivation or under tree plantation and trees are planted at the rate of 300 trees</p>	<p>This provision is deleted.</p>

<p>is under actual cultivation or under tree plantation and trees are planted at the rate of 300 trees per Hector minimum (or lesser number on the basis of species selected and approved by the Forest Department) It shall also be ensured by Forest Department that, the tress have survived and grown at least for one year.</p>	<p>per Hector minimum (or lesser number on the basis of species selected and approved by the Forest Department) It shall also be ensured by Forest Department that, the tress have survived and grown at least for one year.</p>	
<p>F) Registered public and private Institutions of repute mainly engaged in community development, Human Resource development and ancillary development, and rural upliftment Activities, public health, education and charitable activities, such as homes for orphans, physically handicapped and old & disabled people. Trekking institutes etc., may be permitted. Constructions for said purpose at suitable locations may be allowed with built up areas restricted to 1/5 (20%) of the net plot areas with structures not more than ground + one storied and trees are planted at the rate of 400 trees per Hector minimum.</p>	<p>Registered public and private Institutions of repute mainly engaged in community development, Human Resource development and ancillary development, and rural upliftment Activities, public health, education and charitable activities, such as homes for orphans, physically handicapped and old & disabled people. Trekking institutes etc., may be permitted. Constructions for said purpose at suitable locations may be allowed with built up areas restricted to 1/5 (20%) of the net plot areas with structures not more than ground + one storied and trees are planted at the rate of 400 trees per Hector minimum.</p>	<p>This provision is deleted.</p>

	G) Brick Kilns are permitted in the Agricultural zone at suitable locations 500 mt. away from municipal Council boundary and gaathan limits, residential zones in development plan, zone plan of fringe areas where raw material is available subject to the wind direction of the area. They should be kept away from historical monuments, ecological sensitive zones & good agricultural land.	Brick Kilns are permitted in the Agricultural zone at suitable locations 500 mt. away from municipal Council boundary and gaathan limits, residential zones in development plan, zone plan of fringe areas where raw material is available subject to the wind direction of the area. They should be kept away from historical monuments, ecological sensitive zones & good agricultural land.	This provision is deleted.
	H) Transport units or Truck terminus at suitable locations may be permitted in agricultural zone subject to setback persevered in Ribbon Development Rules.	Transport units or Truck terminus at suitable locations may be permitted in agricultural zone subject to setback persevered in Ribbon Development Rules.	This provision is deleted.
	I) Non polluting and non hazardous industries could be permitted in agriculture zone but it should be on land - unfit for cultivation / rocky land / barren land based on revenue records of 7/12 extract for last 30 years, provide the prior approval of Maharashtra Pollution Control Board, Directorate of Explosive, Dept, and Health & Safety wings of industries	Non polluting and non hazardous industries could be permitted in agriculture zone but it should be on land - unfit for cultivation / rocky land / barren land based on revenue records of 7/12 extract for last 30 years, provide the prior approval of Maharashtra Pollution Control Board, Directorate of Explosive, Dept, and Health & Safety wings of industries Dept. of state government and Environment dept. from state is essential for location of such industries and subject to restrictions in built-up areas tree plantation as follows	This provision is deleted.

	<p>Dept. of state government and Environment dept. from state is essential for location of such industries and subject to restrictions in built-up areas tree plantation as follows</p> <p>a. Trees plantation at 300 trees per Hector shall be planted on 50% of the areas of the industrial unit.</p> <p>b. Permissible F.A.R. shall be 0.20 of the remaining 50% area.</p>	<p>a. Trees plantation at 300 trees per Hector shall be planted on 50% of the areas of the industrial unit.</p> <p>b. Permissible F.A.R. shall be 0.20 of the remaining 50% area.</p>	
	<p>J) Hazardous industries/ users requiring large areas for safety margins as compared to the operational area itself. Provided such industries/ users would not cause nuisance to adjoining users and no objection for the project and site approval is obtained from the Maharashtra pollutions Control Board, Directorate of explosive Department and the Health and safety wing of Industries Department of the state Government and subject to restrictions-</p>	<p>Hazardous industries/ users requiring large areas for safety margins as compared to the operational area itself. Provided such industries/ users would not cause nuisance to adjoining users and no objection for the project and site approval is obtained from the Maharashtra pollutions Control Board, Directorate of explosive Department and the Health and safety wing of Industries Department of the state Government and subject to restrictions-</p> <p>a. Tree plantation at 300 trees per Hector shall be planted on 50% of the areas of the industrial unit.</p> <p>b. Permissible F.A.R. shall be 0.20 of the remaining 50% areas.</p>	<p>This provision is deleted.</p>

	<p>a. Tree plantation at 300 trees per Hecter shall be planted on 50% of the areas of the industrial unit.</p> <p>b. Permissible F.A.R. shall be 0.20 of the remaining 50% areas.</p> <p>c. These industries in Agriculture Zone shall be permissible only beyond a distance of 500 mt. from the permissible residential area.</p> <p>d. These industries shall not be allowed within 2 km from Godavari the major river in Jalna Region & 1 km form other rivers & high water level of water reservoir. The prior permission of Maharashtra Pollution Control Board will be essential for establishment of such type of industry.</p>	<p>c. These industries in Agriculture Zone shall be permissible only beyond a distance of 500 mt. from the permissible residential area.</p> <p>d. These industries shall not be allowed within 2 km from Godavari the major river in Jalna Region & 1 km form other rivers & high water level of water reservoir. The prior permission of Maharashtra Pollution Control Board will be essential for establishment of such type of industry.</p>	
	<p>K) No polluting industry specified in Appendix 1 & 2, will be allowed within 2 km from Godavari the major river in Jalna Region & 1 km form other rivers & high water level of water reservoir. The prior permission of Maharashtra</p>	<p>No polluting industry specified in Appendix 1 & 2, will be allowed within 2 km from Godavari the major river in Jalna Region & 1 km form other rivers & high water level of water reservoir. The prior permission of Maharashtra Pollution Control Board will be essential for establishment of such type of industry.</p>	<p>This provision is deleted.</p>

<p>Pollution Control Board will be essential for establishment of such type of industry.</p> <p>a. Tree plantation at 300 trees per Hector shall be planted on 50% of the areas of the industrial unit.</p> <p>b. Permissible F.A.R. shall be 0.20 of the remaining 50% areas.</p>	<p>a. Tree plantation at 300 trees per Hector shall be planted on 50% of the areas of the industrial unit.</p> <p>b. Permissible F.A.R. shall be 0.20 of the remaining 50% areas.</p>	
<p>L) Any manufacturing industry should not be permitted within a distance of 1.50 km from those areas which are important from point of view of archaeological protection, tourism & religious interest as well as from archaeologically protected & historically important forts, building, caver, religious places. These binding will be effective for all such locations referred in Jalna regional plan.</p>	<p>Any manufacturing industry should not be permitted within a distance of 1.50 km from those areas which are important from point of view of archaeological protection, tourism & religious interest as well as from archaeologically protected & historically important forts, building, caver, religious places. These binding will be effective for all such locations referred in Jalna regional plan.</p>	<p>This provision is deleted.</p>
<p>M) Film studios at appropriate location having around floor structure only with built up area not exceeding 4% (0.04) of the net plot area with the condition that proper land scarping is done & trees planted at the rate of 300 trees per Hector.</p>	<p>Film studios at appropriate location having around floor structure only with built up area not exceeding 4% (0.04) of the net plot area with the condition that proper land scarping is done & trees planted at the rate of 300 trees per Hector.</p>	<p>This provision is sanction as mentioned below:-</p> <p>Film studios at appropriate location having around floor structure only with built up area not exceeding 12.5% of the net plot area with the condition that proper land scarping is done & trees planted at the rate of 300 trees per Hector.</p>

	<p>N) Existing authorized industries and industrial estate may be allowed to be continued as if they are in industrial zone and only reasonable expansion shall be permitted in their case. Maharashtra State Pollution Control Board shall be consulted before allowing the expansion of the existing industries/industrial estates. The industries in non-conforming zone/residential zone shall shift to the Industrial Zone as far as possible.</p>	<p>Existing authorized industries and industrial estate may be allowed to be continued as if they are in industrial zone and only reasonable expansion shall be permitted in their case. Maharashtra State Pollution Control Board shall be consulted before allowing the expansion of the existing industries/industrial estates. The industries in non-conforming zone/residential zone shall shift to the Industrial Zone as far as possible.</p>	<p>This provision is deleted.</p>
	<p>O) Rural upliftment Small-scale and Service Industries and resources based industries not likely to cause nuisance to adjacent users may be permitted in Agriculture Zone, after obtaining no objection for the project from the Maharashtra Pollution Control Board, small scale industry certificate for District industry centre subject to the following restrictions:-</p> <p>a) Minimum size of plot shall be 2000 sqmt.</p>	<p>Rural upliftment Small-scale and Service Industries and resources based industries not likely to cause nuisance to adjacent users may be permitted in Agriculture Zone, after obtaining no objection for the project from the Maharashtra Pollution Control Board, small scale industry certificate for District industry centre subject to the following restrictions:-</p> <p>a) Minimum size of plot shall be 2000 sqmt.</p> <p>b) Access road shall be minimum 12 mt. wide.</p> <p>c) Tree plantation shall have to be undertaken at the rate of 300 trees per Ha, in 50 percent area.</p>	<p>This provision is deleted.</p>

<p>b) Access road shall be minimum 12 mt. wide.</p> <p>c) Tree plantation shall have to be undertaken at the rate of 300 trees per Ha, in 50 percent area.</p> <p>d) Permissible built-up area shall 20 percent of the remaining 50 percent plot area.</p> <p>e) Maximum No. of storey shall be 2 (G+1).</p> <p>f) Front and side marginal distance shall be minimum 4.5 mt.</p>	<p>d) Permissible built-up area shall 20 percent of the remaining 50 percent plot area.</p> <p>e) Maximum No. of storey shall be 2 (G+1).</p> <p>f) Front and side marginal distance shall be minimum 4.5 mt.</p>	
<p>P) Non agricultural use by individuals or societies or institutions who have purchased lands with due sale/ purchase permission has not lapsed, will be allowed subject to the revised Development Control Rules made applicable for that area.</p>	<p>Non agricultural use by individuals or societies or institutions who have purchased lands with due sale/ purchase permission has not lapsed, will be allowed subject to the revised Development Control Rules made applicable for that area.</p>	<p>This provision is deleted.</p>
<p>Q) The industrial layout/ industrial sub division of land having minimum area of one ha. shall also be permissible with minimum plot size of 500 sq.mt.</p>	<p>The industrial layout/ industrial sub division of land having minimum area of one ha. shall also be permissible with minimum plot size of 500 sq.mt. and 23 mt.self buffer zone. Other respective regulations of industrial</p>	<p>This provision is deleted.</p>

	<p>and 23 mt. self buffer zone. Other respective regulations of industrial zone shall be applicable. Such layout would be permissible only on payment of premium at the rate of 30% of the value of the total area of land. Such premium shall be calculated on the value of lands under such zones determined by considering the land rates of said land as prescribed in Annual Statement of Rates (ASR), for relevant year without applying the guidelines for larger areas therein.</p>	<p>zone shall be applicable. Such layout would be permissible only on payment of premium at the rate of 30% of the value of the total area of land. Such premium shall be calculated on the value of lands under such zones determined by considering the land rates of said land as prescribed in Annual Statement of Rates (ASR), for relevant year without applying the guidelines for larger areas therein.</p>	
	<p>R) Following areas viz.</p> <ol style="list-style-type: none"> 1. Catchment areas of major lakes & Reservoir. 2. Hill tops and hill slopes. 3. Forest Lands & Areas designated afforestation. 4. Areas within 500 meters from the major lakes and 300 meters from the places of Historical Archaeological/ Tourist importance shall be used for afforestation only. 	<p>Following areas viz.</p> <ol style="list-style-type: none"> 1. Catchment areas of major lakes & Reservoir. 2. Hill tops and hill slopes. 3. Forest Lands & Areas designated afforestation. 4. Areas within 500 meters from the major lakes and 300 meters from the places of Historical Archaeological/ Tourist importance shall be used for afforestation only. 	<p>This provision is deleted.</p>

	S) No permission shall be granted within environmentally sensitive zone for the user which may adversely disturb the eco-system and regeneration of eco-cycle on Agricultural or Forest base. Storage & sale of explosives shall be permitted strictly as per the provisions of the Explosives Act 1884 & sale of explosives Rules 1993 (Rule NO.156).	No permission shall be granted within environmentally sensitive zone for the user which may adversely disturb the eco-system and regeneration of eco-cycle on Agricultural or Forest base. Storage & sale of explosives shall be permitted strictly as per the provisions of the Explosives Act 1884 & sale of explosives Rules 1993 (Rule NO.156)	This provision is deleted.
	T) Residential settlements having area not less than 40 Hectors to be developed by State Govt./ Public Authority/ Private Developer etc., subject to the condition of Govt. decision in this regard.	Residential settlements having area not less than 40 Hectors to be developed by State Govt./ Public Authority/ Private Developer etc., subject to the condition of Govt. decision in this regard.	This provision is deleted.
	U) --	U) --	Following new use is allowed in No Development Zone - With the prior approval of the Authority/Collector, manufacturing of Fireworks/ Explosives and Storage of Magazine/ Explosives may be permitted beyond 2 Km of Gaothan Settlement/Gaothan Boundary subject to No Objection Certificate from the Chief Controller of Explosives. Also the conditions imposed

			regarding distance of existing and proposed development other than Gaothan from the site shall be mandatory to the concerned as specified by the Explosive Department.
11	Special Notes		
	1) Any existing and new G.R. modification, addition & alteration in rules and regulation as issued by the government from time to time will be applicable.	1) Any existing and new G.R. modification, addition & alteration in rules and regulation as issued by the government from time to time will be applicable.	This note is deleted.
	2) For the change of existing user, in confirmation with the surrounding zone will be applicable.	2) For the change of existing user, in confirmation with the surrounding zone will be applicable.	This note is deleted.
	3) Errors in showing the existing users will be rectified at the level of Divisional Joint Director of Town Planning.	3) Errors in showing the existing users will be rectified at the level of Divisional Joint Director of Town Planning.	<p>The special notes are sanctioned as mentioned below:-</p> <p>1) 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 concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.</p> <p>2) Drafting errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and</p>

			<p>situation on ground by the concerned District Collector/Authority with prior approval of Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.</p> <p>3) Regarding committed Development - Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before publication of draft RP (Date of resolution of the RP Boards for the publication) shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.</p> <p>4) The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on</p>
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			<p>such land considering adjoining predominant land use zone, after due verification and by an order in writing</p> <p>5) Existing boundaries of the establishments like MIDC, NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected by the respective authority in consultation with Joint Director, Town Planning. If any private property is included within the PSP Zone / Forest Land Use Zone / Defence Zone and if the owner establish that the private / individual ownership of land vest with him then the land use adjoining to such zone shall be assigned to piece of such land by the Authority in consultation with Divisional Joint Director, Town Planning.</p> <p>6) Existing Features Shown on Regional Plan - The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Merely mention of particular existing use on Regional Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.</p>
	4) The boundary L.F.L./H.F.L. of lakes/ reservoir as declared by irrigation dept. is to be considered as final.	4) The boundary L.F.L./H.F.L. of lakes/ reservoir as declared by irrigation dept. is to be considered as final.	This note is deleted.

5) The changes in alignment of the proposed road and railways should be as per site conditions and measurement plan.	5) The changes in alignment of the proposed road and railways should be as per site conditions and measurement plan.	This note is deleted.
6) Residential/ Commercial/ Public-semi Public/ Public utility and allied activities undertaken only by State Government/ Central Government/ Government undertaken under various Government Scheme shall be permissible on Government/ Mulki-pad/Gayran land throughout Region irrespective of the zone.	6) Residential/ Commercial/ Public-semi Public/ Public utility and allied activities undertaken only by State Government/ Central Government/ Government undertaken under various Government Scheme shall be permissible on Government/ Mulki-pad/Gayran land throughout Region irrespective of the zone.	<p>This provision is sanction as below</p> <p>Development in Gairan Lands/ Government Lands -</p> <p>Developments/ Construction in Gairan Lands/ Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone.</p> <p><u>Note 1-</u> The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.</p>
7) Non Agricultural use by individual or societies or institutions who have purchased lands with due sale/ purchased & who have obtained due non-agriculture permission or penalty N.A. form appropriate revenue authorities or development permission from Grampanchayat (prior to publication of regional plan) will be allowed for the same purpose, subject	7) Non Agricultural use by individual or societies or institutions who have purchased lands with due sale/ purchased & who have obtained due non-agriculture permission or penalty N.A. form appropriate revenue authorities or development permission from Grampanchayat (prior to publication of regional plan) will be allowed for the same purpose, subject to the revised Development Control Rules applicable for that area and & alignment of road irrespectively of any zoning	This note is deleted.

	to the revised Development Control Rules applicable for that area and & alignment of road irrespective of any zoning in the Regional Plan.	in the Regional Plan.	
	8) New Note -	8) New Note -	8) New note regarding National Rurban Mission shown on Regional Plan - Development permission shall be granted as per the provisions of Regional Plan till the specific proposal / action plan prepared for this National Rurban Mission.
12	Chapter No.13- REGULATIONS FOR CONSERVATION OF HERITAGE BUILDINGS/PRECINCTS/NATURAL FEATURES	Chapter No.13- REGULATIONS FOR CONSERVATION OF HERITAGE BUILDINGS/PRECINCTS/NATURAL FEATURES	This provision is deleted.
13	Chapter No.13- REGULATION FOR DEVELOPMENT OF 'INTEGRATED TOWNSHIP PROJECT (ITP)	Chapter No.13- REGULATION FOR DEVELOPMENT OF 'INTEGRATED TOWNSHIP PROJECT (ITP)	Integrated Township Policy - Regulation for development of Integrated Township Policy in the State of Maharashtra as mentioned in Part IV is replaced and shall be as per the policy sanctioned for the Regional Plan sanctioned vide Notification No.TPS-1816/CR-368/15/20(4)/UD-13, dated 09/11/2016.
14	Chapter No.13- DEVELOPMENT CONTROL RULES FOR TOURISM DEVELOPMENT	Chapter No.13- DEVELOPMENT CONTROL RULES FOR TOURISM DEVELOPMENT	This provision is deleted.

15	Chapter No.14 - RECOMMENDATIONS REGARDING DIRECTIONS TO BE ISSUED BY STATE GOVERNMENT TO LOCAL AUTHORITIES IN THE REGION & VARIOUS GOVERNMENT DEPARTMENTS FOR THE IMPLEMENTATION OF PROPOSALS MENTIONED IN THE REGIONAL PLAN.		
	Urban Development Department		
	3) In regard to the unauthorized construction and for their regularization for changes/ for demolish there should be certain schemes to be implemented.	In regard to the unauthorized construction and for their regularization for changes/ for demolish there should be certain schemes to be implemented.	This recommendation is deleted.
	4) For this zone (zalar Area) and for development program along with Jalna authority at present the Maharashtra Industrial Development Board (CIDCO) has to be involved in the scheme.	4) For this zone (zalar Area) and for development program along with Jalna authority at present the Maharashtra Industrial Development Board (CIDCO) has to be involved in the scheme.	This recommendation is deleted.
	5) For town planning and schedule/ development authority should implement the scheme of town planning instead, certain portion of sum used to be recovered from land owners but by way of making special factor as land pulling and consolidation may be adopted by the Maharashtra regional town planning as they have adopted such concept.	5) For town planning and schedule/development authority should implement the scheme of town planning instead, certain portion of sum used to be recovered from land owners but by way of making special factor as land pulling and consolidation may be adopted by the Maharashtra regional town planning as they have adopted such concept.	This recommendation is deleted.

	Revenue Department		
	2) As far as, constructions and development in Jalna region is concerned the rights of the Grampanchayat for giving permission for construction and development to be taken back and those powers to be given to revenue dept. and those powers to be used in consultation with town planning authorities.	2) As far as, constructions and development in Jalna region is concerned the rights of the Grampanchayat for giving permission for construction and development to be taken back and those powers to be given to revenue dept. and those powers to be used in consultation with town planning authorities.	This recommendation is deleted.
	Rural Development Department		
	1) The power to grant building and development permission in villages in fringe areas of various growth centers in Jalna regional plan area, be retrieved from concerned Grampanchayats and handed over to Revenue department.	1) The power to grant building and development permission in villages in fringe areas of various growth centers in Jalna regional plan area, be retrieved from concerned Grampanchayats and handed over to Revenue department.	This recommendation is deleted.
16	New provision is added – Following new provision is added		
	A) Regulation for development around natural lake, along river and reservoir etc.- Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within - a) the belt of 200 m. from the edge of natural lakes;		

- b) the belt of 30 m. from the edge of river along both the side ,if HFL is not available. And if HFL is available then such 30 m. distance shall be measured from the HFL;
- c) the belt of 500 m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department;

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

B) Regulations for development of tourism and hospitality services under Community Nation Conservation around wildlife sanctuaries and national parks.

Government in Urban Development Department vide Resolution No.TPS-1816/CR-563/16/Section-20(4)/UD-13 dated 20.09.2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under-

Applicability- These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/ No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks in the State of Maharashtra. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

Regulation- For the lands situated within 5 km distance (or up to a limit of notified eco-sensitive zone, whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.

Permissible users and built up area-

The users permissible in Agricultural Zone/ No Development Zone area shall be as follows:-

- a) Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- b) Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support areas for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape elements, and only one observation tower per tourist resort up to the height of 15 mt. with platform area up to 10 sq.mt. in permanent/ semi-permanent structural components.

The norms for buildings will be as follows-

- i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.
- ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.
- iii) The Fencing/ fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- iv) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.
- v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No 1 ltr. of sewage shall go into the natural stream.

If in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/ operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/ justification received, any decision to shut down the unit may be taken, by the respective authority.

- vi) The owner shall establish effective systems for collection, segregation, composting and /or reuse of different types of solid waste collected during the construction and operational phase of the development.
- vii) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.
- viii) Natural streams/ slopes/ terrain shall be kept as it is, except for the built-up area.
- ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.

	<p>x) For the development of such type already taken place, Condition no. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.</p> <p>xi) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No.15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.</p> <p>xii) All regulations prescribed in Eco-Sensitive zone Notification of concerned National Park/ Wildlife Sanctuary should be strictly followed and all clearances required should be taken.</p>
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(Sanjay Saoji)
Deputy Secretary to Government