

NOTIFICATION

**Government of Maharashtra
Director of Town Planning,
Maharashtra State,Pune
Date : 13/12/2019.**

No.DTP/RPparbhani/Growth Center/TPV-5/6141 :- Whereas, in exercise of the powers conferred by sub-section (1) of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) and rule 7 of the 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 **Parbhani Region** vide Notification No.TPS-1816/994/RP/CR-516/16/UD-13, dated 01.01.2018 (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 mention in the respective 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 are to be prepared, published and submitted to the Director or Town Planning, Maharashtra State, Pune by the respective Regional Planning Board under the provisions of the said Act for final sanction.

And whereas, in the said sanctioned Parbhani Regional Plan, 2 designated Growth Centres i.e. Bori and Waloor are sanctioned; (hereinafter referred to as the said growth centres);

And whereas, the Regional Planning Board for the Parbhani Region after carrying out the necessary surveys and preparing the existing-land-use Map of the said Growth Centres published a Draft Plan of the said Growth Centres 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 Maharashtra Government Gazette Aurangabad Division Supplement dated 05.04.2018 for inviting objections and suggestions from the general public.

And whereas, the Regional Planning Board for the Parbhani 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 Centres and submitted such 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.698 Dated 31.08.2018.

And whereas, the powers in respect of sanctions to the said Growth Centres 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 01.01.2018.

**Maharashtra
Regional and
Town
Planning
Act,1966**

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

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 15 of the said Act and the said Rule 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 Plans for the said Parbhani Region as submitted with certain Modifications as specified in **Annexure-A** appended hereto. This shall be a part of **final Regional Plan of Parbhani 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. \(www.dtp.maharashtra.gov.in\)](http://www.dtp.maharashtra.gov.in)

Sd/-
(**N.R.Shende**)
Director of Town Planning,
Maharashtra State, Pune

Schedule-A

Part I- Decision on Modifications Proposed by Regional Planning Board

Regional Plan Parbhani

Accompaniment to the Notification number DTP/RPParbhani/
Growth Center /TPV-5/6141

Date : 13/12/2019.

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
1	<u>Bori Growth Centre</u> M-1 - Area of Gat No.3, 4, 144(pt), 145, 146, 147, 148, 149, 173, 177(pt) of Village Bori 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 partly as shown on plan. i) Area from Gat No.3 & 4 along with Gat No.2 pt, 5, 19 pt, 61 pt, 62 pt, 66, 67 pt, 68 pt is deleted from Agricultural Zone and land thereunder is included in Residential Zone as shown on plan. ii) Remaining area from Gat No.144(pt), 145, 146, 147, 148, 149, 173, 177(pt) of Village Bori is retained in Agricultural Zone as shown on plan.
2	<u>Bori Growth Centre</u> M-2 - New 30m. wide road to the east of Jintur-Parbhni road from Gat No.438 to Gat No.68 upto southern boundary of village Bori (i.e. up to Gat No.177) is to be proposed as shown on plan.	SM-2 Proposed modification made by Regional Planning Board is sanctioned as shown on submitted plan.

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

Bori Growth Center, Tal- Jintur, Dist- Parbhani	
SM-03	North-South 18 mtr. Wide new road is proposed from Gat No.238 to Gat No.219 as shown on plan.
SM-04	East-West 24 mtr. Wide new road is proposed in Gat No.164 and 168 as shown on plan.
Waloor Growth Center, Tal- Selu, Dist- Parbhani	
SM-05	The Residential zone proposed in Gat No.293, 294 pt, 315 pt, 326 pt, 328 pt, 329 pt is deleted and land thereunder is included in Agricultural Zone as shown on plan.
SM-06	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 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/N. D. 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.

	<p>vi) At the time of implementation if the alignment of classified road varies from the alignment shown on the Growth Centre Plans, then alignment as modified shall prevail and the alignment on the Growth Centre 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.</p> <p>vii) All existing roads which are shown or not on the said Growth Centre plan, shall be treated as an existing road.</p> <p>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.</p> <p>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.</p>
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Sd/-

(N. R. Shende)
Director of Town Planning,
Maharashtra State, Pune