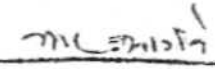


वगळलेल्या भागाची विकास योजना - ब्रम्हपूरी  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे  
कलम-३१(१) अन्वये मंजूर करणेबाबत.

महाराष्ट्र शासन  
नगर विकास विभाग  
शासन निर्णय क्रमांक:-टिपीएस-२२९९/१००१/प्र.क्र.१११/(भाग-२)/९९/नवि-९.  
मंत्रालय, मुंबई-४०००३२  
दिनांक:-१३ जुलै, २००५

शासन निर्णय:- सोबतची अधिसूचना महाराष्ट्र शासनाच्या नागपूर विभाग असाधारण  
राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

  
( मनोहर भार्गवे )  
कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे

उपसंचालक नगर रचना, नागपूर विभाग, नागपूर.

(यांना विनंती की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या  
नकाशाच्या आवश्यक प्रती ८ दिवसांत शासनास सत्यर सादर कराव्यात)

जिल्हाधिकारी, जिल्हा-चंद्रपूर

नगर रचनाकार चंद्रपूर शाखा कार्यालय, चंद्रपूर

मुख्याधिकारी, ब्रम्हपूरी नगरपरिषद, ब्रम्हपूरी, जि. चंद्रपूर.

व्यवस्थापक, शासकीय मुद्रणालय, नागपूर विभाग, नागपूर.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या  
नाशिक विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करून त्याच्या प्रत्येकी १० प्रती या विभागास,  
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नागपूर विभाग,  
नागपूर यांना पाठवाव्यात)

कक्ष अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई त्यांना विनंती करण्यात  
येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (कार्यासन नवि-९)

५ नो. २००५  
५ नो. २००५

## NOTIFICATION

Government of Maharashtra,  
Urban Development Department,  
Mantralaya, Mumbai 400 032.

Dated 13/7/2005

**Maharashtra  
Regional & Town  
Planning Act,  
1966.**

No. TPS 2299/1001/CR-111/Part-II/99/UD-9: Whereas in accordance with sub-section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") the Government has sanctioned part of the draft Development Plan of Bramhapuri excluding certain part shown bounded in **orange** colour on the plan vide Urban Development Department's Notification No.TPS 2299/1001/CR-11/UD-9 dated 28<sup>th</sup> June, 2002 published in Maharashtra Government Gazette, Part-I, Nagpur Division Supplement 1-A dated 10<sup>th</sup> July, 2002;

And whereas the Government has declared its intention to make substantial modifications to the draft Development Plan of Bramhapuri (hereinafter referred to as "the said Excluded Part" of Bramhapuri and has accordingly published these modifications alongwith a plan separately vide Urban Development Department's No.TPS 2299/1001/CR-11(A)/UD-9 dated 28<sup>th</sup> June, 2002 published in Maharashtra Government Gazette, Part-I, Nagpur Division Supplement dated the 10<sup>th</sup> July, 2002 to invite suggestions/objections from the public on these modifications;

And whereas vide Government in Urban Development Department's Notification No.TPS-2299/1001/CR-11(A)/UD-9 dated 28<sup>th</sup> June, 2002 had appointed the Assistant Director of Town Planning, Nagpur Branch, Nagpur to be an 'officer' (hereinafter referred to as "the said officer") to receive objections and/or suggestions, and to give hearing to any such person or persons in respect of such suggestions and objections received by him within the stipulated time limit and to submit his report thereon to the State Government as provided in sub-section (2) of Section 31 of the said Act;

And whereas the said officer, after giving due hearing to the concerned persons has submitted his report to Government on 8<sup>th</sup> January, 2003;

And whereas the Government has taken into consideration such suggestions and/or objections and the report of the said officer as provided in sub-section 31 of the said Act;

And whereas after examining the report of the said officer and consulting the Director of Town Planning, Maharashtra State, Pune; Government has decided to accord sanction to the said Excluded Part with certain modifications;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling in that behalf, the Government hereby :-

- (a) sanctions the Draft Development Plan of the said Excluded Parts of the said Development Plan with changes as shown in **mouve** verge as specified in the Schedule annexed hereto which shall be the final Development Plan of the said Excluded Parts of the said Development Plan for Bramhapuri;
- (b) fixes the 1/9/2005 to be the date on which final Development Plan of the excluded parts of the said Development Plan shall come into force;
- (c) extends the period under sub-section (1) of Section 31 of the said Act for according sanction to the final Development Plan of the said Excluded Parts of the said Development Plan upto & inclusive of 13/7/2005;

**Note :**

(A) The aforesaid final Development Plan of the said Excluded Part of the said Development Plan sanctioned by the State Government shall be kept open for inspection by the public during working on all working days for a period of one month in the office of

- (1) The Chief Officer, Bramhapuri, Municipal Council (Dist. Chandrapur).
- (2) The Town Planner, Chandrapur (Dist. Chandrapur).

(B) This notification is also available on department's web site at [www.urba.maharashtra.gov.in](http://www.urba.maharashtra.gov.in)

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

  
(Manohar Bhargave)  
Section Officer.

**SCHEDULE OF MODIFICATIONS**

S.P.	Site No./Details of land u/s 26	Proposals of draft Development Plan submitted u/s.30	E.P. published u/s.31(1)	Details of E.P. sanctioned by Govt. u/s.31(1)
1	Zoning Mouje Delanwade, Gat No.269, 270	Residential Zone	Gat No.269, 270 & 279 of Mouje Delanwadi is to be deleted from Agriculture Zone and be included in Residential Zone.	Gat No.269 & 270 are sanctioned as proposed subject to the condition that while sanctioning layout 10% public amenity space should be reserved in addition to 10% open space.
2	Site No.61 Beautification of Tank, Mouje Bramhapuri Gat No.422(pt), 420, 429(pt) and 525	Residential Zone	While submitting the Development Plan, the Planning Authority has deleted Gat No.422(pt), 420, 429(pt) and 524 etc. from "Site No.61, Beautification of Tank" and included in Residential Zone. The same is not accepted. However, all above lands along with surrounding lands as shown on plan is to be deleted from Site No.61 and included in No Development Zone.	Sanctioned as proposed.
3	Site No.70 Library	Residential Zone	The "Site No.70 - Library" as per plan published u/s.26, is to be deleted and land so released is to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
4	Site No.75 - Dispensary	Residential Zone	Site No.75 - Dispensary is to be deleted and land so released is to be included in Residential Zone.	Sanctioned as proposed.
5	Site No.16 - Sports Complex, Mouja Bramhapuri, S.No.406(pt) and 408(pt)	Relocated Site No.16 - Sports Complex.	While submitting the Development Plan, the Planning Authority has relocated "Site No.16 - Sports Complex" on S.No.406 and 408 (part) of village Bandegaon and has re-designated as Stadium. Since lands of S.No.408 belong to Forest Department is to be deleted from relocated Site No. and to be included in forest land. Also remaining site is to be re-designated as "Sports Complex" (Site No.16) as shown on plan.	Sanctioned as proposed.
6	Road	15.0 m north-south road running from Railway Station to Borgaon.	15.0 m North-South road running from Railway Station to Borgaon road passing through S.No.176 of village Bramhapuri is to be realigned on common boundary of S.No.175 & 176 as shown on plan, and land so released from S.No.176 is to be included in Industrial Zone.	Sanctioned as proposed.
7	Site No.6 Recreation Ground	Residential Zone	While submitting the Development Plan, the Planning Authority has relocated the site No.6 - Recreation Ground. The same is not accepted.	Sanctioned as proposed.

	Site No. 19 (Garden) of Mouje Bondegaon S.No.405(part)	Site No.19 (Garden)	Site No.19 (Garden) is to be relocated on S.No.406(part) of village Bondegaon as shown on plan.	Sanctioned as proposed.
9	Site No.78 (Play Ground)	Residential Zone	Site No.78 (Play Ground) as per plan published u/s.26 is to be deleted and to be included in Residential Zone.	Sanctioned as proposed.
10	Site No.67 (Children's Park) Mouje Brahmapuri - S.No.406 Mouje Brahmapuri - S.No.303	Residential Zone Relocated Site No.67 - Children's Park.	Site No.67 (Children's Park) is to be relocated near railway line on S.No.303, 396(part) etc. of village Brahmapuri with reduced area and land so released under original Site No.67 due to relocation is to be included in Residential Zone as proposed by Planning Authority while submitting the Development Plan, as shown on plan.	Sanctioned as proposed.
11	Site No.64 (Girls' Hostel)	Southern portion of site is proposed in Residential Zone.	Area of Site No.64 (Girl's Hostel) is to be reduced to 0.14 Ha. at North and remaining southern portion of this site is to be deleted and land so released is to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
12	15 m.wide DP Road	15.0 m. wide North-South DP road near Site No.59,55.	15.0 m. wide North-South Development Plan road near Site No.53,55 passing through S.No.38, 39, 40, 41, 42, 43 and 44 of village Delanwadi is to be shifted slightly towards west side as shown on plan and accordingly corrections in respect of reduction in area of Site No.53 and increases in area of Site No.55 be made.	Sanctioned as proposed.
13	Site No.63 - Post Office	Site No.63 -Post Office	Site No.63 - Post Office is to be deleted and to be included in Residential Zone.	Sanctioned as proposed.
14	Site No.8 Library	Site No.8 Library	North-East corner admeasuring about 0.16 ha. is to be shown for Site No.8 Library and remaining area is to be deleted and included in Residential Zone as shown on plan.	Sanctioned as proposed.
15	Site No.76 - Parking Lot	Site No.76 - Parking Lot	Site No.76 - Parking lot is to be deleted and land so released is to be shown as railway land.	Sanctioned as proposed.
16	Western portion of congested area of village Brahmapuri	Congested area	Western portion of 'Congested Area' of village Brahmapuri is to be deleted from 'Congested Area' as shown on plan and boundary of congested area is to be revised accordingly.	Sanctioned as proposed.
17	Site No.40, 81, 83, 84, 85,86 of Mouje Brahmapuri S.No.481,485 & 487	Site No.40, 81, 83, 84, 85,86	The land of S.No.481, 485 and 487 of village Brahmapuri are belonged to Forest Department. Municipal Council has reserved these lands for Site No.40, 81, 83, 84, 85, 86, 87 and partly zoned for residential purpose and also shown for 30.0 m. wide bye-pass road and two 15.0 m. wide Development Plan road. All the sites and road proposals except 30 m. wide bye-pass road are to be deleted from S.No.481, 485 and 487 and the lands so released are to be shown as forest lands. All the above mentioned sites viz. Site No.40, 81, 83, 84, 85, 86, 87 and 15.0 m. wide Development Plan road are to be rearranged with minor	Sanctioned as proposed.



4/4

			changes in areas as shown on plan. Due to above change and rearrangement site for "Social Forestry" divides into two parts and are to be numbered as Site No.86A and 86B. Also western small triangular portion of S.No.483 which is non-accessible and in No Development Zone is to be included in Site No.86A.	
18	Site No.2 - Garden, Mouje Bondegaon, S.No.1, 28 (part), Mouje Bondegaon, S.No.481 (part), 482(part) and 483.	Agriculture Zone. Relocated Site No.2 - Garden	Site No.2 - Garden is deleted and the same relocated in between tank and Site No.3.	Sanctioned as proposed.

**PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES (DCR)**

19	--	--	<p>Regulations regarding additional FSI to luxury hotels are given at Sr.No.4 on page No.38 of Development Plan Report. These are modified as given below and are linked with the Development Control Regulations by allotting new Regulation No.31.</p> <p><b>Regulation No.31 :</b> Regulations for additional built-up area to be granted to luxury hotels.</p> <p>(a) Higher built-up area is allowed for luxury hotels in independent plots and under are establishment with a grading of 3-Star and above as approved by the Department of Tourism, Govt.of India or the State Government.</p> <p>(b) Additional built-up area to be allowed should not exceed 50% of the normal built-up area allowed in such cases, provided that such extra built-up area shall be subject to payment of such premium as may be fixed from time to time by the Municipal Council in consultation with the Director of Town Planning, Maharashtra State, Pune.</p> <p>(c) Minimum area of the plot should not be less than ¼ acre i.e. 1000 sq.m. in respect of hotels having 10 rooms and where the number of rooms is more than 10, the plot size should be larger as may be required by the Department of Tourism.</p> <p>(d) No condonation in the required open spaces, parking spaces and any other requirements of the Development Control Rules except the height.</p>	
20	--	--	<p>Following new entry is to be added after Sr.No.(e) of Regulation No.20.7.2.</p> <p>(e) Room for electronic equipment of cellular Mobile Telecommunication System -</p> <p>Where permissible built-up area of any</p>	

