

दिनांक १०/६/०२

प्रारूप विकास योजना ब्रम्हपुरी (जि. चंद्रपूर)
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६
चे कलम-३१ (१) अन्वये मंजूरी.....

महाराष्ट्र शासन
नगर विकास विभाग
शासन निर्णय क्रमांक:-टिपीएस-२२९९/१००१/प्र.क्र.१११/नवि-९
मंत्रालय, मुंबई-४०००३२
दिनांक:-२८ जून, २००२

शासन निर्णय:- सोबतच्या अधिसूचना / सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात नागपूर
विभागीय पुरवणीमध्ये प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(र. अ. चालवाडकर)
कक्ष अधिकारी

प्रति,

- १) विभागीय आयुक्त, नागपूर विभाग, नागपूर.
- २) संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.
(त्यांना विनंती की, सोबतच्या मंजूर व प्रसिध्द करावयाच्या निर्णया संबंधातील आवश्यक नकाशे शासनास वेळीच पाठवावेत)
- ३) उप संचालक, नगर रचना, नागपूर विभाग, नागपूर.
- ४) जिल्हाधिकारी, जि. चंद्रपूर.
- ५) सहायक संचालक नगर रचना, नागपूर, जि. नागपूर.
(त्यांना विनंती की, वगळलेल्या भागासंबंधातील सूचना वर्तमानपत्रात प्रसिध्द करण्याची आवश्यक ती पुढील कार्यवाही करावी)
- ६) नगर रचनाकार, चंद्रपूर, जि. चंद्रपूर.
- ७) मुख्याधिकारी, ब्रम्हपुरी नगरपरिषद, जि. चंद्रपूर.
- ८) व्यवस्थापक, शासकीय मुद्रणालय व ग्रंथागार नागपूर.
(त्यांना विनंती की सोबतच्या अधिसूचना/सूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिध्द करून त्याच्या २० प्रती प्रत्येकी या विभागास व संचालक नगर रचना, महाराष्ट्र राज्य, पुणे यांना पाठवाव्यात)
- ९) निवडनस्ती (कार्यासन नवि-९)

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032.

Dated:- 28th June, 2002.

NOTIFICATION.

Maharashtra
Regional & Town
Planning Act, 1966

No. TPS-2299/1001/CR-111/UD-9: Whereas, Bramhapuri Municipal Council (hereinafter referred to as 'the said Municipal Council') by its Resolution No.1, dated 31st August, 1991 made a declaration under Section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as 'the said Act') of its intention to prepare a Development Plan for the entire area within its jurisdiction and the notice of the said declaration was published in the Maharashtra Government Gazette, Part-I, Nagpur Division Supplement, dated 18th February, 1993 on Page No.21 ;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction, prepared and published a Draft Development Plan of Bramhapuri (hereinafter referred to as 'the said Development Plan') on 23rd March, 1998 and published a notice to that effect in Maharashtra Government Gazette, Part-IA, Nagpur Division Supplement, dated 21st May, 1998 on Page No. 55 in accordance with the provisions of sub-Section (1) of Section 26 of the said Act ;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, modified the said Development Plan in accordance with the provisions of Section 28 of the said Act, and submitted the said Development Plan to the State Government under sub-section (1) of Section 30 of the said Act, on 11th March, 1999 ;

And whereas, in accordance with the provisions of sub section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or within such further period as the Government may decide ;

And whereas, in exercise of the powers conferred under sub-section (1) of Section 31, of the said Act, the Government of Maharashtra by its Notification, Urban Development No. TPS-2299/1001/CR-111/(B)/UD-9 dated 28/6/2002 has extended the period of sanctioning the said Development Plan for further period upto and inclusive of 28/6/2002;

And whereas, in accordance with provisions of sub-section (1) of section 31 of the said Act, the State Government after examining the proposals of the said Development Plan and after consulting the Director of Town Planning, Maharashtra state, Pune, decided to sanction the said Development Plan in part with modifications and excluding the part shown on the said Development Plan, (hereinafter referred to as 'the said excluded part') ;

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 it in that behalf the Government of Maharashtra hereby ;

(a) sanctions part of the said Development Plan of Bramhapuri as submitted u/s 30 subject to the modifications mentioned in the schedule enclosed herewith and shown in orange verge on the said Development Plan and excluding the said excluded part shown bounded also in orange verge and numbered as EP-1, EP-2,

(b) fixes the 26th August, 2002 to be the date on which final Development Plan of Bramhapuri (excluding the said excluded part of the Development Plan) shall come into force.

Note :- i) The aforesaid final Development Plan of Bramhapuri (excluding the said excluded part) as sanctioned by the State Government with modifications shown in orange verge shall be kept open for inspection by public during working hours on all working days for a period of one year in the office of the Bramhapuri Municipal Council.

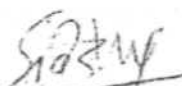
ii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

iii) Draftman'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 Chief Officer, Municipal Council, Bramhapuri after due verifications and with prior approval of Director of Town Planning, Maharashtra State, Pune.

iv) The reservation which have not appeared in Schedule of Modifications and Schedule of proposed Modifications are hereby sanctioned for the respective purposes as designated in the Development Plan.

v) Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on Development Plan, are treated as Residential Zone.

By order and in the name of Governor of Maharashtra,


(P.V. Deshmukh)

Deputy Secretary to Government.

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DEVELOPMENT PLAN BRAMHAPURI
Accompaniment of Government Notification
No.TPS-2299/1001/CR-111/UD-9
Dated : 28th June, 2002.

SCHEDULE OF MODIFICATIONS

While submitting the Development Plan, the Planning Authority has deleted central portion of **Site No.62 ' Cultural Welfare Centre '**, the same is reinstated on above site. However, South-East corner of the Site No. 62 is deleted and included in Residential Zone as shown on plan.

While submitting the Development Plan, the Planning Authority has relocated **Site No.71 ' Town Hall '** on S.No. 377 & 378 (pt) of village Bramhapuri and **Site No. 70, 'Library'** on S.No. 378 of village Bramhapuri and land so released from original Site No. 70 and 71 are included in Residential Zone, The original **Site No. 71, ' Town Hall '** is reinstated & both the relocated **Site No. 70 & 71** are deleted and included in Residential Zone as shown on plan.

- M-3 While submitting the Development Plan, the Planning Authority has relocated the **Site No.16** on another land and land so released due to relocation is partly included in Agriculture Zone and partly in Residential Zone. This modification of Planning Authority is partly accepted. The land shown in Residential Zone by Planning Authority is reinstated as Agriculture Zone (NDZ) as shown on plan.
- M-4 The relocated **Site No.5 'Recreation Ground'** is deleted and land so released is included in Residential Zone.
- M-5 While submitting the Development Plan, the Planning Authority has included S.No.175 of village Bramhapuri in Residential Zone The same is reinstated in Agriculture Zone as shown on plan.
- M-6 Gut No.258 & 262 of village Bramhapuri is included in Residential Zone as shown on plan.
- M-7 While submitting the Development Plan, the Planning Authority has relocated **Site No.68 ' High School '** at S.No.111,112 of village Delanwadi and S.No.396(pt). 397, 398(pt) 399(pt) of village Bramhapuri and land so released from original Site No. 68 is included in Residential Zone. The same is partly accepted. Area admeasuring @ 1.17 Ha. towards East of original Site No. 68 is reinstated and is redesignated as '**Primary School**' as **Site No.68** as shown on plan. Also relocated Site No. 68 is deleted and land so released is reinstated in No Development Zone as shown on plan.
- M-8 While submitting the Development Plan, the Planning Authority has relocated the **Site No. 19 'Garden'** on other land and land so released due to the relocation is included partly in Residential Zone and partly in Agriculture Zone. Total land released due to relocation of Site No.19 is now included in Residential Zone as shown on plan.
- M-9 While submitting the Development Plan, the Planning Authority has deleted **Site No.77 'Primary School'** and land so released is included in Residential Zone.

The said reservation is reinstated as Site No.77 'Primary School'. Also relocated Site No.77 'Primary School' and Site No.78 'Play Ground' are deleted and land so released is included in Residential Zone.

- M-10 While submitting the Development Plan, the Planning Authority has deleted Northern portion of Site No.20 (Extension to Navjebhai Hitkarni High School) and Site No. 21 (Beautification of Tank) and included the same in Residential Zone. The same is reinstated in respective sites as shown on plan.
- M-11 While submitting the Development Plan, the Planning Authority has included land of G.No.6 of village Delanwadi in Residential Zone. The same is reinstated in Agriculture Zone (No Development Zone) as shown on plan.
- M-12 Site No.44, 'Post Office Quarters' is redesignated as 'Post Office & School Quarters' (Site No.44)
- M-13 Site No.4 'Dispensary' is to be merged in Site No.3 'Play Ground'
- M-14 Site No. 28 'Octrail Naka' is to be redesignated as 'Municipal Purpose' as shown on plan.
- M-15 Site No.82 'Octrail Naka' is to be redesignated as 'Municipal Purpose' as shown on plan.
- M-16 Site No.88 'Octrail Naka' is to be redesignated as 'Municipal Purpose' as shown on plan.
- M-17 Site No.23 'M.C.Store' and Site No.24 'M.C.Purpose' is amalgamated and combined Site No.23 is designated as 'Fire Brigade & Municipal Purpose'.
- M-18 Site No.39 'Parking' is redesignated as 'Children's Park' as shown on plan.
- M-19 Site No.80 'Children's Park' is redesignated as 'Water Treatment Plant' as shown on plan.
- M-20 Site No.50 'Municipal Council's Weekly Market' is redesignated as 'Shopping Centre and Weekly Market'
- M-21 The Lands from G.No. 350 to 356, 372, 373, 374 (pt), 375 (pt) etc. of village Bondegaon are included in Residential Zone as shown on plan.
- M-22 Reference No.3 'Congested/Semi-congested Area Boundary' in the index as mentioned on Development Plan as submitted under Section 30 is renamed as 'Congested Area Boundary'.
- M-24 G.No. 527 is deleted from Agricultural Zone and is included in Residential Zone.

MODIFICATIONS TO DEVELOPMENT CONTROL RULES

- M-25 Following sentence is added at the end of first paragraph of Chapter XIII (Page No.33) of Development Plan Report

' This regulation will continue to be applicable with modifications made from time to time and shall form a part of the Development Plan '

M-26 In second paragraph of Chapter XIII of Development Plan Report (Page No.33), the words ' Gaothan Area & similar ' ' Semi congested ' & ' Gaothan/similar ' are deleted.

M-27 Fourth paragraph of Chapter XIII of Development Plan Report (Page No.33) is deleted.

M-28 Rules for installation of Water Heating System as given at Sr.No 2 on Page No.34 are linked with the Development Control Rules by allotting Regulation No. 29 to this regulation.

M-29 Rules for Quarrying & Mining as given at Sr.No.3 on Page No.37 of Development Plan Report, are linked with Development Control Rules by allotting Regulation No.30 with new title as below :

Regulation No.30 - The authority shall permit/grant the Mining & Quarrying operations by observing the conditions as mentioned on Page No.37 of Development Plan Report.

M-30 Additional users regarding service industries (' A ' Class) to be permitted in R₂ Zone are listed on Page No.39 of Development Plan Report. This list is slightly modified as below and added in the Appendix 'G' of Development Control Rules :

(a) After Sr.No.5 of Appendix 'G-4 (I)' following new entry is added.

(1)	(2)	(3)	(4)	(5)	(6)
5A	Manufacturing of Ice Candy	7.5 KW	9 persons	50 sq.m.	-

(b) After Sr.No.56 of Appendix 'G-4 (XII)' following new entry is added.

(1)	(2)	(3)	(4)	(5)	(6)
57	Screen Printing	Power required for domestic Purpose.	---	---	---
58	Computer Processing	-do-	---	---	---
59	Lamination Machine	-do-	---	---	---
60	Xerox Machine	-do-	---	---	---

M-31 Regulations for **LPG Gas godown** are given on Page No.39 of Development Plan Report These regulations are linked with Development Control Regulation by following modification.

Following new entry shall be added after Sr.No. 8 of **Appendix G-6:-**

(9) L.P.Gas Godown subject to the conditions as mentioned on Page No.89 of Development Plan Report.

- M-32 Regulations regarding convenience shops to be permitted in purely Residential Zone are given in the form of circular on Page No.47 of Development Plan Report. The same is modified in the gist form and is linked with Development Control Regulation by following modification.

Following new entry shall be added alongwith reduction in area of shops in the Sr.No. of Appendix G-1 :-

(9) Petty convenience shops for domestic needs of upto 6 Sq.M in area and facing road width not less than 6 m. e.g. -- pan shops, Tobacconist, Cloth Pressing Establishment, Small Laundry, Darner, Tailor, Groceries, Confectionery & other general provisions, Barber, Bicycle (Hire & Repair), Vegetable & Fruit Stalls, Dairy, Floweriest, Bangles, other articles needed by women, Flour mills upto 5 H.P., Small Wood, Coal & Fuel Merchants, Books & Stationery etc.

- M-33 New Sub-regulation 20.3.2.(c) is added in Development Control Regulation as below :-
20.3.2.(c) :- Ground coverage shall not exceed $1/3^{\text{rd}}$ of the net plot area and built up area on all floors shall not exceed the net plot area.

- M-34 New Sub-regulation 20.3.3.(a) is added in Development Control Regulation as below :-

20.3.3 (a) :- For any of the above types of building built up area on all floors shall not exceed the net plot area.

- M-35 Following new entry is added in Development Control Regulation after Sr. No. (XI) in the Regulation No.5.1.(e).
(XII) give particulars of the parking provided, and required under Regulation No.21.

- M-36 Regulation No.9.4 of Development Control Regulation is deleted.

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DEVELOPMENT PLAN - BRAMHAPURI

Accompaniment of Government Notice No

TPS-2299/1001/CR-111(A)/UD-9

Dated : 28th June, 2002.

SCHEDULE

Modifications of Substantial Nature

- EP-1 G.No.269,270 & 279 of Mauza Delanwadi is to be deleted from Agricultural Zone and be included in Residential Zone.
- EP-2 While submitting the Development Plan, the Planning Authority has deleted G.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 alongwith surrounding lands as shown on plan is to be deleted from Site No.61 & included in No Development Zone.
- EP-3 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.
- EP-4 Site No.75, ' Dispensary ' is to be deleted and land so released is to be included in Residential Zone.
- EP-5 While submitting the Development Plan, the Planning Authority has relocated Site No.16, ' Sports Complex ' on S.No.406 & 408 (pt) of village Bondegaon and has redesignated as ' Stadium '.
- Since lands of S.No.408 belongs to forest, it is to be deleted from relocated site & to be included in forest land. Also remaining site is to be redesignated as ' Sports Complex ' (Site No.16) as shown on plan.
- EP-6 15 m. North-South road running from railway station to Borgaon road, passing through S.No.176 of village Brahmapuri 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.
- EP-7 While submitting the Development Plan, the Planning Authority has relocated the site No.6 Recreation Ground. The same is not accepted. Site No.6, ' Recreation Ground ' as per plan published u/s 26 is to be reinstated.
- EP-8 Site No.19, ' Garden ' is to be relocated on S.No. 406 (pt) of village Bondegaon as shown on plan.
- EP-9 Site No.78, ' Play Ground ' as per plan published u/s 26, is to be deleted and to be included in Residential Zone.

✓ EP-10 Site No. 67, ' Children's Park ' is to be relocated near railway line on S.No.303, 396, (pt) etc. of village Brahmapuri with reduced area & 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.

✓ EP-11 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.

✓ EP-12 15 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 increase in area of Site No.55 be made.

✓ EP-13 Site No.63, ' Post Office ' is to be deleted and to be included in Residential Zone.

✓ EP-14 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.

✓ EP-15 Site No.76, ' Parking lot ' is to be deleted and land so released is to be shown as Railway land.

EP-16 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.

✓ EP-17 The lands of S.No.481, 485 and 487 of village Brahmapuri are belongs to forest. 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 m. wide Bye-pass Road and two 15 m. wide Development Plan Roads.

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 m. wide Development Plan Road are to be rearranged with minor change in areas as shown on plan. Due to above change and re-arrangement, site for ' Social Forestry ' divides in to 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.

✓ EP-18 Site No.2, Garden is deleted and the same relocated in between tank and Site No.3.

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PROPOSED MODIFICATIONS TO D. C. RULES

EP-19 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.

Regulation No.31 :- Regulations for additional built up area to be granted to luxury hotels

(a) Higher built up area is allowed for luxury hotels in independent plots and under one establishment with a grading of 3 star and above as approved by the Department of Tourism, Government of India or the State Government.

(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 Director of Town Planning, Maharashtra State, Pune.

(c) Minimum area of the plot should not be less than 1 / 4 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.

(d) No condonation in the required open spaces, parking spaces and any other requirements of the Development Control Rules except the height.

EP-20 Following new entry is to be added after Sr. No. (e) of **Regulation No. 20.7.2**

(f) Room for electronic equipment of Cellular Mobile Telecommunication System :-

Where permissible built up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector as per requirement of Department of Telecommunication or the companies authorised that behalf. This area shall not be included in covered area for built up area calculations but not exceeding 20 sq.m. in any case. However, the permissible built up area of the plot is not fully consumed such benefit of treating it free from including in covered area for built up area calculation shall not be given.

EP-21 Regulations (in Marathi Version) regarding the development of sites reserved in the Development Plan through accommodating reservations as submitted by Municipal Council on Page No. 39 to 46 of Development Plan Report is to be replaced with certain modifications to suit the local conditions as given below :-