

NOTIFICATION
URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032.

Date :- 18th December, 1999

No-TPS-2192/2368/C.R.-135/92/UD-13

The Maharashtra Regional & Town Planning Act, 1966

Whereas the Kolhapur Municipal Corporation (hereinafter referred to as 'the said Planning Authority') by its General Body Resolution No. 351, dated 20.1.1989 declared its intention under section 23 (1) read with section 38 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the 'said Act') to prepare a revised Development Plan (IInd Revision) for the entire area within its jurisdiction and the Notice of the said declaration appeared in Maharashtra Government Gazette, Pune Divisional Supplement, Part - I, dated 30.3.1989 on page nos. 562 and 563;

And Whereas, the said Planning Authority after carrying out survey of the entire area within its jurisdiction prepared and published the Draft Development Plan of Kolhapur (IInd Revision) (hereinafter referred to as 'the said Development Plan') vide Resolution No.174, dated 17.7.1992 and published a Notice to that effect in Maharashtra Government Gazette, Pune Division Supplement part-I, dated 5.11.1992 on page No.2393;

And whereas, after considering the suggestions and objections to the said Development Plan and the report of the planning Committee thereon, the planning Authority made some modifications in the said Draft Development plan under section 28 (4) of the said Act and according to the amendments to section 22(A), 28(4) and 29 of the said Act, the said Planning Authority under its General Body Resolution No.839, dated 8.11.1994 decided to republish the substantial modifications, out of the above modifications made to the said Draft Development Plan and a notice to that effect has been published in Maharashtra Government Gazette, Pune Division Supplement, part-I, dated 8.12.1994 on pae Nos.2833 and 2834 for inviting suggestions and objections thereon from any person;

And whereas, the said Corporation failed to submit the said Development Plan to Government for sanction under section 30 of the said Act, and therefore, the Government appointed officer (hereinafter referred to as the 'said Officer') under section 162 of the said Act to submit the said Development Plan for sanction under Government in Urban Development's Notification No.TPS-2192/2368/CR-135/92/UD-13 dated 19th October, 1995;

And whereas, the said officer has submitted the said

Development Plan to the Government under section 30 of the said Act for the sanction on 2.11.1995:

And whereas, vide Government No. TPS-2192/2368/C.R.135/92/UD-13 dated 16th December, 1999 has extended the period for sanctioning the said Development Plan upto and inclusive of 31st December 1999 under sub-section(1) of section 31 of the said Act:

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune decided to sanction the said Development Plan with certain modifications, some of which are of substantial nature, as per the provisions of section 22-A of the said Act, and hence the same are required to be republished under section 31 of the said Act, (the modifications which are of substantial nature are given in the schedule II appended hereto and also shown in pink verge on the said Draft Development Plan as EP-1 to EP-140)

Now therefore, in exercise of the powers conferred by subsection (1) of section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra hereby,

(a) Sanctions the said Development Plan (excluding the area under proposed substantial modifications (as mentioned in schedule II and shown in pink verge as excluded portion shown E.P-1 to E.P-140 on the said Development Plan) with certain modifications which are of minor nature as shown in orange on the said Development Plan and specified in the schedule I appended hereto and

(b) fixes the 1st February 2000 to be the date on which the final Development Plan of Kolhapur Municipal Corporation (second revision) shall come into force.

NOTES:- (1) the aforesaid Final Development Plan of Kolhapur (second revision) as sanctioned by Government with modifications shown in orange colour, has been kept for a period of one year, open for inspection of public, during office hours, in the office of the Kolhapur Municipal Corporation, on all working days.

(2) The reservations on sites which have not appeared in schedule I & II are hereby sanctioned for the respective purposes as designated in the Development Plan.

(3) Areas of reservation sites mentioned in the report of the Development Plan are approximate and subject to the actual measurement on site as per boundaries shown on the final Development Plan.

(4) The lands under site No. 3, 8, 12, 73, 74, 116, 120, 122, 123, 194 to 206 are reserved for 'Green Belt', the lands under site Nos. 190, 214, 216, 217, 219, 221, 239, 252, 253, 257, 262, 264, 270, 274, 284, 289, 295, 300, 334 are reserved for 'Flowing Green Garden' & the lands under site Nos. 125, 127 & 180 are reserved for 'Lawn' are deleted from reservations and converted into zoning for the same purpose.

(5) The lands from residential zone which were declassified as surplus under Urban Land Ceiling Act, 1976 and which were shown as transferred to Kolhapur Municipal Corporation are verged in black colour in the Development Plan. Kolhapur Municipal Corporation should take the necessary actions in respects of these lands as per Government/ Court decisions from time to time.

(6) Road corner roundings are not shown at all places on the Development Plan. However, road widening for rounding shall be proposed as per 'Provisions of regular line of street' under the Bombay provincial and Municipal Corporation Act, 1949 and shall be implemented by Kolhapur Municipal Corporation.

(7) The Reservations shown in Town Planning Scheme No. 1 to 5 of Kolhapur as per respective Town Planning Schemes in force from time to time, shall also be deemed to be reservations of Development Plan as sanctioned hereby;

(8) Draftman's errors which are required to be corrected as per actual situation on site/ or as per survey records, sanctioned layouts etc. shall be corrected by the Commissioner Kolhapur Municipal Corporation after due verification and with the prior approval of the Director of Town Planning, Maharashtra State, Pune.

By order and in the name of Governor of Maharashtra.

(Dr. Suresh Joshi)
Principal Secretary
Urban Development Department

GOVERNMENT OF MAHARASHTRA
ACCOMPANIMENT TO GOVERNMENT NOTIFICATION NO. TPS.
DATED 18th December, 1999

SCHEDULE - I

SECTOR I

Modification No.	Designation of site/ Site No.	Description of land S.No/C.T.S.No.	Proposals as per submitted Draft Development Plan under Section 30 of the MR & TP Act, 1966.	Description of proposed modification
1	2	3	4	5
M-1	Burial Ground Site No.10A	CTS No.2358/A,B,C 'D'ward		Lands deleted from reservation & shown as existing Burial Ground user as shown in Orange colour
M-2	9m wide road widening	CTS No.1595/C 'D'Ward	9m wide road widening	Road widening deleted & land included in Residential zone as shown in Orange colour
M-3	Extension to Vegetable Market Site No.27	CTS No.2172(pt) 'A'ward	Lands reserved for Extension to Vegetable Market	Lands deleted from reservation & included in Residential zone as shown in Orange colour
M-4		CTS No.755 'D'ward Kolhapur	Lands shown as existing road	Lands included in Residential zone as shown in Orange colour
M-5		CTS No.2316(pt) 'C'ward	Lands included in 'Public & Semi Public zone'	Lands included in Residential zone as shown in Orange colour
M-6		CTS No.2315(pt) 'C'ward	Lands included in 'Public & Semi Public zone'	Lands included in Residential zone as shown in Orange colour
M-7		CTS No.1492 'C'ward	Lands included in 'Public & Semi Public zone'	Lands included in Residential zone as shown in Orange colour
M-8		CTS No.1968 'C'ward Kolhapur	Lands included in 'Public & Semi Public zone'	Lands included in Residential zone as shown in Orange colour
M-9		CTS No.1318 'C'ward Kolhapur	Lands included in 'Public & Semi Public zone'	Lands included in Residential zone as shown in Orange colour

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SCHEDULE-I

SECTOR NO.II

1	2	3	4	5
M-17		CTS No.249A(pt) Nagala Park	Lands included in 'Public & Semi public zone'	Lands deleted from Public & Semi Public Zone & included in Residential zone as shown in Orange colour
M-18		CTS No.250B/17 'E' Ward, Nagala park	Lands included in 'Public & Semi public zone'	Lands deleted from Public & Semi Public Zone & included in Residential zone as shown in Orange colour
M-19		CTS No.459/1-B(pt) Shahupuri	Lands included in Residential zone	Lands deleted from Residential zone & included in commercial zone as shown in Orange colour
M-20		TPS-I,Kolhapur F.P.No.2(pt)	Lands included in 'Public & Semi public zone'	Lands deleted from Public & Semi Public Zone & included in Commercial zone as shown in Orange colour
M-21	Akashwani & Doordarshan Studio Site No.88	CTS No.2150(pt) 'E'Ward, Tarabai Park	Lands reserved for Akashwani & Doordarshan Studio	Lands deleted from reservation & Included in Residential zone as shown in Orange colour
M-22		R.S.No.209/2(pt)/ CTS No.36A(pt), Tarabai park	Lands included in Industrial zone	Lands deleted from industroal zone & include d in Residential zone as shown on plan in Orange colour
M-23	Existing Road	CTS No.261/3D(pt) 'E' Ward, Tarabai Park	Lands shown as existing road	Lands included in Residential zone as shown in Orange colour
M-24	City Water Supply Centre Site ✓ No.142	E.N.E.department's offices near Tararani Statue	Lands reserved for City Water Supply Centre	Lands deleted from reservation & included in Public utility zone (Jeevan Pradhikarn Office) as shown in Orange colour
M-25		CTS No.517(pt) 'E' ward Shiwaji Park	Lands shown as existing Open space	Lands included in Residential zone as shown in Orange colour

1	2	3	4	5
M-26	Playground Site/ No.151	R.S. No.286(pt) Ruikar Colony	Lands reserved for 'Playground'	Site redesignated for 'Garden' as shown in Orange colour
M-27	Existing road	CTS No.1148 'E' ward	Lands shown as existing road	Lands included in Residential zone as shown in Orange colour
M-28		CTS No.1182/38 Plot No.8 'E' ward, Rajaram Puri	Lands shown as existing Open space	Lands included in Residential zone as shown in Orange colour
M-29	-	CTS No.1330A(pt), 'E' ward, Shastrinagar	Lands shown as existing Open space	Lands included in Residential zone as shown in Orange colour

SCHEDULE-1

SECTOR No.III

1	2	3	4	5
M-30	6mt.wide Road	CTS No.1174(pt) Eward, Takala	Lands reserved for 6mt. wide road	Lands deleted from proposed road & included in Residential zone as shown in Orange colour
M-31		CTSN0.2091(pt) Plot No.5(pt) Eward	Lands included in Industrial zone	Lands deleted from Industrial zone & included in Residential zone as shown in Orange colour
M-32	Existing Parking	R.S.No.44(pt). 46(pt), Uchgaon	Lands shown as existing parking	Lands included in Industrial zone as shown in Orange colour
M-33	Oil depot- Site No.175, ✓ Cold Storage Site No.175A, Gas Plant, Site No.175B.	Agricultural Produce Market Committee Premises	Lands reserved for Oil depot- Site No.175, Cold Storage Site No.175A & Gas Plant, Site No.175B	Lands deleted from reservations & included in - Agricultural Produce Market Committee's user as shown in Orange colour

SCHEDULE-I

SECTOR-IV

1	2	3	4	5
M-34	Flowing Green Garden ✓ Site No.216(pt)	R.S.No.642(pt). Karvir	Lands reserved for Flowing Green Garden	Lands deleted from reservation & Included in Residential zone as shown in Orange colour
M-35	Flowing Green Garden ✓ Site No.219	R.S.No.648,28(pt). Karvir	Lands reserved for Flowing Green Garden	Lands deleted from reservation & Included in Residential zone as shown in Orange colour
M-36		R.S.No.645/1(pt). Karvir	Lands shown as existing Open space	Lands included in Residential zone as shown in Orange colour
M-37	✓	R.S.No.683(pt) & 697A(pt) Karvir	Lands included in Industrial zone	Lands deleted from Industrial zone & partly included in Residential zone & a New site No. 227-B carved out from R.S.No683(pt) for the purpose of 'Housing for dishoused' as shown on plan in Orange colour
M-38	12mt. wide road	R.S.No.697A(pt) & 697B(pt)	Lands reserved for 12mt.wide proposed road	The alignment of proposed 12mt. wide road shall be modified as shown on plan in Orange colour
M-39	Central Library & Town Hall Site No.235	R.S.No.692(pt) Karvir	Lands reserved for 'Central Library & Town Hall'	Lands deleted from reservation & Included in Residential zone as shown in Orange colour
M-40	Municipal Workshop & Depot ✓ Site No.243	R.S.No.614/B(pt) Karvir	Lands reserved for 'Municipal Workshop & Depot'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour
M-41	Library ✓ Site No.255	R.S.No.790/20(pt) Karvir	Lands reserved for 'Library'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour

1	2	3	4	5
M-42	Hospital Site No.256	R.S.No.790/21(pt) Karvir	Lands reserved for 'Hospital'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour
M-43	Fire fighting Station Site No.260	R.S.No.593(pt) Karvir	Lands reserved for 'Fire fighting station'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour
M-44	K.M.T. Bus Stand Site No.192	R.S.No.609(pt) Karvir	Lands reserved for 'K.M.T.Bus Stand'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour
M-45	Garden Site No.298	R.S.No.878(pt), 879(pt)	Lands reserved for 'Garden'	Site redesignated as "Playground" as shown in Orange colour
M-46	12mt.wide road	R.S.No.868/6(pt) Karvir	Lands reserved for '12mt.wide proposed road'	Lands deleted from proposed road & included in Residential zone as shown in Orange colour
M-47	Playground site No.308 & Primary School ite No.309	R.S.No.1025(pt), 1027(pt), 1028(pt) Karvir	Lands reserved for 'Playground & Primary School'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour

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SCHEDULE-I

SECTOR -V

1	2	3	4	5
M-48	Playground Site No.337 ✓	R.S.No.1122(pt) Karvir	Partly deleted & Included in Residential zone	Site partly deleted & partly reinstated for reservation as shown on plan in Orange colour
M-49	Hospital Site No.323 ✓	R.S.No.1051/2(pt) Karvir	Lands reserved for 'Hospital'	Lands deleted from the reservation & ncluded in Residential zone as shown in Orange colour
M-50	Picnic Centre Site No.311 ✓	R.S.No.215/2(pt) Balinge	Lands reserved for 'Picnic Centre'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour

**SCHEDULE-I
SECTOR - VI**

1	2	3	4	5
M-51	12mt.wide Road	CTS No.1335(pt),Kaso ba Bawda	Lands reserved for '12mt. wide proposed road'	Lands deleted from proposed 12mt.wide road & included in Residential zone as shown in Orange colour
M-52	Library Site No.402, Garden Site ✓ No.403	Near Lisha Hotel	Lands reserved for 'Library & Garden'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour
M-53	Primary School for Handicapped & Mentally Retarded ✓ Children Site No.404	R.S.No.255B(pt), Karvir	Lands reserved for 'Primary School for Handicapped & Mentally Retarded Children'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour
M-54	Housing for dishoused ✓ Site No.406	R.S.No.276 pt.& 258(pt) Karvir	Lands reserved for 'Housing for dishoused'	Lands deleted from the reservation & included in Residential zone as shown in Orange colour
M-55	Market ✓ Site No.415 Central Library ✓ Site No.414	R.S.No.242/1 to 4, Karvir	Deleted & included in Residential zone	Sites reinstated & reconstituted as shown on plan in Orange colour

(Dr. Suresh Joshi)
Principal Secretary
Urban Development Department