



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक - नाशिक विभाग

वर्ष - ८, अंक - ७]

मंगळवार, ऑक्टोबर १, २०१९ / आश्विन ९, शके १९४१

[पृष्ठे २७

असाधारण क्रमांक ७

प्राधिकृत प्रकाशन

नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२

दिनांक १९ सप्टेंबर २०१९

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

शुद्धिपत्रक

क्रमांक टीपीएस-१११८/२२६१/प्र. क्र. ३३० (अ)/२०१८/नवि-९/शुद्धिपत्रक.- ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक ३७) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ चे उप-कलम (१) नुसार त्र्यंबक शहराच्या मूळ हद्द (दुसरी सुधारित) व वाढीव हद्दीसाठी भागशः विकास योजना अधिसूचना क्रमांक टीपीएस-१११८/२२६१/प्र. क्र. ३३० (अ)/२०१८/नवि-९, दिनांक २७ मे २०१९ अन्वये त्यासोबत परिशिष्ट “अ” मधील बदलासह मंजूर झालेली आहे (यापुढे “उक्त मंजूर विकास योजना” असे संबोधले आहे) ;

आणि ज्याअर्थी, शासनाने भागशः विकास योजनेस प्रदान केलेल्या मंजूरीनुसार (परिशिष्ट “अ”) सदर प्रसिद्ध अधिसूचनेत काही चुका, टंकलेखनाच्या चुका याबाबत दुरुस्ती करण्यासाठी सोबतच्या परिशिष्टानुसार शुद्धिपत्र निर्गमित करणे आवश्यक आहे ;

त्याअर्थी, आता, भागशः विकास योजनेतील मंजूर बदलासंबंधीच्या (अनुसूची “अ”) प्रसिद्ध अधिसूचनेत सोबतच्या परिशिष्टानुसार दर्शविल्याप्रमाणेच्या दुरुस्त्या करणेस्तव हे शुद्धिपत्रक निर्गमित करण्यात येत आहे.

सदर शुद्धिपत्रकाची प्रत जनतेच्या अवलोकनार्थ खालील कार्यालयांत कार्यालयीन कामकाजाच्या वेळेत व दिवशी ३० दिवसांसाठी उपलब्ध करणेत येत आहे.

१. सहसंचालक, नगररचना, नाशिक विभाग, नाशिक, विभागीय आयुक्त कार्यालय आवार, नाशिक रोड, नाशिक - ४२२ १०१.
२. सहायक संचालक, नगररचना, नाशिक शाखा, नाशिक.
३. मुख्याधिकारी, त्र्यंबक नगरपरिषद, त्र्यंबक, जिल्हा नाशिक.

सदर शुद्धिपत्रक शासनाचे www.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

प्र. प्र. सोनारे,

कार्यासन अधिकारी, महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated, 19th September 2019

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

No. TPS-1118/2261/CR-330 (A)/2018/UD-9/Corrigendum.— Whereas, in accordance with sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) the State Government has Partly sanctioned the Original Limit (Second Revised) along with Extended Area Draft Development Plan of Trimbak Municipal Council vide Notification No. TPS-1118/2261/CR-330 (A)/2018/UD-9, dated 27th May 2019 along with modifications as specified in Schedule “A” of the Notification (hereinafter referred to as “the said Sanctioned Development Plan”);

and whereas, it is observed that some errors, typographical mistakes are needed to be corrected in accordance with the Government approval in the said Sanctioned Modification (Schedule “A”) and for that purpose it is necessary to issue Corrigendum for the same as mentioned in Annexure attached hereto.

Now therefore, this Corrigendum is issued here in respect of such corrections in the Sanctioned Modifications (Schedule “A”) as mentioned in Annexure attached hereto.

Copy of this Corrigendum is kept open for the inspection to general public in the following offices during office hours on all working days for a period of 30 days.

- (1) The Joint Director of Town Planning, Nashik Division, Nashik, Commissioner Office Compound, Nashik Road, Nashik - 422 101.
- (2) The Assistant Director of Town Planning, Nashik Branch, Nashik.
- (3) The Chief Officer, Trimbak Municipal Council, Trimbak, district Nashik.

This Corrigendum shall be published on the Government website at www.maharashtra.gov.in (कायदे व नियम) ;

Annexure

Accompaniment to the Government Corrigendum No. TPS-1118/2261/CR-330 (A)/2018/UD-9, dated 19th September 2019

Sr. No.	SM No.	Corrigendum to the following Sanctioned Modifications (SM) mentioned in Schedule “A” of the Notification No. TPS-1118/2261/CR-330 (A)/2018/UD-9, dated 27th May 2019.
1	2	3
1	SM-26	In Column Nos. 4 and 5, the words “and the North-South 24.00 metres wide D. P. Road proposed from Site No. 48, S.W.M. upto 24.00 metres road along the river” are added after the word “Green Belt”. The word “is” after “Green Belt” is replaced with “are” in Column No. 4.
2	SM-29	In Column Nos. 3, 4 and 5 the word “136 (Pt.)” is added after “134” in the sentence.

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

P. P. SONARE,
Desk Officer to Government.

नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२

दिनांक १९ सप्टेंबर २०१९

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

शुद्धिपत्रक

क्रमांक टीपीएस-१११८/२२६१/प्र. क्र. ३३० (ब)/२०१८/नवि-९/शुद्धिपत्रक.- ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक ३७) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ चे उप-कलम (१) नुसार त्र्यंबक शहराच्या मूळ हद्द (दुसरी सुधारित) व वाढीव हद्दीसाठी विकास योजनेच्या मंजुरीच्या वेळी अधिसूचना क्रमांक टीपीएस-१११८/२२६१/प्र.क्र. ३३० (ब)/२०१८/नवि-९, दिनांक २७ मे २०१९ अन्वये त्यासोबत परिशिष्ट “ब” नुसार सारभूत स्वरूपाचे बदल पुनर्प्रसिद्ध केलेले आहेत (यापुढे “उक्त वगळलेला भाग” असे संबोधले आहे) ;

आणि ज्याअर्थी, शासनाने सारभूत स्वरूपाचे बदलाबाबत प्रदान केलेल्या मंजुरीनुसार (परिशिष्ट “ब”) सदर प्रसिद्ध अधिसूचनेत काही चुका, टंकलेखनाच्या चुका याबाबत दुरुस्ती करण्यासाठी सोबतच्या परिशिष्टानुसार शुद्धिपत्र निर्गमित करणे आवश्यक आहे ;

त्याअर्थी, आता, सारभूत स्वरूपाचे बदलासंबंधी (अनुसूची “ब”) प्रसिद्ध सदर अधिसूचनेत सोबतच्या परिशिष्टानुसार दर्शविल्याप्रमाणेच्या दुरुस्त्या करणेस्तव हे शुद्धिपत्रक निर्गमित करण्यात येत आहे.

सदर शुद्धिपत्रकाची प्रत जनतेच्या अवलोकनार्थ खालील कार्यालयांत कार्यालयीन कामकाजाच्या वेळेत व दिवशी ३० दिवसांसाठी उपलब्ध करणेत येत आहे.

१. सहसंचालक, नगररचना, नाशिक विभाग, नाशिक, विभागीय आयुक्त कार्यालय आवार, नाशिक रोड, नाशिक - ४२२ १०१.
२. सहायक संचालक, नगररचना, नाशिक शाखा, नाशिक.
३. मुख्याधिकारी, त्र्यंबक नगरपरिषद, त्र्यंबक, जिल्हा नाशिक.

सदर शुद्धिपत्रक शासनाचे www.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

प्र. प्र. सोनारे,

कार्यासन अधिकारी, महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated, 19th September 2019

Maharashtra Regional and Town Planning Act, 1966

Corrigendum

No. TPS-1118/2261/CR-330 (B)/2018/UD-9/Corrigendum.- Whereas, in accordance with sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) the State Government has republished the substantial Modifications while sanctioning the Original Limit (Second Revised) along with Extended Area Draft Development Plan of Trimbak Municipal Council vide Notification No. TPS-1118/2261/CR-330 (B)/2018/UD-9, dated 27th May 2019 as specified in Schedule “B” of the Notification (hereinafter referred to as “the said Excluded Part”);

and whereas, it is observed that some errors, typographical mistakes are needed to be corrected in accordance with the Government approval in the Sanctioned Substantial Modification (Schedule “B”) and for that purpose it is necessary to issue Corrigendum for the same as mentioned in Annexure attached hereto.

Now therefore, this Corrigendum is issued here in respect of such corrections in the Substantial Modifications EP (Schedule “B”) as mentioned in Annexure attached hereto.

Copy of this Corrigendum is kept open for the inspection to general public in the following offices during office hours on all working days for a period of 30 days.

- (1) The Joint Director of Town Planning, Nashik Division, Nashik, Commissioner Office Compound, Nashik Road, Nashik - 422 101.
- (2) The Assistant Director of Town Planning, Nashik Branch, Nashik.
- (3) The Chief Officer, Trimbak Municipal Council, Trimbak, district Nashik.

This Corrigendum shall be published on the Government website at www.maharashtra.gov.in (कायदे व नियम) ;

Annexure

Accompaniment to the Government Corrigendum No. TPS-1118/2261/CR-330 (B)/2018/UD-9, dated 19th September 2019)

Sr. No.	EP No.	Corrigendum to the following Substantial Modifications (EP) mentioned in Schedule "B" of the Notification No. TPS-1118/2261/CR-330 (B)/2018/UD-9, dated 27th May 2019.
1	2	3
1	EP-22	In last Column No. 5, under Sr. No. (ii) "Site No. 64" is added after the word "Parking".
2	EP-24	In Column No. 4 the words "and North-South D. P. Road between Gat Nos. 171 to 136" are added after the word "Gat Nos. 140 and 132". In Column No. 5 the words "Shown on North side of this deleted road" is added after the word "proposed to be included in Adjacent Zone" and numbered as (i) Following sentence numbered as (ii) is added at the end. (iii) The 18.00 metres wide North-South D. P. Road between Gat Nos. 171 and 136 more specifically shown on plan is proposed to be deleted and land thus released is proposed to be included in the Adjacent Zone / Reservation, on the East side of this deleted road as shown on Plan."
3	--	The following Entry at Sr. No. 34 is added after Sr. No. 33.

Sr. No.	Excluded Part	Proposals as per Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposal as per Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications of substantial nature as proposed by Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
34	EP-34	Gat Nos. 253, 357-B, 316, "Agricultural Zone".	"Agricultural Zone"	The Land bearing Gat Nos. 253, 357-B, 316 are proposed to be deleted from "Agricultural Zone" and land thus released is proposed to be included in the "Residential Zone R-1" as shown on Plan. Condition. — Topography of land shall be maintained and only G+1 structure will be permissible.

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

P. P. SONARE,
Desk Officer to Government.

नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२

दिनांक १९ सप्टेंबर २०१९

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१६१९/४६१/प्र. क्र. ८१ (अ)/२०१९/नवि-९.- ज्याअर्थी, शिर्डी नगरपंचायत, जिल्हा अहमदनगर (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधलेले आहे) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक ३७ वा) (यापुढे “उक्त अधिनियम” असा उल्लेख करण्यात आलेला आहे) चे कलम २३ (१) व कलम ३८ अन्वयेच्या तरतुदीनुसार ठराव क्रमांक ८, दिनांक ५ नोव्हेंबर २०१४ अन्वये त्यांच्या कार्यक्षेत्रातील मूळ हद्दीसाठी सुधारित विकास योजना (यापुढे “उक्त प्रारूप विकास योजना” असा उल्लेख करण्यात आला आहे) तयार करणेचा इरादा जाहीर केला आहे व त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक १९ ते २५ मार्च २०१५ रोजी प्रकाशित झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये त्यांच्या कार्यक्षेत्रातील जमिनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६ (१) अन्वये विहित मुदतीत प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक १५ ते २१ जून २०१७ रोजी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, सदरहू प्रसिद्ध झालेल्या उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८ (२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे दिनांक १३ एप्रिल २०१८ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजना उक्त अधिनियमातील कलम ३० अन्वये विहित केलेल्या कालावधीत शासनास मंजुरीसाठी सादर करण्यामध्ये कसूर केल्याने उक्त अधिनियमातील कलम २१ (४) अन्वयेच्या तरतुदीनुसार सहसंचालक, नगररचना नाशिक विभाग, नाशिक यांनी आदेश क्रमांक नावि/वियो शिर्डी (सु.)/कलम २१ (४-ए)/१९०७, दिनांक ११ सप्टेंबर २०१८ अन्वये सहायक संचालक, नगररचना, अहमदनगर शाखा, अहमदनगर यांना उक्त नियोजन प्राधिकरणाची उर्वरित कर्तव्ये पार पाडून कलम ३० अन्वये उक्त प्रारूप विकास योजना शासनास सादर करण्यासाठी “अधिकारी” म्हणून नियुक्ती केली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांनी त्यांच्याकडील आदेश क्रमांक प्रा.वि.यो. शिर्डी (सु.)/कलम २१ (४-ए)/टीपीव्ही-४/५७२०, दिनांक ३ ऑक्टोबर २०१८ अन्वये नियुक्त अधिकारी यांना दिनांक १८ जुलै २०१८ ते दिनांक १७ जानेवारी २०१९ असा कालावधी विकास योजना शासनास सादर करण्यासाठी निश्चित करून दिलेला आहे ;

आणि ज्याअर्थी, उक्त नियुक्त अधिकार्यांनी नियोजन प्राधिकरण या नात्याने उक्त अधिनियमाच्या कलम २८ (४) अन्वये उक्त विकास योजनेमध्ये काही फेरबदल सुचविलेले आहेत व सदरहू फेरबदलासह विकास योजना (यापुढे “उक्त विकास योजना” असा उल्लेख करण्यात आलेला आहे) जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक ३ ते ९ जानेवारी २०१९ रोजी पृष्ठ १ ते ९ वर प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिकार्यांनी नियोजन प्राधिकरणाने उक्त अधिनियमातील कलम ३० मधील उप-कलम (१) मधील तरतुदीनुसार, उक्त विकास योजना मराठी पत्र क्रमांक प्रा.वि.यो. शिर्डी (सु.)/कलम ३० (१)/ससंअ/४२९७, दिनांक २० डिसेंबर २०१८ अन्वये शासनास मंजुरीस्तव सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) च्या तरतुदीनुसार उक्त विकास योजनेबाबत केलेल्या चौकशीनुसार तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून उक्त विकास योजना, उक्त अधिनियमाच्या कलम ३० अन्वये शासनास मंजुरीच्या सादर केलेल्या दिनांकापासून मूळ मुदत सहा महिने तदनंतर वाढीव एक वर्ष मुदतीच्या आत मंजूर करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम १४८-क मधील सुधारित तरतुदीनुसार, केंद्र शासनाचे निवडणूक आयोगाने किंवा राज्य शासनाचे निवडणूक आयोगाने त्यांचे कार्यक्षेत्रातील निवडणुकीच्या अनुषंगाने जाहीर केलेल्या आचारसंहितेमुळे विकास योजना, प्रादेशिक योजना किंवा नगररचना योजनेची कार्यवाही पूर्ण होऊ शकलेली नाही, असा कालावधी गणना करतेवेळी वगळणेचा आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त विकास योजनेबाबत तसेच संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी केलेल्या सल्ला मसलतीनुसार शासन उक्त विकास योजना मंजुरीच्या निर्णयाप्रत आले असून, उक्त विकास योजनेस उक्त अधिनियमाच्या कलम ३१ (१) मधील असलेल्या शक्तींचा वापर करून पुढीलप्रमाणे मंजुरी देणेत येत आहे.

- (अ) उक्त अधिनियमाच्या कलम ३१ (१) नुसार उक्त विकास योजनेस या अधिसूचनेच्या दिनांकापर्यंत मुदतवाढ मंजूर करणेत येत आहे.
- (आ) शिर्डी नगरपंचायतीच्या उक्त विकास योजनेस सोबतचा परिशिष्ट “अ” (SM-1, SM-2... इ.) मधील बदलासह व सूचना क्रमांक टीपीएस-१६१९/४६१/प्र. क्र. ८१ (ब)/२०१९/नवि-०९, दिनांक १९ सप्टेंबर २०१९ सोबत जोडलेल्या परिशिष्ट “ब” (EP-1, EP-2... इ.) मधील सारभूत स्वरूपाचे फेरबदल वगळून, विकास योजनेस मंजूरी देण्यात येत आहे.
- (इ) महाराष्ट्र राज्यातील नगरपरिषदा व नगरपंचायतींसाठी शासन अधिसूचना क्रमांक टीपीएस-१८१२/१५७/प्र. क्र. ७१/१२/पुनर्बांधणी क्रमांक ३४/१२/नवि-१३, दिनांक २१ नोव्हेंबर २०१३ अन्वये मंजूर विकास नियंत्रण व प्रोत्साहन नियमावली व यासंदर्भात शासनाने वेळोवेळी निर्गमित केलेले फेरबदल / कलम १५४ अन्वये दिलेले निदेश उक्त विकास योजनेस लागू राहतील. तसेच विकास योजना अहवालातील विकास नियंत्रण नियमावली या शीर्षकांतर्गत प्रकरण क्रमांक XIV मधील तरतूद क्रमांक A to G खालील सुधारणेसह तसेच खालीलनुसार अतिरिक्त तरतुदी लागू राहिल.
- (A) Government in Urban Development Department *vide* it's Resolution No. TPS-1813/ 3067/ CR-492/13/M Council/UD-13, dated 10th May 2016 has sanctioned the regulations regarding Accommodation Reservation. These regulations along with following regulations regarding development of “Camping Ground” reservation as well as amendments made by Government from time to time shall be applicable to Shirdi Nagarpanchayat.
- Regulations for development of “Camping Ground” under Accommodation reservation principle –
1. If the area under reservation is owned by more than one owner, then the owner may come forward jointly for more than 50 per cent area or the single owner holding more than 50 per cent area may be allowed to develop the reservation. It shall be mandatory for other owners to construct amenity contiguous to the earlier development.
 2. It shall be mandatory for the owner/s to hand over 50 per cent of the area under proposal along with 25 per cent constructed amenity of Yatri Niwas / Dharmshala of the area under proposal free of cost to the Planning Authority.
 3. On handing over the 50 per cent of the land along with 25 per cent constructed amenity of Yatri Niwas / Dharmshala free of cost to the Planning Authority, the owner/s shall be entitled to develop remaining 50 per cent of land as per the adjoining Residential / Commercial use with FSI with the entire plot and additional FSI equal to constructed amenity subject to maximum of 0.25 of the total plot area.
- (B) Government in Urban Development Department *vide* it's Resolution No. TPS-1813/ 3067/ CR-122/13-M Council/UD-13, dated 6th February, 2016 has sanctioned the regulations regarding Transferable Development Rights. These regulations along with amendments made by Government from time to time shall be applicable to Shirdi Nagarpanchayat.
- (C) Deleted.
- (D) Tents and Temporary shades with toilet blocks, canteen, information centre, dispensary, convenience shops, etc., construction of ground + one floor and built up area having 10 per cent of plot area, is permissible for the convenience of the devotees in site reserved for “Camping Ground”. However provision of “Accommodation Reservation Principle” will not be applicable.
- (E and F) Sanctioned as proposed.
- (G) Deleted.
- (H) The Private or Rental premises designated in Public/Semi-Public Zone will continue to be in this zone as long as Public/Semi-Public user exists otherwise these lands shall be considered to be included in adjoining Predominant Zone in consultation with Joint Director of Town Planning, Nashik Division, Nashik.
- (I) The Chief Officer in consultation with Director of Town Planning, Maharashtra State, Pune, may correct the draftsman's errors on Development Plan in respect of typographical errors in S. No. / Gat No. / C.T.S. No. errors in boundaries of such land parcels, errors

in showing alignment of existing High Tension Line, Nalas, River, Canal, Lake and like Water Bodies, etc., by taking into account a Revenue Land Record.

(J) The areas of reserved sites mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site.

(K) Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on Development Plan are subject to changes if respective layouts are revised. If the layout is revised and if open space is shown elsewhere in Residential Zone, then the existing open space in the layout as shown on the Development Plan be treated as Residential Zone.

(ई) शिर्डी नगरपंचायतीची उक्त भागशः मंजूर विकास योजना, महाराष्ट्र शासन राजपत्रात अधिसूचना प्रसिद्ध झाल्याचे दिनांकापासून एक महिन्यानंतर अंमलात येईल.

२. जी आरक्षणे / वाटपे / नामोद्दिष्ट सोबतच्या विकास योजना मंजुरीचा परिशिष्ट “अ” व सूचनासोबत परिशिष्ट “ब” मध्ये नमूद नाही, अशी आरक्षणे त्या त्या प्रयोजनासाठी उक्त विकास योजनेत दर्शविल्यानुसार मंजूर करणेत येत आहेत.

३. उपरोक्त भागशः नमूद केलेली शिर्डी नगरपंचायतीची अंतिम विकास योजना शासनाने मंजूर केली असून जनतेच्या अवलोकनार्थ कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत शिर्डी नगरपंचायतीच्या कार्यालयात महाराष्ट्र शासन राजपत्रात प्रसिद्ध केलेल्या दिनांकापासून एक महिन्यापर्यंत उपलब्ध करणेत येत आहे.

सदरची सूचना महाराष्ट्र शासनाने www.urban.maharashtra.gov.in या संकेतस्थळावरदेखील उपलब्ध केलेली आहे.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्र. प्र. सोनारे,

कार्यासन अधिकारी, महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 19th September 2019

The Maharashtra Regional and Town Planning Act, 1966

Notification

No. TPS-1619/461/CR-81 (A)/2019/UD-9.— Whereas, the Shirdi Nagarpanchayat (district Ahmednagar) (hereinafter referred to as “the said Planning Authority”), being the Planning Authority under the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) has by its Resolution No. 8, dated 5th November 2014 made a declaration under Section 23 (1), read with Section 38 of the said Act, declared its intention to prepare the Revised Development Plan (hereinafter referred to as “the said Draft Development Plan”) for the Original Limit within its jurisdiction and Notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as “Official Gazette”), Part-1, Nashik, dated 19th - 25th March 2015 ;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a Notice in Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 15th - 21st June, 2017 for inviting suggestions / objections to the said Draft Development Plan of Shirdi, prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee constituted under Section 28 (2) of the said Act, submitted its Report to the said Planning Authority on 13th April 2018 ;

and whereas, the said Planning Authority, failed to perform it's duty imposed upon it under the provisions of the said Act, *i. e.* failed to submit the Draft Development Plan within the time fixed under Section 30 of the said Act, and the Joint Director of Town Planning, Nashik Division, Nashik *vide* it's Marathi Order, dated 11th September 2018, bearing No. नावि/वियो शिर्डी (सु.)/कलम २१ (४-ए)/११०७, nominated Assistant Director of Town Planning, Ahmednagar as an "Officer" to exercise all the powers and perform all the duties of Planning Authority which may be necessary for the purpose of preparing a Development Plan and submitting it to the State Government for sanction under Section 30 ;

and whereas, the Director of Town Planning *vide* it's letter, dated 3rd October 2018 bearing No. प्रा.वि.यो.शिर्डी (सु.)/कलम २१ (४-ए)/टीपीव्ही-४/५७२०, has fixed the period from 18th July 2018 to 17th January 2019 to submit the said Development Plan to the Government for sanction, by the said Officer ;

and whereas, the said Officer exercising all the powers of Planning Authority, suggested certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified (hereinafter referred to as "said Development Plan") for information of the General Public, under sub-section (4) of Section 28 of the said Act, by a Notice published in Maharashtra Government Gazette, Nashik Division Supplement, Part - 1, dated 3rd - 9th January 2019, on pages 1 to 9 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Officer being the Planning Authority has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* it's Marathi letter No. प्रा.वि.यो.शिर्डी (सु.)/कलम ३० (१)/ससंअ/४२९७, dated 20th December 2018 ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government, after consulting the Director of Town Planning, Maharashtra State, Pune, is of the view that it is necessary to sanction the said Development Plan within a period of six months from the date of it's submission under Section 30 of the said Act or within such extended period twelve months in aggregate a part of the said Draft Development Plan of the said Nagarpanchayat ;

and whereas, in accordance with the amended provisions of Section 148-A of the said Act, in computing the period in relation to any Development Plan, Regional Plan or Scheme the period or periods during which any action could not be completed due to enforcement of any Code of Conduct by the Election Commission of India or the State Election Commission in respect of any Election shall be excluded.

Now, therefore in accordance with sub-section (1) of Section 31 of the said Act, after consulting the Director of Town Planning, Maharashtra State, Pune, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby –

- (a) Extends the period prescribed under Section 31 (1) of the said Act for sanctioning the said Development Plan upto and inclusive of the date of this Notification.
- (b) Sanctions the said Development Plan for Shirdi Nagarpanchayat, along with the Schedule of Modifications namely Schedule "A", (SM-1, SM-2 ... etc.) appended hereto, excluding, the Substantial Modifications as specified in Schedule "B" (EP-1, EP-2 ... etc.) appended to the Notice No. TPS-1619/461/CR-81 (B)/2019/UD-9, dated the 19th September 2019.
- (c) The Development Control and Promotion Regulations for Municipal Council and Nagarpanchayats in Maharashtra sanctioned *vide* the Government Notification No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November, 2013, and Subsequent Modifications / Directions issued in this regard under Section 154 of the

Maharashtra Regional and Town Planning Act, 1966 shall be applicable. Also Development Control and Promotion Regulations bearing A to G mentioned under Chapter XIV of the Development Plan Report with amendments in certain clauses along with additional regulation as mentioned below shall be applicable for the area of the Shirdi Nagarpanchayat for which the said Development Plan has been prepared.

- (A) Government in Urban Development Department *vide* it's Resolution No. TPS-1813/ 3067/ C.R.492/13/M Council/UD-13, dated 10th May 2016 has sanctioned the regulations regarding Accommodation Reservation. These regulations along with following regulations regarding development of "Camping Ground" reservation as well as amendments made by Government from time to time shall be applicable to Shirdi Nagarpanchayat.

Regulations for development of "Camping Ground" under Accommodation Reservation Principle –

1. If the area under reservation is owned by more than one owners, then the owners may come forward jointly for more than 50 per cent area or the single owner holding more than 50 per cent area may be allowed to develop the reservation. It shall be mandatory for other owners to construct amenity contiguous to the earlier development.
 2. It shall be mandatory for the owner/s to hand over 50 per cent of the area under proposal along with 25 per cent constructed amenity of Yatri Niwas / Dharmshala of the area under proposal free of cost to the Planning Authority.
 3. On handing over the 50 per cent of the land along with 25 per cent constructed amenity of Yatri Niwas / Dharmshala free of cost to the Planning Authority, the owner/s shall be entitled to develop remaining 50 per cent of land as per the adjoining Residential / Commercial use with FSI of the entire plot and additional FSI equal to constructed amenity subject to maximum of 0.25 of the total plot area.
- (B) Government in Urban Development Department *vide* it's Resolution No. TPS-1813/ 3067/ CR-122/13/M Council/UD-13, dated 6th February, 2016 has sanctioned the regulations regarding Transferable Development Rights. These regulations along with amendments made by Government from time to time shall be applicable to Shirdi Nagarpanchayat.
- (C) Deleted.
- (D) Tents and Temporary shades with toilet blocks, canteen, information centre, dispensary, convenience shops, etc., construction of ground + one floor and built up area having 10 per cent of plot area, is permissible for the convenience of the devotees in site reserved for "Camping Ground". However provision of "Accommodation Reservation Principle" will not be applicable.
- (E and F) Sanctioned as proposed.
- (G) Deleted.
- (H) The Private or rental premises designated in Public / Semi-Public Zone will continue to be in this zone as long as Public / Semi-Public user exists otherwise these lands shall be considered to be included in adjoining Predominant Zone in consultation with Joint Director of Town Planning, Nashik Division, Nashik.
- (I) The Chief Officer in consultation with Director of Town Planning, Maharashtra State, Pune, may correct the draftsman's errors on Development Plan in respect of typographical errors in S. No. / G. No. / C.T.S. No., errors in boundaries of such land parcels, errors in showing alignment of existing High Tension Line, Nalas, River, Canal, Lake and like Water Bodies, etc., by taking into account a Revenue Land Record.

- (J) The areas of reserved sites mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site.
- (K) Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on Development Plan are subject to changes if respective layouts are revised. If the layout is revised and if open space is shown elsewhere in Residential Zone, then the existing open space in the layout as shown on the Development Plan be treated as Residential Zone.
- (d) Declares that the Final Development Plan (Part) for area of the Shirdi Nagarpanchayat shall come into force after one month from the date of publication of this Notification in the Maharashtra Government Gazette.

2. The Reservations / allocations / designations which do not appear in the Schedule appended to the Notification Sanctioning Development Plan or the Notice proposing the modifications of substantial nature, are hereby sanctioned for the respective purpose as designated in the aforesaid Sanctioned Development Plan.

3. The aforesaid Final Development Plan of Shirdi Nagarpanchayat sanctioned partly by the State Government, shall be kept open for inspection by the general public, during office working hours on all working days for a period of one month from the date of coming into force of this Notification, in the Office of the Chief Officer, Shirdi Nagarpanchayat, district Ahmednagar.

This Notification is also available on Government's website at www.maharashtra.gov.in

SCHEDULE "A"

MODIFICATIONS SANCTIONED BY GOVERNMENT UNDER SECTION 31 (1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

DEVELOPMENT PLAN OF SHIRDI [Original Limit (REVISED)]

ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-1619/461/CR-81 (A)/2019/UD-9, dated 19th September 2019

Sr. No.	Modification No.	Proposals of Draft Development Plan published under Section 26	Proposals of Draft Development Plan submitted under Section 30	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	SM-1	Site No. 13 "Site for Sai Sansthan".	M-8. — The Southern portion of Site No. 13 "Site for Sai Sansthan" is deleted and included in "Residential Zone", as shown on Plan.	Site No. 13 "Site for Sai Sansthan" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966 as shown on Plan.
2	SM-2	Site No. 8 "Garden"	M-11. — The Nomenclature of Site No. 8 "Garden" is re-designated as "Parking".	The Nomenclature of Site No. 8 "Garden" is re-designated as "Parking" as shown on Plan.
3	SM-3	Site No. 30 "Garden" and Site No. 31 "Parking".	M-15. — The boundary of Site No. 30 "Garden" and Site No. 31 "Parking" are modified as per the sanctioned Development Plan.	Site No. 30 "Garden" and Site No. 31 "Parking" are sanctioned as per the Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966 as shown on Plan.
4	SM-4	18.00 mtrs. wide D. P. Road.	M-18. — The alignment of 18.00 mtrs. wide Road is modified as per the sanctioned Development Plan.	The modified alignment of 18.00 mtrs. wide Road is sanctioned as per the Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966 as shown on Plan.

SCHEDULE – A - contd.

1	2	3	4	5
5	SM-5	Site No. 32 "Camping Ground".	M-19. — The Eastern portion / Stripe of Site No. 32 "Camping Ground" is deleted from reservation and land thus released is proposed to be included in "Residential Zone".	Site No. 32 "Camping Ground" is reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966 as shown on Plan.
6	SM-6	Site No. 36 "Extension to Sewage Treatment Plant".	M-20. — The Western portion of Site No. 36 "Extension to Sewage Treatment Plant" is deleted from reservation and land thus released is proposed to be included in "Agricultural Zone".	Site No. 36 "Extension to Sewage Treatment Plant" is re-designated as "Sewage Treatment Plant and Solid Waste Management" and reinstated as per the Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966 as shown on plan.

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

P. P. SONARE,
Desk Officer to Government.

नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२

दिनांक १९ सप्टेंबर २०१९

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

सूचना

क्रमांक टीपीएस-१६१९/४६१/प्र. क्र. ८१ (ब)/२०१९/नवि-९.- ज्याअर्थी, शिर्डी नगरपंचायत, जिल्हा अहमदनगर (यापुढे “उक्त नियोजन प्राधिकरण” म्हणून संबोधलेले आहे) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक ३७ वा) (यापुढे “उक्त अधिनियम” असा उल्लेख करण्यात आलेला आहे) चे कलम २३ (१), कलम ३८ अन्वयेच्या तरतुदीनुसार ठराव क्रमांक ८, दिनांक ५ नोव्हेंबर २०१४ अन्वये त्यांच्या कार्यक्षेत्रातील मूळ हद्दीसाठी सुधारित विकास योजना (यापुढे “उक्त प्रारूप विकास योजना” असा उल्लेख करण्यात आला आहे) तयार करणेचा इरादा जाहीर केला आहे व त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक १९ ते २५ मार्च २०१५ रोजी प्रकाशित झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये त्यांच्या कार्यक्षेत्रातील जमिनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६ (१) अन्वये विहित मुदतीत प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक १५ ते २१ जून २०१७ रोजी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, सदरहू प्रसिद्ध झालेल्या उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८ (२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे दिनांक १३ एप्रिल २०१८ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजना उक्त अधिनियमातील कलम ३० अन्वये विहित केलेल्या कालावधीत शासनास मंजुरीसाठी सादर करण्यामध्ये कसूर केल्याने उक्त अधिनियमातील कलम २१ (४-ए), अन्वयेच्या तरतुदीनुसार सहसंचालक, नगररचना नाशिक विभाग, नाशिक यांनी आदेश क्रमांक नावि/वियो शिर्डी (सु.)/कलम २१ (४-ए)/१९०७, दिनांक ११ सप्टेंबर २०१८ अन्वये सहायक संचालक, नगररचना, अहमदनगर शाखा, अहमदनगर यांना उक्त नियोजन प्राधिकरणाची उर्वरित कर्तव्ये पार पाडून कलम ३० अन्वये उक्त प्रारूप विकास योजना शासनास सादर करण्यासाठी “अधिकारी” म्हणून नियुक्ती केली आहे ;

आणि ज्याअर्थी, संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांनी त्यांच्याकडील आदेश क्रमांक प्रा.वि.यो. शिर्डी (सु.)/कलम २१ (४-ए)/टीपीव्ही-४/५७२०, दिनांक ३ ऑक्टोबर २०१८ अन्वये नियुक्त अधिकारी यांना दिनांक १८ जुलै २०१८ ते दिनांक १७ जानेवारी २०१९ असा कालावधी विकास योजना शासनास सादर करण्यासाठी निश्चित करून दिलेला आहे ;

आणि ज्याअर्थी, उक्त नियुक्त अधिकार्यांनी नियोजन प्राधिकरण या नात्याने उक्त अधिनियमाच्या कलम २८ (४) अन्वये उक्त विकास योजनेमध्ये काही फेरबदल सुचविलेले आहेत व सदरहू फेरबदलासह विकास योजना (यापुढे “उक्त विकास योजना” असा उल्लेख करण्यात आलेला आहे) जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, भाग-एक मध्ये दिनांक ३ ते ९ जानेवारी, २०१९ रोजी पृष्ठ १ ते ९ वर प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिकार्यांनी नियोजन प्राधिकरणाने उक्त अधिनियमातील कलम ३० मधील उप-कलम (१) मधील तरतुदीनुसार, उक्त विकास योजना मराठी पत्र क्रमांक प्रा.वि.यो. शिर्डी (सु.)/कलम ३० (१)/ससंअ/४२९७, दिनांक २० डिसेंबर २०१८ अन्वये शासनास मंजुरीस्तव सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त प्रारूप विकास योजना परिशिष्ट “अ” (SM-1, SM-2) मध्ये नमूद बदलांसह शासन अधिसूचना क्रमांक टीपीएस-१६१९/४९१/प्र.क्र. ८१ (अ)/२०१९/नवि-९, दिनांक १९ सप्टेंबर २०१९ अन्वये भागशः क्षेत्रासाठी या नोटीशीसोबतचे परिशिष्ट “ब” (EP-1, EP-2) मध्ये नमूद सारभूत स्वरूपाचे बदलासह वगळून मंजूर केलेली आहे ;

आणि ज्याअर्थी, या नोटीशीसोबत परिशिष्ट “ब” मधील नमूद सारभूत स्वरूपाचे फेरबदल उक्त प्रारूप विकास योजनेतून वगळले असून सदर वगळलेले सारभूत स्वरूपाचे फेरबदल विकास योजना नकाशावर गुलाबी रंगाने (EP-1, EP-2... इ.) दर्शविले आहेत.

आणि त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील व अनुषंगिक शासनास असलेल्या शक्तींचा वापर करून शासन खालीलप्रमाणे आदेश पारीत करित आहे.

(अ) सोबत जोडलेल्या परिशिष्ट “ब” नुसार सारभूत स्वरूपाच्या फेरबदलाबाबत सूचना देणेत येत असून, उक्त सारभूत स्वरूपाच्या फेरबदलाच्या अनुषंगाने उक्त सूचना राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना / हरकती मागविण्यात येत आहेत.

- (ब) सहसंचालक, नगररचना, नाशिक विभाग, नाशिक यांची उक्त अधिनियमाच्या कलम ३१ (२) अन्वये जनतेच्या विहित मुदतीत प्राप्त हरकती / सूचनांबाबत सुनावणी देणेसाठी तसेच त्यावरील अहवाल शासनास पुढील कार्यवाहीसाठी सादर करणेसाठी नियुक्ती करणेत येत आहे.
२. सहसंचालक, नगररचना, नाशिक विभाग, नाशिक यांनी सोबतच्या परिशिष्ट “ब” मधील सारभूत फेरबदलाच्या अनुषंगाने सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून ३० दिवसांच्या विहित कालमर्यादेत प्राप्त होणाऱ्या हरकती / सूचना स्वीकारून विचारात घ्याव्यात.
३. सदर सूचना सोबतच्या परिशिष्ट “ब” सह आणि प्रस्तावित सारभूत बदल दर्शविणारा नकाशा जनतेच्या अवलोकनार्थ खालील कार्यालयांत कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करणेत येत आहे.
- (१) सहसंचालक, नगररचना, नाशिक विभाग, नाशिक, विभागीय आयुक्त कार्यालय आवार, नाशिक रोड, नाशिक - ४२२ १०१.
- (२) सहायक संचालक, नगररचना, अहमदनगर शाखा, अहमदनगर.
- (३) मुख्याधिकारी, शिर्डी नगर पंचायत, शिर्डी, जिल्हा अहमदनगर.

सदरची सूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in या संकेतस्थळावरदेखील उपलब्ध केलेली आहे.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्र. प्र. सोनारे,

कार्यासन अधिकारी, महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 19th September 2019

The Maharashtra Regional and Town Planning Act, 1966

Notice

No. TPS-1619/461/CR-81 (B)/2019/UD-9.— Whereas, the Shirdi Nagarpanchayat (district Ahmednagar) (hereinafter referred to as “the said Planning Authority”) being the Planning Authority under the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) has by its Resolution No. 8, dated 5th November 2014 made a declaration under Section 23 (1), read with Section 38 of the said Act, of its intention to prepare the Revised Development Plan (hereinafter referred to as “the said Draft Development Plan”) for the Original Limit within its jurisdiction and Notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as “Official Gazette”), Part-1, Nashik, dated 19th - 25th March, 2015 ;

and whereas, the said Planning Authority, after carrying out survey of the lands within its jurisdiction as required under Section 25 of the said Act, published a Notice in Maharashtra Government Gazette, Nashik Division Supplement, Part-1, dated 15th - 21st June, 2017 for inviting suggestions / objections to the said Draft Development Plan of Shirdi, prepared by it under sub-section (1) of Section 26 of the said Act;

and whereas, after considering the suggestions and objections received in respect of the said Draft Development Plan, the Planning Committee constituted under Section 28 (2) of the said Act, submitted its Report to the said Planning Authority on 13th April 2018 ;

and whereas, the said Planning Authority, failed to perform its duty imposed upon it under the provisions of the said Act, i. e. failed to submit the Draft Development Plan within the time fixed under Section 30 of the said Act, and the Joint Director of Town Planning, Nashik Division, Nashik vide its Marathi Order, dated 11th September 2018 bearing No. नावि/वियो शिर्डी (सु.)/कलम २१ (४-ए)/१९०७, nominated Assistant Director of Town Planning, Ahmednagar as an “Officer” to exercise all the powers and perform all the duties of Planning Authority which may be necessary for the purpose of preparing a Development Plan and submitting it to the State Government for sanction under Section 30 ;

and whereas, the Director of Town Planning *vide* it's letter, dated 3rd October 2018 bearing No. प्रा.वि.यो.शिर्डी (सु.)/कलम २१ (४-ए)/टीपीव्ही-४/५७२०, has fixed the period from 18th July 2018 to 17th January 2019 to submit the said Development Plan to the Government for sanction, by the said Officer ;

and whereas, the said Officer exercising all the powers of Planning Authority, suggested certain modifications in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act, and published the said Draft Development Plan so modified (hereinafter referred to as "the said Development Plan") for information of the General Public, under sub-section (4) of Section 28 of the said Act, by a Notice published in Maharashtra Government Gazette, Nashik Division Supplement, Part - 1, dated 3rd - 9th January 2019, on pages 1 to 9 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Officer being the Planning Authority has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* it's Marathi letter No. प्रा.वि.यो.शिर्डी (सु.)/कलम ३० (१)/ससंअ/४२९७, dated 20th December 2018 ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned a Part of the said Development Plan with modifications as specified in Schedule "A" (SM-1, SM-2 etc.) appended to the Notification No. TPS-1619/461/CR-81 (A)/2019/UD-9, dated 19th September 2019 excluding the Substantial Modifications proposed by the Government which are shown on the plan verged in Pink Colour as specified in Schedule "B" (EP-1, EP-2 ...etc.) appended hereto ;

and, whereas the Substantial Modifications proposed by the Government are Excluded from the aforesaid Sanctioned Development Plan and are shown on the plan, verged in Pink Colour and marked as Excluded part, *i. e.* as EP-1, EP-2 etc.

Now therefore in exercise of the powers conferred under Section 31 (1) of the said Act and of all other powers enabling it on that behalf, the Government of Maharashtra hereby –

- (a) Gives Notice inviting suggestions and objections from any person in respect of the proposed modifications of substantial nature, as specified in the Schedule "B" appended hereto, within a period of 30 days from the date of publication of this Notice in the Official Gazette.
- (b) Appoints the Joint Director of Town Planning, Nashik Division, Nashik as an "Officer" under Section 31 (2) of the said Act to hear the suggestions / objections received by him within stipulated period and submit his Report there upon to the Government for further necessary action.

2. Suggestions or objections regarding substantial modifications mentioned in Schedule "B" that may be received by the Joint Director of Town Planning, Nashik Division, Nashik having his Office at Divisional Commissioner Office Campus, Nashik Road, Nashik - 422 101, within the stipulated period of 30 days from the date of publication of this Notice in the Official Gazette shall only be considered.

3. Copy of the said Notice along with Schedule "B" and the plan showing the Proposed Substantial Modifications is available for inspection of general public in the, following offices during office hours on all working days –

- (1) The Joint Director of Town Planning, Nashik Division, Nashik, Commissioner Office Compound, Nashik Road, Nashik - 422 101.
- (2) The Assistant Director of Town Planning, Ahmednagar Branch, Ahmednagar.
- (3) The Chief Officer, Shirdi Nagarpanchayat, district Ahmednagar

This Notification is also available at Government's website at www.maharashtra.gov.in

SCHEDULE "B" (परिशिष्ट "ब")

SUBSTANTIAL MODIFICATIONS REPUBLISHED BY GOVERNMENT UNDER SECTION 31 (1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

(DEVELOPMENT PLAN OF SHIRDI [ORIGINAL LIMIT (REVISED)])

ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-1619/461/CR-81 (B)/2019/UD-9, dated 19th September 2019

Sr. No.	Excluded Part	Proposals as per Development Plan published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposal as per Development Plan submitted to the Government for sanction under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modification of substantial nature as proposed by Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	EP-1	12.00 metres wide D. P. Road.	M-1. — The 12.00 metres wide D. P. Road between the Western Boundary of Site No. 2 "Garden" and up to 18.00 metres North - South Road is deleted land released thereunder is included in "Commercial Zone".	The 12.00 metres wide D. P. Road between the Western Boundary of Site No. 2 "Garden" and up to 18.00 metres North - South Road is proposed to be deleted and land released thereunder is proposed to be included in "Commercial Zone".
2	EP-2	24.00 metres wide D. P. Road.	M-2. — The alignment of 24.00 metres wide East - West D. P. Road on the South of Site No. 4 "Playground" is modified and the land so released due to said modification is included the "Adjoining Zone / Reservation", as shown on Plan.	The alignment of 24.00 metres wide East - West D. P. Road on the South of Site No. 4 "Playground" is proposed to be modified and the land so released due to said modification is proposed to be included the "Adjoining Zone/ Reservation", as shown on Plan.
3	EP-3	18.00 metres wide D. P. Road.	M-3. — The 18.00 metres wide North - South road between 24.00 metres wide D. P. Road on the Southern boundary of Site No 4 "Playground" and 18.00 metres wide D. P. Road is reduced to 12.00 metres and land so released is included in "Adjoining Zone", as shown on Plan.	The 18.00 metres wide North - South road between 24.00 metres wide D. P. Road on the Southern boundary of Site No 4 "Playground" and 18.00 metres wide D. P. Road is proposed to be reduced to 12.00 metres and land so released is proposed included in "Adjoining Zone", as shown on Plan.

SCHEDULE "B" - *contd.*

1	2	3	4	5
4	EP-4	Site No. 3, Town Hall	M-4.– Site 3 "Town Hall" is re-designated as Site 3 "Shopping Centre" and Site No. 3-A "Parking" considering the existing North - South road passing through the site, dividing it in two parts, as shown on Plan.	Site 3 "Town Hall" is re-designated as Site 3 "Shopping Centre" and Site No. 3-A "Parking" considering the existing North - South road passing through the site, dividing it in two parts, as shown on Plan.
5	EP-5	18.00 metres wide D. P. Road.	M-5.– The East - West road between Ahmednagar - Manmad road and Eastern boundary of Survey No. 53 is shown as existing 15.00 metres wide road.	The East - West road between Ahmednagar-Manmad road and Eastern boundary of Survey No. 53 is proposed to be shown as existing 15.00 metres wide road as shown on Plan.
6	EP-6	18.00 metres wide D. P. Road.	M-6.– (i) The 18.00 metres North - South road connecting 18.00 metres wide D. P. Road namely Pimpalwadi Road on North and 15.00 metres wide D. P. Road on South is deleted and land released thereunder is included in the "Adjoining Zone". (ii) The 18.00 metres wide North-South road connecting 12.00 metres wide D. P. Road on North and upto the Southern boundary of Site No. 20 "Garden" is deleted and land thus released is included in the "Adjoining Zone".	(i) The 18.00 metres North - South road connecting 18.00 metres wide D. P. Road namely Pimpalwadi Road on North and 15.00 metres wide D. P. Road on South is proposed to be deleted and land released thereunder is proposed to be included in the "Adjoining Zone" as shown on plan. (ii) The 18.00 metres wide North-South road connecting 12.00 metres wide Road on North and upto the Southern boundary of Site No. 20 "Garden" is proposed to be deleted and land thus released is proposed to be included in the "Adjoining Zone" as shown on plan.

SCHEDULE "B" - *contd.*

1	2	3	4	5
7	EP-7	(i) Site No. 12 "Housing for Dishoused". (ii) Residential Zone.	M-7. — The new 12.00 metres wide East-West D. P. road is included between North - West boundary of Survey No. 55 and North - West boundary of Site No. 13 "Site for Sansthan".	The new 12.00 metres wide East-West D. P. road is proposed between North - West boundary of Survey No. 55 and North - West boundary of Site No. 13 "Site for Sansthan" and Northern portion of Site No. 12 "Housing for Dishoused" is numbered as Site No. 12-A "Housing for Dishoused", as shown on Plan.
8	EP-8	Residential Zone	M-9. — The new 18.00 metres wide East - West D. P. Road is included between 12.00 metres wide D. P. Road on East and connecting to 18.00 metres wide D. P. Road adjoining to Southern boundary of Site No. 20 "Garden".	The new 18.00 metres wide East - West D. P. Road is proposed to be included between 12.00 metres wide D. P. road on East and connecting to 18.00 metres wide D. P. Road adjoining to Southern boundary of Site No. 20 "Garden".
9	EP-9	15.00 metres wide D. P. Road.	M-10. — The alignment of 15.00 metres wide East - West D. P. Road between 24.00 metres wide D. P. road on East and Ahmednagar - Manmad road on West is modified as shown on Plan.	The alignment of 15.00 metres wide East - West D. P. Road between 24.00 metres wide D. P. road on East and Ahmednagar - Manmad road on West is proposed to be modified and land thus released is proposed to be included in the "Adjoining Zone", as shown on Plan.
10	EP-10	Site No. 23 "Site for Sai Sansthan".	M-12. — The Nomenclature of the Site is changed to "Housing for Urban Poor".	The Reservation of Site No. 23 "Site for Sai Sansthan" is proposed to be deleted and land thus released is proposed to be included in "Residential Zone", as shown on Plan. It will be compulsory to provide additional 15 per cent amenity space along with mandatory 10 per cent open space in layout / development proposal on the said land.

SCHEDULE "B" - *contd.*

1	2	3	4	5
11	EP-11	Survey No. 126 (part) Existing Water Tank.	M-13. — New Site No. 59 "Fire Brigade Station".	The boundary of new Site No. 59 is proposed to be modified and proposed to be re-designated as "Fire Brigade Station, Staff Quarters and Municipal Purposes" as shown on Plan.
12	EP-12	Site No. 27 "Fire Brigade Station".	M-14. — Site No. 27 "Parking".	Site No. 27 "Fire Brigade Station" is proposed to be deleted and land thus released is proposed to be merged with adjoining reservation No. 26 "Parking" as shown on Plan.
13	EP-13	15.00 metres wide D. P. Road.	M-16. — The width of 15.00 metres wide North-South D. P. Road between existing Commercial Complex in CTS No. 912 and Site No. 31 "Parking" is reduced to 12.00 metres, as shown on Plan.	The width of 15.00 metres wide North-South D. P. Road between existing Commercial Complex in CTS No. 912 and Site No. 31 "Parking" is proposed to be reduced to 12.00 metres and land thus released is proposed to be included in "Adjoining Zone / Reservation", as shown on Plan.
14	EP-14	15.00 metres wide D. P. Road.	M-17. — The width of 15.00 metres wide East-West D. P. Road on North of Site No. 31 "Parking" is reduced to 12.00 metres and alignment is corrected as per Sanctioned Development Plan, as shown on Plan.	The width of 15.00 metres wide East - West D. P. Road on North of Site No. 31 "Parking" is proposed to be reduced to 12.00 metres and alignment is corrected as per Sanctioned Development Plan. The land thus released is proposed to be included in "Adjoining Zone / Reservation", as shown on Plan.

SCHEDULE "B" - *contd.*

1	2	3	4	5
15	EP-15	Site No. 46 "Compost Depot".	M-21. — The Southern part of the reservation <i>i. e.</i> land bearing Survey No. 72 (pt.) is deleted from the reservation and included in "Agricultural Zone" and remaining area is re-designated as Site No. 46 "Solid Waste Management", as shown on Plan.	The Southern part of the reservation <i>i. e.</i> land bearing Survey No. 72 (pt.) is proposed to be deleted from the reservation and to be included in "Agricultural Zone" and remaining area is proposed to be re-designated as Site No. 46 "Sewage Treatment Plant and Solid Waste Management", as shown on Plan.
16	EP-16	Site No. 42 "Educational Complex".	M-22. — Site No. 42 "Educational Complex" is deleted and land thus released is included in "Residential Zone", as shown on Plan.	Site No.42 "Educational Complex" is proposed to be deleted and land thus released is proposed to be included in "Residential Zone", as shown on Plan.
17	EP-17	Site No. 48 "Primary School and Playground".	M-23. — An area admeasuring 1.65 Hectare is reserved as Site No. 48 "Primary School and Playground" and remaining area under reservation is deleted and included in "Residential Zone", as shown on Plan.	An area admeasuring 1.65 Hectare is proposed to be reserved as Site No. 48 "Secondary School and Primary School" and remaining area under reservation is proposed to be deleted and included in "Residential Zone", as shown on Plan.
18	EP-18	45.00 metres wide D. P. Road.	M-24. — The alignment of 45.00 metres of D. P. Road is modified as per Sanctioned Development Plan, as shown on Plan.	The width of 45.00 metres of D. P. Road is proposed to be reduced to 24.00 metres by maintaining the centre line of the road as per the Sanctioned Development Plan and land thus released is proposed to be included in the "Adjoining Zone", as shown on Plan.

SCHEDULE "B" - contd.

1	2	3	4	5
19	EP-19	45.00 metres wide D. P. Road.	M-25. — The alignment of 45.00 metres of D. P. Road is modified as per Sanctioned Development Plan, as shown on Plan.	The width of 45.00 metres of D. P. Road is proposed to be reduced to 24.00 metres by maintaining the centre line of the road as per the Sanctioned Development Plan and land thus released is proposed to be included in the "Adjoining Zone", as shown on plan.
20	EP-20	Site No. 54, "Dharamshala".	M-26. — Site No. 54 "Dharamshala" is deleted and land thus released is included in "Residential Zone", as shown on plan.	Site No. 54 "Dharamshala" is proposed to be deleted and land thus released is proposed to be included in "Residential Zone", as shown on plan.
21	EP-21	Site No. 56, "Camping Ground", Site No. 58 "Parking".	M-27. — Part of Site No. 56 "Camping Ground" and part of Site No. 58 "Parking" is deleted and land thus released is included in "Residential Zone", as shown on plan.	Site No. 56 "Camping Ground" Site No. 57 "Public Latrine" and Site No. 58 "Parking" are proposed to be deleted and land thus released is proposed to be reserved as Site No. 56 "Shopping Centre", as shown on plan.
		Site No. 57 "Public Latrine", Site No. 56 "Camping Ground".	M-28. — The part of Site No. 56 "Camping Ground" is deleted and included in Site No. 57 "Public Latrine" and accordingly boundary of Site No. 57 "Public Latrine" is modified, as shown on plan.	
		Site No. 58 "Parking", Site No. 56 "Camping Ground".	M-29. — The part of Site No. 56 "Camping Ground" is deleted and included in Site No. 58 "Parking" and accordingly boundary of Site No. 58 "Parking" is modified, as shown on plan.	

SCHEDULE "B" - *contd.*

1	2	3	4	5
22	EP-22	18.00 metres wide D. P. Road.	M-30. — The width of 18.00 metres wide North-South D. P. Road from North - East Boundary of "Weekly Bazar" Survey No. 56 and South-Eastern Boundary of Existing Kondwada is reduced to 12.00 metres, as shown on plan.	The 18.00 metres wide North - South D. P. Road from North - East Boundary of "Weekly Bazar" Survey No. 56 and South - Eastern Boundary of Existing Kondwada is proposed to be deleted and land thus released is proposed to be included in "Adjoining Zone", as shown on plan.
23	EP-23	45.00 metres wide D. P. Road.	45.00 metres wide D. P. Road.	The width of 45.00 metres of D. P. Road passing through Survey Nos. 163, 162, 151, 147, 145 etc., is proposed to be reduced to 24.00 metres by maintaining the centre line of the road as per the Sanctioned Development Plan and land thus released is proposed to be included in the "Adjoining Zone/Reservation", as shown on plan.
24	EP-24	9.00 metres wide D. P. Road.	9.00 metres wide D. P. Road.	The alignment of 9.00 metres wide North - South D. P. Road adjoining to C.T.S. Nos. 586, 587, 575 and upto C.T.S.No. 469 is proposed to be modified as per Sanctioned Development Plan, as shown on plan.
25	EP-25	12.00 metres wide D. P. Road.	12.00 metres wide D. P. Road.	The alignment of 12.00 metres wide North-South D. P. Road passing through Survey No. 103 is proposed to be modified as per Sanctioned Development Plan, as shown on plan.

SCHEDULE "B" - contd.

1	2	3	4	5
26	EP-26	12.00 metres wide D. P. Road.	12.00 metres wide D. P. Road.	The alignment of 12.00 metres wide D. P. Road passing through Survey No. 5/23/1 is proposed to be modified as per Sanctioned Development Plan, as shown on plan.
27	EP-27	(i) Site No. 50 "Burial Ground / Cremation Ground". (ii) Residential Zone	Site No. 50 "Burial Ground / Cremation Ground".	Site No. 50 "Burial Ground / Cremation Ground" is proposed to be modified and relocated and land thus released due to relocation is proposed to be included in "Adjoining Zone", as shown on plan.
28	EP-28	24.00 metres wide R. P. Road.	24.00 metres wide R. P. Road.	The widening of 24.00 metres wide East - West R. P. Road adjoining Nagarpanchayat Boundary is proposed to be deleted and land thus released is proposed to be included in "Adjoining Zone / Reservation", as shown on plan.
29	EP-29	15.00 metres wide D. P. Road.	15.00 metres wide D. P. Road.	The 15.00 metres wide D. P. Road between 18.00 metres bypass road and 500 Rooms Bhakta Niwas on West of Nagar - Manmad Road is proposed to be designated as Existing Layout Road, as shown on plan.

SCHEDULE "B" - contd.

1	2	3	4	5
30	EP-30	12.00 metres wide D. P. Road.	12.00 metres wide D. P. Road.	The width of 12.00 metres of D. P. Road adjoining South side of Sai Baba Mandir and Dwarka Mai is proposed to be reduced to 9.00 metres and designated as Pathway, as shown on plan. Condition- The vehicular traffic will not be allowed on this Pathway.
31	EP-31	Site No. 2 "Garden"	Site No. 2 "Garden"	Site No.2 "Garden" is proposed to be deleted and land thus released is proposed to be included in "Adjoining Zone", as shown on plan.
32	EP-32	Site No. 17 "Public Amenity"	Site No. 17 "Public Amenity"	Site No. 17 "Public Amenity" is proposed to be deleted and land thus released is proposed to be included in "Adjoining Zone", as shown on plan.
33	EP-33	Site No. 1-A "Parking"	Site No. 1-A "Parking"	50 per cent of the area under Site No. 1-A "Parking" on Eastern side adjoining 12.00 metres wide D. P. Road is proposed to be deleted and land thus released in proposed to be included in "Adjoining Zone", as shown on plan.

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

P. P. SONARE,

Desk Officer to Government.

नगर विकास विभाग

मंत्रालय, मुंबई - ४०० ०३२

दिनांक १९ सप्टेंबर २०१९

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१५१८/७१२/प्र. क्र. ५७/२०१९/नवि-९.- ज्याअर्थी, शहादा शहराच्या वाढीव हद्दीच्या वगळलेल्या भागाची विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक ३७) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ (१) अन्वये शासन अधिसूचना, नगर विकास विभाग, क्रमांक टीपीएस-१००३/३८७/प्र. क्र. ४ (इ)/०५/नवि-९, दिनांक २५ जुलै २००६ अन्वये मंजुरी दिलेली असून ती दिनांक ११ सप्टेंबर २००६ पासून अंमलात आलेली आहे (यापुढे “उक्त विकास योजना” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेसाठी शहादा नगरपरिषद नियोजन प्राधिकरण आहे (यापुढे “उक्त नियोजन प्राधिकरण” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेत मौजे मलोणी, तालुका शहादा येथील सर्व्हे नंबर ५०/१ + २ पै.-अ मधील भागशः जागा (यापुढे “उक्त जागा” असे संबोधले आहे) “शेती भू-वापर” (यापुढे “उक्त भू-वापर” असे संबोधले आहे) विभागात समाविष्ट आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने त्यांच्या सर्वसाधारण सभेचा ठराव क्रमांक २०, दिनांक ८ ऑगस्ट २०१६ अन्वये उक्त विकास योजनेत फेरबदल करून उक्त भू-वापराऐवजी रहिवास भू-वापर विभागात समाविष्ट करण्याचे ठरवून, त्या अनुषंगाने, उक्त अधिनियमाचे कलम ३७ चे उप-कलम (१) मध्ये नमूद वैधानिक कार्यवाही पूर्ण करून फेरबदल प्रस्ताव दिनांक २४ ऑगस्ट २०१७ च्या पत्रान्वये मंजुरीसाठी शासनास सादर केलेला आहे (यापुढे “प्रस्तावित फेरबदल” असे संबोधले आहे) ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त फेरबदल काही अटींसह मान्य करावा, असे राज्य शासनाचे मत झाले आहे ;

आणि ज्याअर्थी, उक्त जमीनमालकांनी शासनाच्या धोरणानुसार सन २०१९-२० या वर्षातील बाजारमूल्य दर तक्त्यानुसार उक्त जागेच्या जमिनीच्या दराच्या ५ टक्के दराने येणाऱ्या अधिमूल्य रकमेपैकी ५० टक्के शासनास देय असलेली अधिमूल्याची रक्कम रुपये ३,६६,४२५ सहायक संचालक, नगररचना, नंदुरबार शाखा, नंदुरबार यांचेकडील लेखाशीर्षमध्ये दिनांक ६ ऑगस्ट २०१९ रोजी जमा केलेली आहे आणि नियोजन प्राधिकरणास देय असलेली ५० टक्के अधिमूल्याची रक्कम रुपये ३,६६,४२५, मुख्याधिकारी, शहादा नगरपरिषद, शहादा यांचेकडे दिनांक ३ सप्टेंबर २०१९ रोजी जमा केलेली आहे;

आता, त्याअर्थी, उक्त अधिनियमाचे कलम ३७ चे उप-कलम (२) अन्वये व त्या अनुषंगाने असलेल्या इतर अधिकारांचा वापर करून उक्त विकास योजनेतील प्रस्तावित फेरबदलास शासन पुढीलप्रमाणे मान्यता देत आहे आणि त्यासाठी उपरोल्लिखित दिनांक २५ जुलै २००६ ची विकास योजना मंजुरीची अधिसूचना सुधारित करण्यात येत आहे.

उक्त विकास योजना मंजुरीच्या दिनांक २५ जुलै २००६ च्या अधिसूचनेच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे.

नोंद

मौजे मलोणी, तालुका शहादा येथील सर्व्हे नंबर ५०/१ + २ पै.-अ मधील शेती भू-वापर विभागातील जागा नकाशात दर्शविल्यानुसार “शेती विभागातून” वगळून खालील अटीस अधीन राहून “रहिवास विभागात” समाविष्ट करण्यात येत आहे.

अट क्रमांक १ : अर्जदारांनी दाखल केलेल्या प्रतिज्ञापत्रकानुसार अभिन्यास करताना पोहोच रस्ता प्रस्तावित करणे व विकसित करणे आवश्यक राहिल.

अट क्रमांक २ : मूलभूत सुविधा क्रमाने विकसित करताना एकूण अपेक्षित सुविधांचा विकास टप्प्याने होत असताना, अर्जदारांवर एकूण जागेच्या भूखंड विक्रीवर पुढीलप्रमाणे बंधन राहिल.

अभिन्यासातील भूखंड / सदनिका यांची सुविधांशी सांगड घालणारा तक्ता

- (अ) अभिन्यास अंतिमतः मंजूर झाल्यावर .. एकूण २५ टक्के भूखंड / सदनिका विक्री अनुज्ञेय राहिल.
- (ब) सुमारे ४० टक्के मूलभूत सुविधा पूर्ण झाल्यावर .. एकूण ५० टक्के भूखंड / सदनिका विक्री अनुज्ञेय राहिल.
- (क) सुमारे ६० टक्के मूलभूत सुविधा पूर्ण झाल्यावर .. एकूण ७५ टक्के भूखंड / सदनिका विक्री अनुज्ञेय राहिल.
- (ड) सुमारे ८० टक्के मूलभूत सुविधा पूर्ण झाल्यावर .. एकूण ९० टक्के भूखंड / सदनिका विक्री अनुज्ञेय राहिल.
- (इ) सुमारे १०० टक्के मूलभूत सुविधा पूर्ण झाल्यावर .. एकूण १०० टक्के भूखंड / सदनिका विक्री अनुज्ञेय राहिल.

उक्त मंजूर फेरबदल दर्शविणारी प्रस्तुत अधिसूचना मुख्याधिकारी, शहादा नगरपरिषद, शहादा, जिल्हा नंदुरबार यांच्या कार्यालयात नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी ठेवण्यात येत आहे.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in या संकेतस्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

प्र. प्र. सोनारे,

कार्यासन अधिकारी, महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

Dated 19th September 2019

Maharashtra Regional and Town Planning Act, 1966

Notification

No. TPS-1518/712/CR-57/2019/UD-9.— Whereas, Development Plan (Excluded Part) of Shahada (Additional Area) City has been sanctioned by the Government *vide* Urban Development Department's Notification No.TPS-1003/387/CR-4(E)/05/UD-9, dated 25th July 2006 and has come into force with effect from 11th September 2006 (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act, No. XXXVII of 1966) (hereinafter referred to as "the said Act") ;

and whereas, the Shahada Municipal Council is the Planning Authority for the said Development Plan (hereinafter referred to as "the said Planning Authority");

and whereas, in the said Development Plan, Part of the land bearing S. No.50/1 + 2 Pt.-A, of Mouje Maloni (hereinafter referred to as "the said lands") is shown in the "Agricultural Zone" (hereinafter referred to as "the said Zone") ;

and whereas, the said Planning Authority *vide* its General Body Resolution No. 20, dated 8th August 2016 resolved to delete the said land from the said Zone of the said Development Plan and to include the same in the "Residential Zone" (hereinafter referred to as "the said Modification") by following all the legal formalities stipulated under Section 37 (1) of the said Act and forwarded the proposal to Government for sanction *vide* letter, dated 24th August 2017;

and whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of opinion that the said Modification should be sanctioned with some conditions;

and whereas, the Land Owners of the said land as per the Government policy have deposited Rs. 3,66,425 towards the 50 per cent Government share of premium amount as per the 5 per cent rate of the said lands as prescribed in the Annual Statement of Rates (ASR) for the year 2019-20 in the Government Treasury on 6th August 2019 through the Assistant Director of Town Planning, Nandurbar Branch, Nandurbar and remaining 50 per cent of the premium amount Rs. 3,66,425 payable to the Planning Authority has been deposited with the Chief Officer, Shahada Municipal Council, Shahada on 3rd September 2019 ;

Now therefore, in exercise of the powers conferred on it under sub section (2) of Section 37 of the said Act, the Government hereby, sanctions the said Modification and for that purpose amends the aforesaid Notification, dated the 25th July 2006 as follows.

"In the Schedule of Modifications appended to the Notification, dated the 25th July 2006 sanctioning the said Development Plan, the following new entry shall be added after the last entry.

ENTRY

"land bearing S. No. 50/1 + 2 Pt.-A, of Mouje Maloni included in "Agriculture Zone" is deleted from Agriculture Zone and included in "Residential Zone", as shown on plan, subject to the conditions mentioned below—

Condition No. 1 : As per the affidavit filed by the Applicant, he has to propose and develop approach road while submitting layout of the said Land.

Condition No. 2 : The development of the total expected facilities is done in stages while developing the infrastructure whereas, the sale of total plot of land to the Applicant will be, in relation to development of basic amenities as per the stages given below.

- | | | |
|---|----|---|
| (a) After final approval of layout | .. | Sale of 25 per cent of the total Plots / Tenements shall be permissible. |
| (b) After completion of 40 per cent basic amenities. | .. | Sale of 50 per cent of the total Plots / Tenements shall be permissible. |
| (c) After completion of 60 per cent basic amenities. | .. | Sale of 75 per cent of the total Plots / Tenements shall be permissible. |
| (d) After completion of 80 per cent basic amenities. | .. | Sale of 90 per cent of the total Plots / Tenements shall be permissible. |
| (e) After completion of 100 per cent basic amenities. | .. | Sale of 100 per cent of the total Plots / Tenements shall be permissible. |

A copy of the Notification, showing the aforesaid Sanctioned Modification, shall be available for inspection of the General Public, in the office of the Chief Officer, Shahada Municipal Council, Shahada, district Nandurbar during office hours on all working days for a period of one month.

This Notification shall also be available on the Government website www.maharashtra.gov.in

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

P. P. SONARE,
Section Officer to Government.