RNI No. MAHBIL/2009/35529



महाराष्ट्र शासन राजपत्र

भाग एक-कोकण विभागीय पुरवणी

वर्ष ११, अंक ३६] गुरुवार ते बुधवार, सप्टेंबर ४-१०, २०२५/भाद्रपद १३-१९ शके १९४७ [पृष्ठे ५७ किंमत रुपये : १४.००

प्राधिकृत प्रकाशन

शासकीय अधिसूचना, नेमणुका इत्यादी

BY THE DISTRICT COURT, SINDHUDURG

Order

Read.—(1) Application of Smt. J. M. Mistry, Civil Judge (J.D.) and J.M.F.C., Sawantwadi requesting to grant her *ex-post-factor* commuted leave for 6 days from 1st August 2025 to 6th August 2025.

(2) Service book of Smt. J. M. Mistry, Civil Judge (J.D.) and J.M.F.C., Sawantwadi, shows **63 days** commuted leave at her credit.

No. Admn. 2374/2025.— Smt. J. M. Mistry, Civil Judge (J.D.) and J.M.F.C., Sawantwadi, is granted Commuted Leave *ex-post-facto* for 6 days from 1st August 2025 to 6th August 2025.

No *locum tenens* is necessary.

On return from leave Smt. J. M. Mistry, is reposted as Civil Judge (J.D.) and J.M.F.C., Sawantwadi.

Certified that, under note 2 below Rule 39 of M.C.S.(Pay) Rule 1981, Smt. J. M. Mistry, would have been continued to an officiate as Civil Judge (J.D.) and J.M.F.C., Sawantwadi had she not proceeded on leave as above.

During the abovesaid period, the charge of the Court of the Civil Judge (J.D.) and J.M.F.C., Sawantwadi alongwith the charge of the Principal Magistrate, Juvenile Justice Board, Sindhudurg, was already kept with Smt. R. G. Kumbhar, Joint Civil Judge (J.D.) and J.M.F.C., Sawantwadi.

Contents of this order be communicated to the officer concerned.

DR. SUDHIIR DESHPANDE,
Principal District and Sessions Judge,
Sindhudurg.

Sindhudurg,
dated 8th August 2025.

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १३ ऑगस्ट २०२५.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२२/१६०६/प्र.क्र.११८/२४/एसएम/नवि-१२.— ज्याअर्थी, महाराष्ट्र नगर परिषदा, नगरपंचायती आणि औद्योगिक नगरी अधिनियम, १९६५ चे कलम ३४१ च्या उप-कलम (२) मधील तरतुदीनुसार शासन नगरविकास विभागाची अधिसूचना क्रमांक एमयुपी-२०१४/ प्र.क्र.२०६/नवि-१९, दिनांक २६ जून २०१५ व ग्रामविकास आणि जलसंधारण विभागाची अधिसूचना क्रमांक झेडपीबी-२०१५/प्र.क्र.१८/पोलादपूर(१)/ पं.रा.-५, दिनांक २६ जून २०१५ अन्वये पोलादपूर नगरपंचायत गठीत झाली आहे. (यापुढे ज्याचा उल्लेख " उक्त नियोजन प्राधिकरण " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने ठराव क्र. ०२, दिनांक ११ डिसेंबर, २०२० अन्वये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम " असा करण्यात आला आहे) चे कलम २१(२) सह कलम २३(१) अन्वये उक्त नियोजन प्राधिकरण क्षेत्रासाठीची प्रारूप विकास योजना (यापुढे ज्याचा उल्लेख " उक्त प्रारूप विकास योजना " असा करण्यात आला आहे) तयार करण्याचा इरादा जाहीर करून त्याबाबतची जाहीर सूचना दिनांक २१-२७ जानेवारी, २०२१ रोजीच्या **महाराष्ट्र शासन राजपत्र,** भाग दोन, संकिर्ण तसेच दिनांक २ फेब्रुवारी २०२१ रोजीच्या दैनिक " सागर " व दैनिक " पुढारी " या वृत्तपत्रात प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २४ च्या तरतुदीस अनुसरून नगरपंचायतीने उक्त क्षेत्रासाठी उक्त प्रारूप विकास योजना तयार करण्यासाठी सहायक संचालक, नगररचना, रायगड-अलिबाग शाखा, जि. रायगड यांची " नगररचना अधिकारी " म्हणून आदेश क्र. ३६३, दिनांक ११ मे २०२१ अन्वये " नगररचना अधिकारी " म्हणून नेमणूक केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाच्या अधिकार क्षेत्रातील जमिनीचे सर्वेक्षण करून नगररचना अधिकारी तथा सहायक संचालक, नगररचना, रायगड-अलिबाग यांनी उक्त अधिनियमाचे कलम २५ अन्वये विद्यमान जमीन वापर नकाशा तयार केल्यानंतर उक्त क्षेत्राची उक्त प्रारूप विकास योजना तयार करून ती उक्त नियोजन प्राधिकरणास उक्त अधिनियमाचे कलम २६ चे उप-कलम (१) अन्वये प्रसिद्ध करण्यासाठी हस्तांतरित केली असता, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाचे कलम २६ चे उप-कलम (१) अन्वये प्रसिद्ध करण्यासाठी ठराव क्र. ०२, दिनांक १९ सप्टेंबर २०२२ रोजी पारित केला होता. त्यानुषंगाने उक्त विकास योजना उक्त अधिनियमाचे कलम २६(१) अन्वये **महाराष्ट्र शासन राजपत्र,** साधारण भाग-दोन- संकीर्ण सूचना व जाहीरात, मध्ये दिनांक ३-०९ नोव्हेंबर २०२२, रोजी प्रसिद्ध केली असून सदर सूचना स्थानिक वृतपत्र दै. पुढारी (मराठी) मध्ये दिनांक २१ ऑक्टोबर २०२२ व दै. इंडियन एक्सप्रेस (इंग्रजी) मध्ये दिनांक २६ ऑक्टोबर २०२२ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त झालेल्या हरकती/सुचनांवर संबंधितांना सुनावणी देऊन, उक्त नियोजन प्राधिकरणास अहवाल सादर करण्याकरीता उक्त अधिनियमाच्या कलम २८(२) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने सदस्यांची ठराव क्र. ०१, दिनांक २३ फेब्रुवारी २०२३ रोजीचे ठरावान्वये व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचे दिनांक ६ फेब्रुवारी, २०२३ च्या आदेशान्वये शासनाचे प्रतिनिधी म्हणून नेमणूक केलेल्या तज्ज्ञ सदस्यांची नियोजन समिती गठीत केली आहे (यापुढे ज्याचा उल्लेख " उक्त नियोजन समिती "असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त हरकती/सुचनांवर संबंधितांना सुनावणी देऊन उक्त नियोजन समितीने त्यांचा अहवाल उक्त अधिनियमाच्या कलम २८(३) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणास दिनांक २१ मार्च २०२३ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने, नियोजन समितीचा अहवाल, प्राप्त सर्व हरकती/सूचना विचारात घेऊन त्यामध्ये आवश्यक ते बदल/सुधारणा करून सर्वसाधारण सभा ठराव क्र.०१, दिनांक १३ एप्रिल २०२३ अन्वये कलम २८(४) अन्वये आम नागरिकांच्या माहितीकरीता दिनांक ३१ ऑगस्ट- ६ सप्टेंबर २०२३ रोजीच्या **महाराष्ट्र शासन राजपत्र,** भाग दोन, संकिर्ण मध्ये प्रसिद्ध करून त्यास स्थानिक वृत्तपत्र दै. " पुढारी " (मराठी) मध्ये दिनांक २४ ऑगस्ट २०२३ रोजी व दै. " फ्री प्रेस जनरल " (इंग्रजी) मध्ये दिनांक २५ ऑगस्ट २०२३ रोजी प्रसिद्धी दिली आहे.

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने, उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम ३० अन्वये दिनांक ४ सप्टेंबर २०२३ रोजी शासनास अंतिमतः मंजुरीसाठी सादर केलेली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) नुसार शासनाने योग्य ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय केल्यानंतर उक्त प्रारूप विकास योजना सोबतच्या परिशिष्ट-अ मध्ये नमूद काही फेरबदलासह आणि काही सारभूत स्वरूपाचे प्रस्तावित केलेले फेरबदल वगळता मंजूर करण्याचा निर्णय घेतलेला आहे ;

आणि ज्याअर्थी, शासनाने प्रस्तावित केलेले उक्त प्रारूप सुधारित विकास योजनेत दर्शविलेले ई.पी.-१ ते ई.पी.-०७ म्हणून निर्देशित केलेले फेरबदल हे सारभूत स्वरूपाचे असल्याने सदर फेरबदल उक्त अधिनियमाच्या कलम ३१ अन्वये स्वतंत्रपणे क्रमांक टीपीएस-१२२२/१६०६/प्र.क्र.११८/२४/EP/नवि-१२, दिनांक २८ जुलै २०२५अन्वये प्रसिद्ध करण्यात येत आहेत. (यापुढे " वगळेला भाग " म्हणून संबोधण्यात आलेले ; सोबत जोडलेल्या परिशिष्ट - ब मध्ये नमूद केलेनुसार).

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ चे पोट कलम १ नुसार प्रदत्त आणि यानुषंगाने प्राप्त इतर अधिकाराचा वापर करून शासन याद्वारे :—

(अ) उक्त प्रारूप विकास योजना, पोलादपूर सोबत जोडलेल्या परिशिष्ट-अ मध्ये नमूद फेरबदलासह तसेच खालील नमूद टिप सह मंजुरी देत आहे. (उक्त विकास योजनेत ई.पी.- १ ते ई.पी.- ०७ म्हणून दर्शविलेला उक्त वगळलेला भाग वगळून).

(ब) उक्त प्रारुप विकास योजना, पोलादपूर सोबत जोडलेल्या परिशिष्ट - अ मध्ये नमूद फेरबदलासह शासनाने मंजूर केल्याप्रमाणे (उक्त विकास योजनेत ई.पी.- १ ते ई.पी.- ०७, म्हणून दर्शविलेला उक्त वगळलेला भाग वगळून) **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्यापासुन ३० दिवसांच्या कालावधीनंतर अंमलात येईल.

(क) शासन निर्णय क्रमांक टीपीएस-१८१८/प्र.क्र.२३६/ १८/ कलम-३७ (१कक)(ग) व कलम-२०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली सदर प्रारूप विकास योजनेस वेळोवेळी होणाऱ्या बदलांसह लागू राहील.

टिप :—

(१) शासनाने मंजूर केलेली उपरोक्त अंतिम विकास योजना सदरची अधिसूचना अंमलात आल्याच्या दिनांकापासून १ महिन्याच्या कालावधीकरिता मुख्याधिकारी, पोलादपूर नगरपंचायत, जि. रायगड यांचे कार्यालयामध्ये कार्यालयीन वेळेमध्ये अवलोकनार्थ उपलब्ध राहील.

(२) विकास योजनेच्या अहवालामध्ये नमूद आरक्षित भूखंडाचे क्षेत्र हे अंदाजित असून, ते अंतिम मंजूर विकास योजनेमध्ये दर्शविलेल्या हद्दी जागेवरील मोजणीनुसार अंतिम राहतील.

(३) अस्तित्वातील सर्व रस्ते नकाशावर दर्शविलेले असोत अथवा नसोत. त्यांचा दर्जा अस्तित्वातील रस्ते असाच राहील. जर अस्तित्वातील रस्ता विकास योजना रस्ता म्हणून दर्शविलेला असल्यास, अशा प्रकरणी चटई क्षेत्र निर्देशांक/टिडीआर अनुज्ञेय होणार नाही.

(४) रस्त्याच्या जंक्शनच्या ठिकाणी, रस्त्यांची कोपरा गोलाई हे एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.३.३.१२ मधील तरतुदीनुसार ठेवणे आवश्यक आहे.

(५) प्रारुप विकास योजना नकाशावर दर्शविलेल्या स.नं. / गट नं./ सि. स. नं. च्या हद्दी व सदरचे नं हे या भूमी अभिलेख विभागाच्या अभिलेखानुसार अंतिम असतील.

(६) जागेवरील प्रत्यक्ष परिस्थितीनुसार/किंवा सर्वेक्षण नोंदी, मंजूर लेआउट इत्यादींनुसार दुरुस्त करणे आवश्यक असलेल्या आरेखीय चुका, महाराष्ट्र राज्य, पुणे येथील संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचे सल्ल्याने दुरुस्त करता येतील.

(७) सीआरझेड क्षेत्रातील जमिनी, आरक्षणे आणि रस्ते (समुद्रकिनारा, खाडी, खारफुटी, खारफुटी बफर झोन इ.) यांचा विकास,

(अ) १९ फेब्रुवारी १९९१ आणि ६ जानेवारी २०११ रोजी भारत सरकारच्या पर्यावरण आणि वन मंत्रालयाने जारी केलेल्या आणि वेळोवेळी भारत सरकारने सुधारित केलेल्या किनारी नियमन क्षेत्र अधिसूचनेच्या अधीन राहून.

(ब) किनारी क्षेत्र/व्यवस्थापन योजनेच्या अधीन राहून.

(क) महाराष्ट्र किनारी क्षेत्र व्यवस्थापन प्राधिकरण (एमसीझेडएमए) किंवा राष्ट्रीय किनारी क्षेत्र व्यवस्थापन प्राधिकरण (एनसीझेडएमए) यांच्या मंजुरीच्या अधीन राहून.

विकास योजना—पोलादपूर

(शासन नगरविकास विभागाकडील सूचना क्रमांक टीपीएस-१२२२/१६०६/प्र.क्र. ११८/२४/एसएम/नवि-१२, दिनांक १३ ऑगस्ट २०२५ सोबतचे सहपत्र)

परिशिष्ट—अ

मंजूर फेरबदल दर्शविणारा तक्ता

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
1	2	3	4	5	6
9.	SM-1	M-1	Reservation No. 2- Truck Terminals on s. no. 210 as shown on plan.	The reservation Site No. 2 is deleted and the land so released is Included in Residential Zone as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
1(	SM-2	M-2	Reservation No. 3 - Sewage Treatment plant on s. no. 181 as shown on plan.	The reservation Site No. 3 is deleted and the said reservation shown on S. No. 186,656 and 210, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
1	SM-3	M-3	Reservation No. 4- Burial Ground as shown on plan.	The reservation Site No. 4 is deleted and the land so released is Included in Predominant Zone as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
1	SM-4	M-4	Reservation No. 5- Municipal Market as shown on plan.	The reservation Site No. 5 is deleted and the said reservation is shown on S. No. 10, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
1	SM-5	M-5	Reservation No. 6- Play Ground as shown on plan.	The reservation Site No. 6 is deleted and the said reservation is shown on S. No. 17, 15 and 22A, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.

1[illegible]	SM-6	M-6	Reservation No. 9 - Educational Institute as shown on plan.	The reservation Site No. 9 is deleted and the said reservation is shown on S. No. 111, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
1[illegible]	SM-7	M-7	Reservation No. 10 - Open Vegetable Market as shown on plan.	The reservation Site No. 10, is deleted and the said reservation is shown on S. No. 3, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
1[illegible]	SM-8	M-9	Reservation No. 13 - Multipurpose Ground as shown on plan.	The reservation Site No. 13 is deleted and the said reservation is shown on S. No. 17, 15 and 22A, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
9.	SM-9	M-10	Reservation No. 14 – Transit Camp as shown on plan.	The reservation Site No. 14 is deleted and the said reservation is shown on S. No. 50, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
10.	SM-10	M-11	Reservation No. 16 – Civic Center and Auditorium as shown on plan.	The reservation Site No. 16 is deleted and the said reservation is shown on S. No. 43, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
11.	SM-11	M-12	Reservation No. 18 – Urban Health Center as shown on plan.	The reservation Site No. 18 is deleted and the said reservation is shown on S. No. 177/1 and 177A/1, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
12.	SM-12	M-13	Reservation No. 21 – Shopping Complex as shown on plan.	The reservation Site No. 21 is deleted and the land so released is Included in Residential Zone as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
13.	SM-13	M-14	Agriculture/Residential Zone shown on plan.	Congested Area as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.

14.	SM-14	M-15	Agriculture/Residential Zone as shown on plan.	Proposed 9.0 m. wide Development Plan road as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
15.	SM-15	M-16	Proposed 18m width road as shown on plan.	Area deleted from Proposed 18.0 m. wide Development Plan road & Included in Residential Zone.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
16.	SM-16	M-17	Proposed 18m width road as shown on plan.	The following Modification shown on Plan- D) A 15.0 m. wide road section of S. No. 27 to S. No. 43 proposed to 9.0 m. wide road and proposed road in generally straight line as shown on Plan. E) A 18.0 m. road wide section from S.No.51,61,62,57,65,66,68, 67,76 & 72 proposed to 9.0 m. wide road and proposed road in generally straight line as shown on Plan. F) A 18.0 m. road wide section from S.No.33,43,50,49,48,47,73, 72,76,74,95,98,101,102 & 111 proposed to 9.0 m. wide road and proposed road in generally straight line as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
17.	SM-17	M-18	Agriculture Zone	Area deleted from Agriculture Zone & Included in Residential Zone.	Proposal is reinstated as per the Plan published under section 26 of

					the MR&TP Act, 1966.
18.	SM-18	M-19	Sewage Treatment Plant	Area deleted from reservation of "Sewage Treatment Plant" as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
19.	SM-19	M-19	Agriculture Zone	New Reservation Site No. 12 –"Fire Station" shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.

सदर अधिसूचना ही महाराष्ट्र शासनाच्या *www.maharashtra.gov.in* वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 13th August 2025.

NOTIFICATION

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPS-1222/1606/C.R.118/24/SM/UD-12.—Whereas, in exercise of the powers conferred by sub-section (*2*) of section 341 of the Maharashtra Municipal Council, Nagar Panchayat and Industrial Township Act, 1965, the Government in Urban Development Department *vide* Notification No. MUP-2014/C.R. 206/UD-19, dated the 26th June, 2015 and Rural Development and Water Conservation Department *vide* Notification No. ZPB-2015/C.R.18/ Poladpur (1)/PR-5, dated 26th June 2015 has constituted, Poladpur Nagar Panchayat (hereinafter referred to as " the said Planning Authority ") ;

And whereas, the said Planning Authority *vide* Resolution No. 02, dated 11th December, 2020 has declared its intention under section 21(*2*) with section 23(*1*) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " the said Act "), for preparation of the Draft Development Plan (hereinafter referred to as " the said Draft Development Plan ") for the said Planning Authority Area and published a public notice regarding the same in the *Maharashtra Government Gazette,* Part-II, Sankirna on dated 21st-27th January, 2021 and in the daily " Sagar " and daily " Pudhari " Newspaper on dated 2nd February 2021 ;

And whereas, the said Planning Authority as per the provisions of section 24 of the said Act, the Assistant Director of Town Planning Palghar as a " Town Planning Officer " for the preparation of the said draft Development plan *vide* Marathi order No. 363, dated 11th May 2021 ;

And whereas, after a survey of the land is conducted within the jurisdiction of the said Planning Authority, the Town Planning Officer *i.e.* Assistant Director Town Planning, Raigad-alibag have prepared the existing land use map under section 25 of the said Act and the Draft Development Plan has been prepared and is handed over to the said Planning Authority The said Planning Authority decided to publish the same *vide* its resolution No.02, dated 19th September 2022 and published a notice to that effect in the daily local newspaper namely " Pudhari(Marathi) " on dated 21st October 2022 and "Indian Express(English)" on dated 26th October 2022 and in *Maharashtra Government Gazette,* Extraordinary Part-II, dated 3rd-9th November 2022 in accordance with the provisions of sub-section (*1*) of section 26 of the said Act, for inviting objections and/or suggestions from the general public ;

And whereas, the said Planning Authority has appointed members *vide* Resolution No. 02, dated 19th September, 2022 under section 28(*2*) of the said Act, and expert members of the Government appointed by the Director of Town Planning, Maharashtra State, Pune *vide* order dated 6th February, 2022, as Planning Committee (hereinafter referred to as " the said Planning Committee ") to hear the objections and/or suggestions received on the said Draft Development Plan and to submit their report to the said Planning Authority ;

And whereas, the said Planning Authority after hearing the objections and/or suggestions has submitted his report under section 28(*3*) of the said Act, to the said Planning Authority on 21st March, 2023 ;

And whereas, the said Planning Authority after considering the report of the said Planning Committee has published the said Draft Development Plan under section 28(*4*) of the said Act, with necessary changes / modifications, in the *Maharashtra Government Gazette* on 31st August, 6th September, 2023 and in Marathi Daily newspaper " Pudhari " on 24th August, 2023 and in English Daily newspaper " Free Press Journal" on 25th August, 2023 for the information of the public ;

And whereas, the said Planning Authority has submitted the said Draft Development Plan to the Government under section 30(*1*) of the said Act, on 4th September, 2023 for the final sanction ;

And whereas, in accordance with sub-section (*1*) of section 31 of the said Act, the Government after making necessary enquires and after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction the said Draft Development Plan as shown in Schedule-A (excluding certain Modifications which are of substantial nature proposed to be made as shown in schedule-B) ;

And whereas, some Modifications proposed to be made by the Government being of Substantial nature as show in Schedule-B are published separately *vide* Notice No.**TPS-1222/1606/C.R.118/ 24/EP/UD-12, dated 28th July 2025** under section 31 of the said Act which are shown on the Draft Development Plan and marked as excluded portions E.P-01 to E.P-07 (hereinafter referred to as "the said Excluded Part ") ;

Now therefore, in exercise of the powers conferred under sub-section (*1*) of section 31 of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby—

(a) Accord its sanction to the said Draft Development Plan with some modifications appended hereto as Schedule-A (excluding certain Modifications which are of Substantial nature shown as E.P-1 to E.P-07 in the said Development Plan) read with Notes given below.

(b) Fixes the date after one month of publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the said Draft Development Plan shall came into force.

(c) Unified Development Control and Promotion Regulations sanctioned *vide* government resolution No.TPS/C.R.236/18/DP&RP/Sec.37(*1AA*)(*c*)&Sec.20(*4*)/UD-13, dated 2nd December 2020 shall be applicable to the said draft development plan as modified from time to time.

Notes.—

(1) The aforesaid final Development Plan sanctioned by the Government shall be kept open for inspection by the public during office 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, Poladpur Nagar Panchayat, Poladpur, Dist. Raigad.

(2) 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 in the final Development Plan.

(3) All the existing roads whether shown on plan or not shall have status of existing road. Moreover, if existing road shown as a DP road in such cases no FSI/TDR shall be permissible.

(4) At junctions of the roads, the rounding off at the intersection shall be as per the provision in Regulation No. 3.3.12 of Unified Development Control and Promotion Regulations.

(5) In case of any discrepancy in the Survey Numbers as shown on the plan, the corresponding entries in the official records of the Land Records Department shall prevail.

(6) Draftsman's errors which are required to be corrected as per actual situation on sites/or as per survey records, sanctioned layout etc. shall be corrected by Director of Town Planning, Maharashtra State, Pune after due verification.

(7) Development of lands, Reservations and Roads within CRZ area (seashore, creek, mangroves, mangroves buffer zone etc.) shall be,

(a) Subject to the Coastal Regulation Zone Notification issued by the Ministry of Environment and Forest, Government of India dated 19th February 1991 and 6th January, 2011, and as modified by the Government of India from time to time.

(b) Subject to the Coastal Zone/Management Plan.

(c) Subject to the clearance of the Maharashtra Coastal Zone Management Authority (MCZMA) or National Coastal Zone Management Authority (NCZMA) as the case may be.

Development Plan of Poladpur

(Accompaniment to the Government in Urban Development Department Notice No. TPS-1222/1606/CR-118/24/SM/ UD-12, dated 13th August 2025).

Schedule-A

Sanctioned Modifications.

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification Sanctioned by the Government under section 31(1) of the MR&TP Act, 1966
1	2	3	4	5	6
1.	SM-1	M-1	Reservation No. 2- Truck Terminals on S. No. 210 as shown on Plan.	The reservation Site No. 2 is deleted and the land so released is Included in Residential Zone as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
2.	SM-2	M-2	Reservation No. 3 - Sewage Treatment plant on S. No. 181 as shown on Plan.	The reservation Site No. 3 is deleted and the said reservation shown on S. No. 186,656 and 210, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
3.	SM-3	M-3	Reservation No. 4- Burial Ground as shown on Plan.	The reservation Site No. 4 is deleted and the land so released is Included in Predominant Zone as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
4.	SM-4	M-4	Reservation No. 5- Municipal Market as shown on Plan.	The reservation Site No. 5 is deleted and the said reservation is shown on S. No. 10, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
5.	SM-5	M-5	Reservation No. 6- Play Ground as shown on Plan.	The reservation Site No. 6 is deleted and the said reservation is shown on S. No. 17, 15 and 22A, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
6.	SM-6	M-6	Reservation No. 9 -	The reservation Site No. 9 is deleted	Proposal is reinstated as per the

			Educational Institute as shown on Plan.	and the said reservation is shown on S. No. 111, as shown on Plan.	Plan published under section 26 of the MR&TP Act, 1966.
7.	SM-7	M-7	Reservation No. 10 - Open Vegetable Market as shown on Plan.	The reservation Site No. 10, is deleted and the said reservation is shown on S. No. 3, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
8.	SM-8	M-9	Reservation No. 13 - Multipurpose Ground as shown on Plan.	The reservation Site No. 13 is deleted and the said reservation is shown on S. No. 17, 15 and 22A, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
9.	SM-9	M-10	Reservation No. 14 – Transit Camp as shown on Plan.	The reservation Site No. 14 is deleted and the said reservation is shown on S. No. 50, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
10.	SM-10	M-11	Reservation No. 16 – Civic Center and Auditorium as shown on Plan.	The reservation Site No. 16 is deleted and the said reservation is shown on S. No. 43, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
11.	SM-11	M-12	Reservation No. 18 – Urban Health Center as shown on Plan.	The reservation Site No. 18 is deleted and the said reservation is shown on S. No. 177/1 and 177A/1, as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
12.	SM-12	M-13	Reservation No. 21 – Shopping Complex as shown on Plan.	The reservation Site No. 21 is deleted and the land so released is Included in Residential Zone as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
13.	SM-13	M-14	Agriculture/Residential Zone shown on Plan.	Congested Area as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
14.	SM-14	M-15	Agriculture/Residential	Proposed 9.0 m. wide Development	Proposal is reinstated as per the

			Zone as shown on Plan.	Plan road as shown on Plan.	Plan published under section 26 of the MR&TP Act, 1966.
15.	SM-15	M-16	Proposed 18.0 m. wide road as shown on Plan.	Area deleted from Proposed 18.0 m. wide Development Plan road & Included in Residential Zone.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
16.	SM-16	M-17	Proposed 18.0 m. width road as shown on Plan.	The following Modification shown on Plan- A) A 15.0 m. wide road section of S. No. 27 to S. No. 43 proposed to 9.0 m. wide road and proposed road in generally straight line as shown on Plan. B) A 18.0 m. road wide section from S.No.51,61,62,57,65,66,68, 67,76 & 72 proposed to 9.0 m. wide road and proposed road in generally straight line as shown on Plan. C) A 18.0 m. road wide section from S.No.33,43,50,49,48,47,73, 72,76,74,95,98,101,102 & 111 proposed to 9.0 m. wide road and proposed road in generally straight line as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
17.	SM-17	M-18	Agriculture Zone	Area deleted from Agriculture Zone & Included in Residential Zone.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.

18.	SM-18	M-19	Sewage Treatment Plant	Area deleted from reservation of "Sewage Treatment Plant" as shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.
19.	SM-19	M-19	Agriculture Zone	New Reservation Site No. 12 –"Fire Station" shown on Plan.	Proposal is reinstated as per the Plan published under section 26 of the MR&TP Act, 1966.

This Notification is also available on the Govt. website *www.maharashtra.gov.in* (Acts/Rules).

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १३ ऑगस्ट २०२५.

सूचना

महाराष्ट्र प्रादेशिक व नगररचना, अधिनियम, १९६६.

क्रमांक टीपीएस-१२२२/१६०६/प्र.क्र.११८/२४/ईपी/नवि-१२.— ज्याअर्थी, महाराष्ट्र नगरपरिषदा, नगरपंचायती आणि औद्योगिक नगरी अधिनियम, १९६५ चे कलम ३४१ च्या उप-कलम (२) मधील तरतुदीनुसार शासन नगरविकास विभागाची अधिसूचना क्रमांक एमयुपी-२०१४/ प्र.क्र.२०६/नवि-१९, दिनांक २६ जून २०१५ व ग्रामविकास आणि जलसंधारण विभागाची अधिसूचना क्रमांक झेडपीबी-२०१५/प्र.क्र.१८/पोलादपूर(१)/ पं.रा.-५, दिनांक २६ जून २०१५ अन्वये पोलादपूर नगरपंचायत गठीत झाली आहे. (यापुढे ज्याचा उल्लेख " उक्त नियोजन प्राधिकरण " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने ठराव क्र. ०२, दिनांक ११ डिसेंबर , २०२० अन्वये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम " असा करण्यात आला आहे) चे कलम २१(२) सह कलम २३(१) अन्वये उक्त नियोजन प्राधिकरण क्षेत्रासाठीची प्रारूप विकास योजना (यापुढे ज्याचा उल्लेख " उक्त प्रारूप विकास योजना " असा करण्यात आला आहे) तयार करण्याचा इरादा जाहीर करून त्याबाबतची जाहीर सूचना दिनांक २१-२७ जानेवारी, २०२१ रोजीच्या **महाराष्ट्र शासन राजपत्र,** भाग दोन, संकीर्ण तसेच दिनांक २ फेब्रुवारी २०२१ रोजीच्या दैनिक " सागर " व दैनिक " पुढारी " या वृत्तपत्रात प्रसिद्ध केली आहे ;

आणि ज्याअर्थी उक्त अधिनियमाच्या कलम २४ च्या तरतुदीस अनुसरून नगरपंचायतीने उक्त क्षेत्रासाठी उक्त प्रारूप विकास योजना तयार करण्यासाठी सहायक संचालक, नगररचना, रायगड-अलिबाागा शाखा, जि. रायगड यांची " नगररचना अधिकारी " म्हणून आदेश क्र. ३६३, दिनांक ११ मे २०२१ अन्वये " नगररचना अधिकारी " म्हणून नेमणूक केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाच्या अधिकार क्षेत्रातील जमिनीचे सर्वेक्षण करून नगररचना अधिकारी तथा सहायक संचालक, नगररचना, रायगड-अलिबाग यांनी उक्त अधिनियमाचे कलम २५ अन्वये विद्यमान जमीन वापर नकाशा तयार केल्यानंतर उक्त क्षेत्राची उक्त प्रारूप विकास योजना तयार करून ती उक्त नियोजन प्राधिकरणास उक्त अधिनियमाचे कलम २६ चे उप-कलम (१) अन्वये प्रसिद्ध करण्यासाठी हस्तांतरीत केली असता, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाचे कलम २६ चे उप-कलम (१) अन्वये प्रसिद्ध करण्यासाठी ठराव क्र. ०२, दिनांक १९ सप्टेंबर २०२२ रोजी पारित केला होता. त्यानुषंगाने उक्त विकास योजना उक्त अधिनियमाचे कलम २६(१) अन्वये **महाराष्ट्र शासन राजपत्र,** साधारण भाग दोन- संकीर्ण सूचना व जाहीरात, मध्ये दिनांक ३-०९ नोव्हेंबर २०२२, रोजी प्रसिद्ध केली असून सदर सूचना स्थानिक वृतपत्र दै. पुढारी (मराठी) मध्ये दिनांक २१ ऑक्टोबर २०२२ व दै. इंडियन एक्सप्रेस (इंग्रजी) मध्ये दिनांक २६ ऑक्टोबर २०२२ रोजी प्रसिद्ध झालेली आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त झालेल्या हरकती/सूचनांवर संबंधितांना सुनावणी देऊन, उक्त नियोजन प्राधिकरणास अहवाल सादर करण्याकरीता उक्त अधिनियमाच्या कलम २८(२) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने सदस्यांची ठराव क्र. ०१, दिनांक २३ फेब्रुवारी २०२३ रोजीचे ठरावान्वये व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचे दिनांक ६ फेब्रुवारी, २०२३ च्या आदेशान्वये शासनाचे प्रतिनिधी म्हणून नेमणूक केलेल्या तज्ञ सदस्यांची नियोजन समिती गठीत केली आहे (यापुढे ज्याचा उल्लेख " उक्त नियोजन समिती "असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त हरकती/सूचनांवर संबंधितांना सुनावणी देऊन उक्त नियोजन समितीने त्यांचा अहवाल उक्त अधिनियमाच्या कलम २८(३) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणास दिनांक २१ मार्च २०२३ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने, नियोजन समितीचा अहवाल, प्राप्त सर्व हरकती/सूचना विचारात घेऊन त्यामध्ये आवश्यक ते बदल/सुधारणा करून सर्वसाधारण सभा ठराव क्र.०१, दिनांक १३ एप्रिल २०२३ अन्वये कलम २८(४) अन्वये आम नागरिकांच्या माहितीकरीता दिनांक ३१ ऑगस्ट- ६ सप्टेंबर २०२३ रोजीच्या **महाराष्ट्र शासन राजपत्र,** भाग दोन, संकीर्णमध्ये प्रसिद्ध करून त्यास स्थानिक वृत्तपत्र दै. " पुढारी " (मराठी) मध्ये दिनांक २४ ऑगस्ट २०२३ रोजी व दै. " फ्री प्रेस जनरल " (इंग्रजी) मध्ये दिनांक २५ ऑगस्ट २०२३ रोजी प्रसिद्धी दिली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने, उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम ३० अन्वये दिनांक ४ सप्टेंबर २०२३ रोजी शासनास अंतिमतः मंजुरीसाठी सादर केलेली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) नुसार उक्त प्रारूप विकास योजनेतील प्रस्तावासंदर्भात शासनाने योग्य ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय करून शासन, नगरविकास विभागाने अधिसूचना क्रमांक टीपीएस-१२२२/१६०६/प्र.क्र.११८/२४/एसएम/नवि-१२, दिनांक २८ जुलै २०२५अन्वये उक्त नगरपंचायतीची प्रारूप सुधारित विकास योजना भागशः, ह्या सूचनेसोबत जोडलेल्या परिशिष्ट-ब मध्ये नमूद आणि नकाशावर दर्शविलेले व वगळलेला भाग ई.पी.-१, ई.पी.-०७ म्हणून नमूद केलेले शासनाने प्रस्तावित केलेले सारभूत स्वरुपाचे फेरबदल (यापुढे " उक्त वगळलेला भाग " असे संबोधिलेले) वगळून मंजूर केलेली आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ चे पोटकलम १ नुसार प्रदत्त अधिकाराचा वापर करून शासन याद्वारे :—

(अ) सदर सूचनेसोबतचे परिशिष्ट- ब मधील प्रस्तावित फेरबदलासंदर्भात सदर सूचना **शासकीय राजपत्रात** प्रसिद्ध झाल्यापासून एक महिन्याच्या आत कोणत्याही व्यक्तीकडून हरकती/सूचना मागविण्यासाठी सदर सूचना प्रसिद्ध करण्यात येत आहे.

(ब) सदर प्राप्त हरकती / सूचनांवर सूनावणी देऊन शासनास अहवाल सादर करण्यासाठी उक्त अधिनियमाच्या कलम ३१ (२) नुसार सहसंचालक, नगररचना, कोकण विभाग यांची अधिकारी म्हणून नियुक्ती करण्यात येत आहे.

(क) परिशिष्ट- ब मध्ये नमूद वगळलेला भाग ई.पी.-१ ते ई.पी.-०७ हे प्रस्तावित सारभूत फेरबदल दर्शविणारा विकास योजनेचा नकाशा जनतेच्या अवलोकनार्थ खालील नमूद कार्यालयात कार्यालयीन वेळेत पाहण्यासाठी उपलब्ध राहील.

(१) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, तिसरा मजला, कक्ष क्र.३०५, बेलापूर, नवी मुंबई.

(२) सहायक संचालक, नगररचना, रायगड-अलिबाग शाखा, अलिबाग.

(३) मुख्याधिकारी, पोलादपूर नगरपरिषद, पोलादपूर, जि. रायगड.

टीप- सर्व सूचना व हरकती सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, तिसरा मजला, कक्ष क्र.३०५, बेलापूर, नवी मुंबई यांचेकडे उपरोक्त विहित मुदतीत पाठविण्यात यावेत व सदर विहित मुदतीत प्राप्त झालेल्या हरकती व सूचना शासनाकडून विचारार्थ घेण्यात येतील.

सदरची सूचना ही शासनाच्या *www.urban.Maharashtra.gov.in* या संकेतस्थळावर उपलब्ध राहील.

टीप- मूळ इंग्रजी सूचनेचे भाषांतर मराठी सूचनेत करण्यात आले आहे. प्रस्तुत भाषांतरीत सूचनेत व मूळ इंग्रजी सूचनेत तफावत आढळल्यास मूळ इंग्रजी सूचनेतील शब्दांकन ग्राह्य धरण्यात यावे.

विकास योजना–पोलादपुर

(शासन नगरविकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१२२२/१६०६/प्र.क्र. ११८/२४/ईपी/नवि-१२, दिनांक १३ ऑगस्ट २०२५ सोबतचे सहपत्र)

परिशिष्ट–ब

सारभूत स्वरुपाचे फेरबदल दर्शविणारा तक्ता

Sr. No.	Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
1	2	3	4	5	6
1.	EP-1	M-8 & D-7	Reservation No. 12 –Fire Station/ Agriculture Zone as shown on plan.	The reservation Site No. 12 is deleted and said land Included Residential Zone as shown on Plan.	Area is proposed to be reserved as "Fire Station & Shopping Center" as shown on Plan.
2.	EP-2	D-1	--	--	It is Proposed that 9.0 m. wide Development Plan road on S. No. 111, as shown on Plan.
3.	EP-3	D-2	--	--	It is Proposed that 12.0 m. road widening to existing

					road from S. No. 111,106,105 & 176, as shown on Plan.
4.	EP-4	D-3	--	--	It is Proposed that 12.0 m. wide Development Plan road on S.No.104, 105, 159,164 & 208, as shown on Plan.
5.	EP-5	D-4	--	--	It is Proposed that 9.0 m. wide Development Plan road on S.No.57, as shown on Plan.
6.	EP-6	D-5	--	--	It is Proposed that 9.0 m. wide Development Plan road on S.No.57& 67, as shown on Plan.
7.	EP-7	D-6	--	--	It is Proposed that 9.0 m. wide Development Plan road on S.No.51, 52& 67, as shown on Plan.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 13th August 2025.

Notice

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPS-1222/1606/C.R.118/24/EP/UD-12.—Whereas, in exercise of the powers conferred by sub-section (*2*) of section 341 of the Maharashtra Municipal Council, Nagar Panchayat and Industrial Township Act, 1965, the Government in Urban Development Department *vide* Notification No. MUP-2014/C.R. 206/UD-19, dated the 26th June, 2015 and Rural Development and Water Conservation Department *vide* Notification No. ZPB-2015/C.R.18/ Poladpur (1)/PR-5, dated 26th June 2015 has constituted, Poladpur Nagar Panchayat (hereinafter referred to as " the said Planning Authority ") ;

And whereas, the said Planning Authority *vide* Resolution No. 02, dated 11th December 2020 has declared its intention under section 21(*2*) with section 23(*1*) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " the said Act "), for preparation of the Draft Development Plan (hereinafter referred to as "the said Draft Development Plan") for the said Planning Authority Area and published a public notice regarding the same in the *Maharashtra Government Gazette*, Part II, Sankirna on dated 21st -27th January, 2021 and in the daily " Sagar " & daily " Pudhari " newapaper on dated 2nd February 2021 ;

And whereas, the said Planning Authority as per the provisions of section 24 of the said Act, the Assistant Director of Town Planning Palghar as a " Town Planning Officer " for the preparation of the said draft Development plan *vide* Marathi order No. 363, dated 11th May 2021 ;

And whereas, after a survey of the land is conducted within the jurisdiction of the said Planning Authority, the Town Planning Officer *i.e.* Assistant Director Town Planning, Raigad-Alibag have prepared the existing land use map under section 25 of the said Act and the Draft Development Plan has been prepared and is handed over to the said Planning Authority. The said Planning Authority decided to publish the same *vide* its resolution No.02, dated 19th September 2022 and published a notice to that effect in the daily local newspaper namely " Pudhari (Marathi) " on dated 21st October 2022 and " Indian Express (English) " on dated 26th October 2022 and in *Maharashtra Government Gazette*, Extraordinary Part-II, dated 3rd - 9th November 2022 in accordance with the provisions of sub-section (*1*) of Section 26 of the said Act, for inviting objections and/or suggestions from the general public ;

And whereas, the said Planning Authority has appointed members *vide* Resolution No. 02, dated 19th September, 2022 under section 28(*2*) of the said Act, and expert members of the Government appointed by the Director of Town Planning, Maharashtra State, Pune *vide* order dated 6th February 2022, as Planning Committee (hereinafter referred to as " the said Planning Committee ") to hear the objections and/or suggestions received on the said Draft Development Plan and to submit their report to the said Planning Authority ;

And whereas, the said Planning Authority after hearing the objections and/or suggestions has submitted his report under section 28(*3*) of the said Act, to the said Planning Authority on 21st March, 2023 ;

And whereas, the said Planning Authority after considering the report of the said Planning Committee has published the said Draft Development Plan under section 28(*4*) of the said Act, with necessary changes/modifications, in the *Maharashtra Government Gazette* on 31st August - 6th September, 2023 and in Marathi daily newspaper " Pudhari " on 24th August, 2023 & in English daily newspaper " Free Press Journal " on 25th August, 2023 for the information of the public ;

And whereas, the said Planning Authority has submitted the said Draft Development Plan to the Government under section 30(*1*) of the said Act, on 4th September, 2023 for the final sanction ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune Government has sanctioned part of the said Development Plan of the said Planning Authority *vide* Urban Development Department's Notification No. TPS-1222/1606/C.R.118/24/SM/UD-12, dated 28th July 2025 along with sanctioned Modifications mentioned in Schedule-A, excluding the Substantial Modifications (hereinafter referred to as " the Excluded Part ") proposed by the Government as described in Schedule B appened to this notice and shown on development plan and marked as Excluded Part *i.e* E.P.-1 to E.P.-07 ;

And whereas, these Modifications being of substantial nature are required to be published under section 31 of the said Act.

Now therefore, in exercise of the powers conferred under sub-section (1) of section 31 of the said Act, the Government of Maharashtra hereby :—

Publishes this Notice for inviting suggestions and / or objections in respect of the said Excluded Part, from the general public within 1 (one) month from the date of publication of the notice in the *Official Gazette*. The objections and /or suggestions received within the aforesaid period shall be considered by the Government while approving the Excluded part of the said Development Plan.

Appoints the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, CBD Belapur, Navi Mumbai, as an Officer under section 31(*2*) of the said Act, to hear the suggestions and/or objections which may be received within the aforesaid prescribed period and submit his report to the Government.

Directs that the said Draft Development Plan showing the proposed Modifications of Substantial nature as per Schedule-B as Excluded Part E.P-1 to E.P.-07 shall be kept open for inspection for general public during office hours on all working days in following offices of the—

(*i*) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

(*ii*) Assistant Director of Town Planning, Raigad-Alibaug Branch, Raigad.

(*iii*) Chief Officer, Poladpur Nagar Panchayat, Poladpur, Dist. Raigad.

This Notice is also available on the Govt. website *www.maharashtra.gov.in* (Acts/Rules).

Development Plan of Poladpur

(Accompaniment to the Government in Urban Development Department's Notice No. TPS-1222/1606/CR-118/24/EP/ UD-12, dated 13th August 2025).

Schedule-B

Schedule of Substantial

Sr. No.	Excluded Part	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification of Substantial Nature by the Government under section 31(1) of the MR&TP Act, 1966
1	2	3	4	5	6
1.	EP-1	M-8 & D-7	Reservation No. 12 –Fire Station/ Agriculture Zone as shown on plan.	The reservation Site No. 12 is deleted and said land Included Residential Zone as shown on Plan.	Area is proposed to be reserved as "Fire Station & Shopping Center" as shown on Plan.
2.	EP-2	D-1	--	--	It is Proposed that 9.0 m. wide Development Plan road on S. No. 111, as shown on Plan.
3.	EP-3	D-2	--	--	It is Proposed that 12.0 m. road widening to existing road from S. No. 111,106,105 & 176, as shown on Plan.

4.	EP-4	D-3	--	--	It is Proposed that 12.0 m. wide Development Plan road on S.No.104, 105, 159,164 & 208, as shown on Plan.
5.	EP-5	D-4	--	--	It is Proposed that 9.0 m. wide Development Plan road on S.No.57, as shown on Plan.
6.	EP-6	D-5	--	--	It is Proposed that 9.0 m. wide Development Plan road on S.No.57& 67, as shown on Plan.
7.	EP-7	D-6	--	--	It is Proposed that 9.0 m. wide Development Plan road on S.No.51, 52& 67, as shown on Plan.

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to the Government.

नगरविकास विभाग

४ था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक २१ ऑगस्ट २०२५.

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना, अधिनियम, १९६६.

क्रमांक टीपीएस-१२२२/२७४/प्र.क्र.११५/२२/नवि-१२.—ज्याअर्थी, महाराष्ट्र शासनाने राज्यातील बृहन्मुंबई महानगरपालिका, बृहन्मुंबई महानगरपालिका क्षेत्रातील नियोजन प्राधिकरणे/ विशेष नियोजन प्राधिकरणे/विकास प्राधिकरणे, महाराष्ट्र औद्योगिक विकास महामंडळ, नैना, जवाहरलाल नेहरू पोर्ट ट्रस्ट, हिल स्टेशन नगरपालिका, पर्यावरण, वन व हवामान बदल मंत्रालयाने अधिसूचित केलेली संवेदनशील क्षेत्रे व लोणावळा नगरपरिषद तसेच नियोजन प्राधिकरण म्हणून सिडको कार्यरत असलेले क्षेत्र, पिंपरी-चिंचवड नवनगर विकास प्राधिकरण, मिहान, एमएडीसी, एमएसआरडीसी, ही नियोजन प्राधिकरणे वगळता उर्वरित सर्व नियोजन प्राधिकरणे व प्रादेशिक योजना क्षेत्रांकरिता एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (युडीसीपीआर) (यापुढे ज्याचा उल्लेख " उक्त युडीसीपीआर " असा करण्यात आला आहे) शासनाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम " असा करण्यात आला आहे) मधील तरतुदीनुसार शासन अधिसूचना क्रमांक टीपीएस-१८१८/प्र.क्र.२३६/१८/वियो व प्रायो/कलम ३७(१कक) (ग) व कलम २०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजूर केली असून, ती दिनांक ३ डिसेंबर २०२० पासून अंमलात आली आहे ;

आणि ज्याअर्थी, उक्त युडीसीपीआर मधील विनियम ५.१.३ हा प्रादेशिक योजना क्षेत्रामधील वचनबद्ध विकासाची (Committed Development) तरतूद आहे. (यापुढे ज्याचा उल्लेख " उक्त विनियम " असा करण्यात आला आहे.) ;

आणि ज्याअर्थी, मंजूर प्रादेशिक योजनेच्या ठाणे-पालघर-रायगडच्या अनुषंगाने सहायक संचालक, नगररचना, रायगड-अलिबाग शाखा, रायगड यांनी संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेमार्फत दिनांक ५ मे २०२१ च्या पत्रान्वये उक्त विनियमाच्या खंड ५.१.३(i) संदर्भात स्पष्टीकरण निर्गमित करण्याची विनंती शासनास केली आहे ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त युडीसीपीआरच्या उक्त विनियमामधील खंड ५.१.३(i) मध्ये योग्य ती सुधारणा करणे आवश्यक आहे, असे शासनाचे मत झाले आहे. (यापुढे ज्याचा उल्लेख " प्रस्तावित फेरबदल " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, सूचनेसोबतच्या परिशिष्ट-अ मध्ये विश्लेषित केल्यानुसारच्या प्रस्तावित फेरबदलाबाबतची उक्त अधिनियमाच्या कलम २०(३) ची सूचना शासन नगरविकास विभागाने क्रमांक टीपीएस-१२२२/२७४/प्र.क्र.११५/२२/नवि-१२, दिनांक २८ ऑगस्ट २०२४ रोजी आम जनतेकडून हरकती/सूचना मागविण्यासाठी प्रसिद्ध केली आहे, जी **महाराष्ट्र शासन राजपत्रात** दिनांक ५-११ सप्टेंबर २०२४ रोजी प्रसिद्ध झाली आहे. (यापुढे ज्याचा उल्लेख " प्रस्तावित फेरबदल " असा करण्यात आला आहे) आणि प्रस्तावित फेरबदलाच्या अनुषंगाने प्राप्त होणाऱ्या हरकती/ किंवा सूचनांवर सबंधिताना सुनावणी देऊन अहवाल शासनास सादर करणेकरिता विभागीय सहसंचालक, नगररचना, यांची अधिकारी म्हणून नियुक्ती करण्यात आली आहे (यापुढे ज्यांचा उल्लेख " उक्त अधिकारी " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त अधिकारी यांचा अहवाल विचारात घेतल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर तसेच आवश्यक ती चौकशी केल्यानंतर प्रस्तावित फेरबदल अंतिमत: मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

त्याअर्थी आता, शासन उक्त अधिनियमाच्या कलम २०(४) मधील तरतुदीनुसार व अन्य तरतुदीनुसार प्राप्त असलेल्या अधिकारान्वये प्रस्तावित फेरबदलास मंजुरी देत आहे आणि त्यासाठी दिनांक २ डिसेंबर २०२० रोजीच्या अधिसूचनेन्वये मंजूर झालेल्या युडीसीपीआरमध्ये या अधिसूचनेसोबत जोडलेल्या परिशिष्टामध्ये नमूद केल्यानुसारची सुधारणा अंतर्भूत करण्यात येत आहे.

२. उक्त मंजूर फेरबदलाची अधिसूचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकास अंमलात येईल.

३. मंजूर फेरबदलाची अधिसूचना १ (एक) महिन्याच्या कालावधीसाठी खालील नमूद कार्यालयात कार्यालयीन कामकाजाचे दिवशी कार्यालयीन वेळेमध्ये सर्वसामान्य जनतेच्या अवलोकनार्थ उपलब्ध राहील.

(१) सहसंचालक, नगररचना, कोकण/पुणे/नाशिक/नागपूर/औरंगाबाद/अमरावती विभाग.

(२) सर्व जिल्हाधिकारी.

(३) सर्व सहायक संचालक, नगररचना, शाखा कार्यालये.

४. सदरची अधिसूचना ही विभागाच्या *www.maharashtra.gov.in* या वेबसाईटवर उपलब्ध राहील.

परिशिष्ट

(शासन सूचना क्रमांक टीपीएस-१२२२/२७४/प्र.क्र.११५/२२/नवि-१२, दिनांक २१ ऑगस्ट २०२५ सोबतचे सहपत्र.)

एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीमधील मंजूर सुधारणा.

Existing Provision	Sanctioned Modification
5.1.3 Committed Development. 5.1.3(i) Any Development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N. A. permission before publication of draft RP (date of resolution of the RP Board for publication) shall be continued to be valid for that respective purpose/use irrespective of approved Floor Space Index. Provided that, it shall be permissible for the owner either continue with the permission in toto as per such earlier approval or apply for grant of revised permissions under these regulations. However, in such cases of revision, the premium, if any, shall not be applicable , for approved permissions (including tentative)d. This provision shall not cover the cases mentioned in 5.1.3 (iii) below.	**5.1.3 Committed Development.** 5.1.3(i) Any Development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N. A. permission before publication of draft RP (date of Regional Plan Publication in Gazzette) shall be continued to be valid for that respective purpose/use irrespective of approved Floor Space Index. Provided that, it shall be permissible for the owner either continue with the permission in toto as per such earlier approval or apply for grant of revised permissions under these regulations. However, in such cases of revision, the premium, if any, shall not be applicable , for approved permissions (including tentative)d. This provision shall not cover the cases mentioned in 5.1.3 (iii) below.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

वि. गो. मोरे,
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 21st August 2025.

NOTIFICATION

THE MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPS-1222/274/CR.115/22/UD-12.—Whereas, the Government of Maharashtra has sanctioned the Unified Development Control and Promotion Regulations (UDCPR) (hereinafter reffered to as 'the said UDCPR') for all the Regional Plans and Planning Authorities of the state except Municipal Corporation of Greater Mumbai, other Planning Authorities/Special Planning Authorities/Development Authorities within the limit of Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust, Hill Station Municipal Councils, Eco-Sensitive Eco-Fragile region notified by MoEF & CC and Lonavala Municipal Council and Area under CIDCO's jurisdiction as Planning Authority, PCNTDA, MIHAN, MADC, MSRDC in Maharashtra under the provisions of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter refferd to as ' the said Act ') *vide* Notification No. TPS-1818/ CR.238/18/DP.&RP./ Sec.37(*IAA*)(*c*) & sec. 20(*4*)/UD-13, dated 2nd December 2020 which has come into force with effect from 3rd December 2020 ;

And whereas, Regulation 5.1.3 in the said UDCPR is regarding Committed Development in the Regional Plan area (hereinafter reffered to as ' the said Regulation ') ;

And whereas, with reference to the sanctioned Regional Plan of Thane-Palghar-Raigad, the Assistant Director of Town Planning, Raigad-Alibag Branch through the Director of Town Planning, Maharashtra State, Pune has requested Government *vide* dated 5th May 2021 to issue clarification regarding the Clause 5.1.3(*i*) of the said Regulation ;

And whereas, after considering the request of the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiry, the Government feels it necessary to suitably modify the Clause 5.1.3(*i*) of the said Regulation of the said UDCPR (hereinafter referred to as the " Proposed Modification ") ;

And whereas, the notice regarding the Proposed Modification as described in the Annexure-A attached with the notice was published under sub-section (*3*) of the section 20 of the said Act, for inviting objections /suggetions from the general public *vide* Urban Development Department. Notice No. TPS-1222/274/CR.115/22/UD-12, dated 28th August 2024, which appeared in *Maharashtra Government Gazette* dated 5-11th September 2024 and the concerned Divisional Joint Director of Town Planning, was appointed as the officer (hereinafter referred to as " the said officer ") to hear the objections /suggestions in respect of the proposed modification received within the stipulated period and to submit his report to the Government ;

And whereas, after considering the report submitted by the said officer and after consulting the Director of Town Planning, Maharashtra State Pune, the Government is of the opinion that it is necessary to sanction the proposed modification ;

Now therefore, in exercise of the powers conferred under sub-section (*4*) of Section 20 of said Act, the Government hereby finally sanctions the proposed modification and accordingly amends the said UDCPR sanctioned *vide* notification dated 2nd December 2020 more specifically described in the Schedule appended hereto ;

2. The date of publication of this Notification in the *Maharashtra Government Gazette* is fixed as the date of coming into force of this sanctioned modification.

3. A copy of the Sanctioned Modification shall be kept open for inspection by the general public in the offices of the following officers during all working hours on all working days for the period of 1 (one) months.

(1) The Joint Director of Town Planning, Konkan/Pune/Nashik/ Nagpur/Aurangabad/ Amaravati Division.

(2) All District Collectors.

(3) All Assistant Director of Town Planning, Branch Offices.

4. This notification shall also be available on the Govt. web site *www. maharashtra. gov.in*

Schedule

(Accompaniment to the Government Notification No. TPS-1222/274/ CR.115/22/UD-12, dated 21st August, 2025)

Sanctioned Modification in the Unified Development Control and Promotion Regulation

Existing Provision	Sanctioned Modification
5.1.3 Committed Development. 5.1.3(i) Any Development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N. A. permission before publication of draft RP (date of resolution of the RP Board for publication) shall be continued to be valid for that respective purpose/use irrespective of approved Floor Space Index. Provided that, it shall be permissible for the owner either continue with the permission in toto as per such earlier approval or apply for grant of revised permissions under these regulations. However, in such cases of revision, the premium, if any, shall not be applicable , for approved permissions (including tentative)d. This provision shall not cover the cases mentioned in 5.1.3 (iii) below.	**5.1.3 Committed Development.** 5.1.3(i) Any Development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N. A. permission before publication of draft RP (date of Regional Plan Publication in Gazzette) shall be continued to be valid for that respective purpose/use irrespective of approved Floor Space Index. Provided that, it shall be permissible for the owner either continue with the permission in toto as per such earlier approval or apply for grant of revised permissions under these regulations. However, in such cases of revision, the premium, if any, shall not be applicable , for approved permissions (including tentative)d. This provision shall not cover the cases mentioned in 5.1.3 (iii) below.

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

V. G. MORE,
Section Officer.

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २१ ऑगस्ट २०२५.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना, अधिनियम, १९६६.

क्रमांक टीपीएस-१२२४/६७९/प्र.क्र.१००/२४/एसएम/नवि-१२.——ज्याअर्थी, महाराष्ट्र नगरपरिषदा, नगरपंचायती आणि औद्योगिक नगरी अधिनियम, १९६५ चे कलम ३४१ च्या उप-कलम (२) मधील तरतुदीनुसार शासन नगरविकास विभागाची अधिसूचना क्रमांक एमयुबी-२०११/७१/ प्र.क्र.१७०/०८/नवि-१९, दिनांक ६ ऑक्टोबर २०१२ अन्वये गुहागर नगर पंचायत गठीत झाली असून शासन नगरविकास विभागाची अधिसूचना क्रमांक एमयुपी-२०१६/प्र.क्र.१३५/नवि-१९, दिनांक ३१ ऑक्टोबर २०१७ अन्वये गुहागर नगरपंचायत क्षेत्राची हद्द सुधारित करण्यात आली आहे. (यापुढे ज्याचा उल्लेख " उक्त नियोजन प्राधिकरण " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने ठराव क्र. २८, दिनांक १६ फेब्रुवारी २०२१ अन्वये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम " असा करण्यात आला आहे) चे कलम २१(१) सह कलम २३(१) अन्वये उक्त नियोजन प्राधिकरण क्षेत्रासाठीची प्रारूप विकास योजना तयार करण्याचा इरादा जाहीर करून त्याबाबतची जाहीर सूचना दिनांक ४-१० मार्च २०२१ रोजीच्या **महाराष्ट्र शासन असाधारण राजपत्र**, भाग-२ संर्कीण व दैनिक सागर या वृत्तपत्रात दिनांक १९ मार्च २०२१ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २४ मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने उक्त नियोजन प्राधिकरणाच्या क्षेत्राची प्रारूप विकास योजना तयार करण्यासाठी सहायक संचालक, नगररचना, रत्नागिरी शाखा, जि. रत्नागिरी यांची आदेश क्र. ११४५/२१, दिनांक २६ मार्च २०२१ अन्वये " नगररचना अधिकारी " म्हणून नेमणूक केली आहे (यापुढे ज्याचा उल्लेख " उक्त नगररचना अधिकारी "असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नगररचना अधिकारी यांनी उक्त अधिनियमाच्या कलम २५ मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाच्या क्षेत्रातील जमिनीचे सर्वेक्षण करून विद्यमान जमीन वापर नकाशा तयार केल्यानंतर प्रारूप विकास योजना तयार केली आहे (यापुढे ज्याचा उल्लेख " उक्त प्रारुप विकास योजना " असा करण्यात आला आहे) व ती उक्त नियोजन प्राधिकरणास हस्तांतरित केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाचे कलम २६ चे उप-कलम (१) अन्वये प्रसिद्ध करण्यासाठी ठराव क्र. २६, दिनांक ८ फेब्रुवारी २०२३ पारित केला असून, त्यास अनुसरून उक्त प्रारूप विकास योजना उक्त अधिनियमाचे कलम २६(१) अन्वये **महाराष्ट्र शासन राजपत्रात,** दिनांक १६ ते २२ फेब्रुवारी २०२३ रोजी प्रसिद्ध केली असून सदर सूचना स्थानिक वृतपत्र दै. सागर मध्ये व दैनिक रत्नागिरी मध्ये दिनांक १६ फेब्रुवारी २०२३ रोजी आम जनतेकडून हरकती/सूचना मागविण्यासाठी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त प्रारुप विकास योजनेवर प्राप्त झालेल्या हरकती/सुचनांवर संबंधितांना सुनावणी देऊन, उक्त नियोजन प्राधिकरणास अहवाल सादर करण्याकरिता उक्त अधिनियमाच्या कलम २८(२) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने दिनांक १६ जून २०२३ च्या आदेशान्वये ४ सदस्यांची नियोजन समिती गठीत केली आहे (यापुढे ज्याचा उल्लेख " उक्त नियोजन समिती " असा करण्यात आला आहे) ज्यामध्ये संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांनी दिनांक १३ एप्रिल २०२३ च्या आदेशान्वये नेमणूक केलेल्या तज्ज्ञ सदस्यांचा समावेश आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर प्राप्त हरकती/सुचनांवर संबंधितांना सुनावणी देऊन उक्त नियोजन समितीने त्यांचा अहवाल उक्त अधिनियमाच्या कलम २८(३) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणास दिनांक ११ सप्टेंबर २०२३ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त नियोजन समितीचा अहवाल विचारात घेतल्यानंतर उक्त प्रारूप विकास योजनेमध्ये आवश्यक ते बदल/सुधारणा करून सर्वसाधारण सभा ठराव क्र.१३७, दिनांक १ जानेवारी २०२४अन्वये कलम २८(४) नुसार आम नागरीकांच्या माहितीकरिता दिनांक ९ जानेवारी २०२४ रोजीच्या **महाराष्ट्र शासन असाधारण राजपत्रात** आणि " दैनिक सागर " व दैनिक तरुण भारत " या वृत्तपत्रात दिनांक १५ जानेवारी २०२४ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने, उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम ३०(१) अन्वये दिनांक ९ फेब्रुवारी २०२४ रोजी शासनास अंतिमतः मंजुरीसाठी सादर केलेली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) नुसार शासनाने आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय केल्यानंतर उक्त प्रारूप विकास योजना सोबतच्या परिशिष्ट-अ मध्ये नमूद केल्यानुसार (परिशिष्ट-ब मध्ये नमूद केलेले काही सारभूत स्वरुपाचे फेरबदल वगळून) मंजूर करण्याचा निर्णय घेतलेला आहे ;

आणि ज्याअर्थी, परिशिष्ट-ब मध्ये नमूद केल्यानुसारचे काही फेरबदल जे सारभूत स्वरुपाचे आहेत ते शासनाने उक्त अधिनियमाच्या कलम ३१ मधील तरतुदीनुसार प्रारूप विकास योजनेमध्ये दर्शविल्याप्रमाणे व ईपी-१ ते ईपी-१६ याप्रमाणे वगळलेला भाग म्हणून स्वतंत्रपणे सूचना क्रमांक टीपीएस-१२२४/६७९/प्र.क्र.१००/२४/ईपी/नवि-१२, दिनांक २१ ऑगस्ट २०२४ अन्वये प्रसिद्ध केली आहे (यापुढे ज्याचा उल्लेख " उक्त वगळलेला भाग " असा करण्यात आला आहे) ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ चे पोट-कलम (१) नुसार प्रदत्त आणि यानुषंगाने प्राप्त इतर अधिकाराचा वापर करून शासन याद्वारे :—

(अ) उक्त नियोजन प्राधिकरणाने शासनास सादर केलेल्या उक्त प्रारूप विकास योजनेस यासोबत जोडलेल्या परिशिष्ट-अ मध्ये नमूद फेरबदलासह तसेच खालील नमूद टिपसापेक्ष मंजुरी देत आहे. (उक्त विकास योजनेमधील सारभूत स्वरुपाचे बदल ई.पी.-१ ते ई.पी-१६ म्हणून दर्शविलेला वगळलेला भाग वगळून).

(ब) सदरची अधिसूचना **महाराष्ट्र शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासुन ३० दिवसांच्या कालावधीनंतर अंमलात येईल.

(क) शासन अधिसूचना क्रमांक टीपीएस-१८१८/प्र.क्र.२३६/१८/कलम-३७ (१कक)(ग) व कलम-२०(४)/नवि-१३, दिनांक २ डिसेंबर २०२० अन्वये मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली व त्यामध्ये वेळोवेळी झालेल्या/होणाऱ्या सुधारणांसह सदर अंतिम विकास योजनेस लागू राहील.

टीप.—

(१) शासनाने मंजूर केलेली उपरोक्त अंतिम विकास योजना सदरची अधिसूचना अंमलात आल्याच्या दिनांकापासून १(एक) महिन्याच्या कालावधीकरिता मुख्याधिकारी, गुहागर नगरपंचायत, गुहागर, जि. रत्नागिरी यांचे कार्यालयामध्ये कार्यालयीन वेळेमध्ये अवलोकनार्थ उपलब्ध राहील.

(२) विकास योजनेच्या अहवालामध्ये नमूद आरक्षित भूखंडाचे क्षेत्र हे अंदाजित असून, ते अंतिम मंजूर विकास योजनेमध्ये दर्शविलेल्या हद्दी जागेवरील मोजणीनुसार अंतिम राहतील.

(३) अस्तित्वातील सर्व रस्ते नकाशावर दर्शविलेले असोत अथवा नसोत, त्यांचा दर्जा अस्तित्वातील रस्ते असाच राहील. जर अस्तित्वातील रस्ता विकास योजना रस्ता म्हणून दर्शविलेला असल्यास, अशा प्रकरणी चटई क्षेत्र निर्देशांक/टिडीआर अनुज्ञेय होणार नाही.

(४) रस्त्याच्या जंक्शनच्या ठिकाणी, रस्त्यांचा कोपरा गोलाई हे एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.३.३.१२ मधील तरतुदीनुसार ठेवणे आवश्यक आहे.

(५) प्रारूप विकास योजना नकाशावर दर्शविलेल्या स.नं./गट नं./सि. स. नं. च्या हद्दी या भूमी अभिलेख विभागाच्या अभिलेखानुसार अंतिम असतील.

(६) सिआरझेड क्षेत्रामधील जमिनीचा, आरक्षणाचा आणि रस्त्यांचा विकास हा,—

(i) केंद्र शासनाच्या पर्यावरण, वन व हवामान बदल विभागाने दिनांक १९ फेब्रुवारी १९११ व दिनांक ६ जानेवारी २०११ रोजीची अधिसूचना आणि त्यामध्ये शासनाने केलेल्या वेळोवेळी सुधारणासापेक्ष अनुज्ञेय राहील.

(ii) कोस्टल झोन मॅनेजमेंट प्लॅनच्या अधिन राहून.

(iii) महाराष्ट्र कोस्टल झोन मॅनेजमेट ॲथोरीटी (एमसीझेडएमए) किंवा नॅशनल कोस्टल झोन मॅनेजमेंट ॲथोरिटी (एनसीझेडएमए) च्या मान्यतेस अधिन राहून.

सदर अधिसूचना ही महाराष्ट्र शासनाच्या *www.maharashtra.gov.in* वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

विकास योजना–गुहागर

(शासन नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस-१२२४/६७९/प्र.क्र. १००/२४/एसएम/नवि-१२, दिनांक २१ ऑगस्ट २०२५ सोबतचे सहपत्र)

परिशिष्ट–अ

(मंजूर फेरबदलाचे परिशिष्ट)

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification sanctioned by the Government under section 31(1) of the MR&TP Act, 1966.
1	2	3	4	5	6
1.	SM-1	M-1	Agriculture Zone	Agriculture Zone is deleted and land so released is included in Residential Zone.	Agriculture Zone is reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966.
2.	SM-2	M-2(ii)	Proposed 12.00 mt. wide road.	Proposed 12.00 mt. widening to the existing road is reduced to 9.00 mt. and area so released is included in adjacent zone / reservations.	The 12.00 mt. widening to the existing roads as described below are reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966. a) The East-West road

					from the boundary of land bearing S. No. 83 & 82., b) The East-West road from the boundary of the land bearing S. No. 127, c) The East-West road from the boundary of the land bearing S. No. 368, d) The East-West road from the boundary of the land bearing S. No. 90 to 58.
3.	SM-3	M-7	Proposed 12.00 mt. wide Development Plan road.	Proposed 12.00 mt. wide Development Plan road is deleted and land so released is included in the adjacent zone as shown on plan	Proposed 12.00 mt. wide Development Plan road is reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966.
4.	SM-4	M-9	----	New 18.00 mt. and 15.00 mt. wide Development Plan road is proposed as shown on plan.	Modification proposed by the Planning Authority is refused to accord sanction. The proposal as per the plan published under section 26 of the MR&TP Act, 1966 is reinstated.
5.	SM-5	M-16	Proposed 9.00 mt wide road.	Proposed 9.00 mt. widening to the existing	Proposed 9.00 mt. widening to the existing

				road is deleted and the area so released is included in adjacent zone as shown on plan.	road is reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966.
6.	SM-6	M-17	Proposed 9.00 mt wide road.	Proposed 9.00 mt. widening to the existing road passing through Gaothan is deleted and the area so released is included in adjacent zone as shown on plan.	Proposed 9.00 mt. widening to the existing road passing through Gaothan is reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 21st August 2025.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS-1224/679/C.R.100/24/SM/UD-12.—Whereas, in exercise of the powers conferred by sub-section (*2*) of section 341 of the Maharashtra Municipal Council, Nagar Panchayat and Industrial Township Act, 1965, the Government in Urban Development Department *vide* Notification No. MUB-2011/71/C.R.170/08/UD-19, dated the 6th October, 2012 has constituted, Guhagar Nagar Panchayat and Government in Urban Development Department *vide* Notification No. MUP-2016/C.R.135/UD-19, dated the 31st October, 2017 has revised the boundary of the Guhagar Nagar Panchayat (hereinafter referred to as "the said Planning Authority ") ;

And whereas, the said Planning Authority by its Resolution No. 28, dated 16th February 2021 has declared its intention under Section 21(*2*) with section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " the said Act "), for preparation of the Draft Development Plan for the said Planning Authority Area and published a public notice regarding the same in the *Maharashtra Government Gazette,* part II, Sankirna on dated 4-10th March, 2021 and in the daily ' Dainik Sagar ' newspaper on dated 19th March 2021 ;

And whereas, as per the provisions of the section 24 of the said Act, the said Planning Authority *vide* order No. 1145/21, dated 26th March 2021 has appointed the Assistant Director of Town Planning, Ratnagiri Branch, Ratnagiri as a ' Town Planning Officer ' for the preparation of the said Draft Development Plan (hereinafter referred to as ' the said Town Planning Officer ') ;

And whereas, the said Town Planning Officer after carrying out survey of the lands within the jurisdiction of the said Planning Authority as required under section 25 of the said Act, prepared the existing land use map and the Draft Development Plan has been prepared (hereinafter referred to as 'the said Draft Development Plan') and is handed over to the said Planning Authority ;

And whereas, the said Planning Authority decided to publish the same *vide* its resolution No. 26, dated 8th February 2023 and published a notice to that effect in the *Maharashtra Government Gazette,* dated 16-22 February, 2023 and the daily local newspaper namely ' Dainik Sagar ' and ' Dainik Ratnagiri' on dated 16th February 2023 in accordance with the provisions of sub-section (*1*) of Section 26 of the said Act, for inviting objections/suggestions from the general public ;

And whereas, the said Planning Authority has appointed 4 members *vide* order dated 16th June 2023 which includes the expert members appointed by the Director of Town Planning, Maharashtra State, Pune *vide* order dated 13th April 2023, as Planning Committee (hereinafter referred to as " the said Planning Committee") to hear the objections/suggestions received on the said Draft Development Plan and to submit their report to the said Planning Authority ;

And whereas, the said Planning Committee after hearing the objections/suggestions has submitted his report under section 28(*3*) of the said Act, to the said Planning Authority on 11th September 2023 ;

And whereas, the said Planning Authority after considering the report of the said Planning Committee has published the said Draft Development Plan under section 28(*4*) of the said Act, *vide* resolution No. 137, dated 1st January 2024 with necessary changes/modifications, in the *Maharashtra Government Extraordinary Gazette* on 9th January 2024 and in the daily newspaper 'Dainik Sagar' and 'Dainik Tarun Bharat' on 15th January 2024 for the information of the public ;

And whereas, the said Planning Authority has submitted the said Draft Development Plan to the Government on 9th February 2024 for final sanction under section 30(1) of the said Act, ;

And whereas, in accordance with sub-section (*1*) of section 31 of the said Act, the Government after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune has decided to sanction the said Draft Development Plan as shown in Schedule (excluding certain modifications which are of substantial nature proposed to be made as shown in Schedule-B) ;

And whereas, some modifications proposed to be made by the Government being of substantial nature as shown in Schedule-B are published separately *vide* Notice No. TPS-1224/679/CR-100/ 24/EP/UD-12, dated 21st August 2025 under Section 31 of the said Act, which are shown on the said Draft Development Plan and marked as excluded portions EP-1 to EP-16 (hereinafter referred to as ' the said Excluded Part ') ;

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

(a) Accord its sanction to the said Draft Development Plan submitted by the said Planning Authority with some modifications appended hereto as Schedule-A (excluding certain modifications which are of substantial nature shown as EP-1 to EP-16 in the said Development Plan) subject to the notes given below.

(b) Fixes the date after one month of publication of this Notification in the *Maharashtra Government Gazette* to be the date on which the said Draft Development Plan shall came into force.

(c) Unified Development Control and Promotion Regulations sanctioned *vide* Government resolution No. TPS/C.R.236/18/DP&RP/Sec.37(*1AA*)(c)& Sec.20(*4*)/UD-13, dated 2nd December 2020 as modified/amended from time to time shall be applicable to the said final Development Plan.

Notes :—

(1) The aforesaid final Development Plan sanctioned by the Government shall be kept open for inspection by the public during office 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, Guhagar Nagar Panchayat, Guhagar, Dist. Ratnagiri.

(2) 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 in the final Development Plan.

(3) All the existing roads whether shown on plan or not shall have status of existing road. Moreover, if existing road shown as a DP road in such cases No. FSI/TDR shall be permissible.

(4) At junctions of the roads, the rounding off at the intersection shall be as per the provision in Regulation No. 3.3.12 of Unified Development Control and Promotion Regulations.

(5) In case of any discrepancy in the Survey Numbers as shown on the plan, the corresponding entries in the official records of the Land Records Department shall prevail.

(6) Development of lands, Reservations and Roads with CRZ area shall be,

(*i*) Subject to the Coastal Regulation Zone Notification issued by the Ministry of Environment and Forest, Government of India dated 19th February 1991 and 6th January, 2011 and as modified by the Government of India from time to time.

(*ii*) Subject to the Coastal Zone Management Plan.

(*iii*) Subject to the clearance of the Maharashtra Coastal Zone Management Authority (MCZMA) or National Coastal Zone Management Authority (NCZMA) as the case may be.

This Notification is also available on the Government. website *www.maharashtra.gov.in* (Acts/Rules)

Development Plan of Guhaghar

(Accompaniment to the Government in Urban Development Department's Notification No. TPS-1224/679/CR-100/24/SM/ UD-12, dated 21st August 2025).

Schedule-A

(Schedule of Sanctioned Modifications.)

Sr. No.	Sanctioned Modification No.	Modification No.	Proposal as published under section 26 of the MR&TP Act, 1966	Proposal submitted to Government under section 30 of the MR&TP Act, 1966	Modification sanctioned by the Government under section 31(1) of the MR&TP Act, 1966.
1	2	3	4	5	6
1.	SM-1	M-1	Agriculture Zone	Agriculture Zone is deleted and land so released is included in Residential Zone.	Agriculture Zone is reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966.
2.	SM-2	M-2(ii)	Proposed 12.00 mt. wide road.	Proposed 12.00 mt. widening to the existing road is reduced to 9.00 mt. and area so released is included in adjacent zone / reservations.	The 12.00 mt. widening to the existing roads as described below are reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966. a) The East-West road

					from the boundary of land bearing S. No. 83 & 82., b) The East-West road from the boundary of the land bearing S. No. 127, c) The East-West road from the boundary of the land bearing S. No. 368, d) The East-West road from the boundary of the land bearing S. No. 90 to 58.
3.	SM-3	M-7	Proposed 12.00 mt. wide Development Plan road.	Proposed 12.00 mt. wide Development Plan road is deleted and land so released is included in the adjacent zone as shown on plan	Proposed 12.00 mt. wide Development Plan road is reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966.
4.	SM-4	M-9	----	New 18.00 mt. and 15.00 mt. wide Development Plan road is proposed as shown on plan.	Modification proposed by the Planning Authority is refused to accord sanction. The proposal as per the plan published under section 26 of the MR&TP Act, 1966 is reinstated.
5.	SM-5	M-16	Proposed 9.00 mt wide road.	Proposed 9.00 mt. widening to the existing	Proposed 9.00 mt. widening to the existing

				road is deleted and the area so released is included in adjacent zone as shown on plan.	road is reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966.
6.	SM-6	M-17	Proposed 9.00 mt wide road.	Proposed 9.00 mt. widening to the existing road passing through Gaothan is deleted and the area so released is included in adjacent zone as shown on plan.	Proposed 9.00 mt. widening to the existing road passing through Gaothan is reinstated as per the Draft Development Plan published under section 26 of the MR&TP Act, 1966.

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २१ ऑगस्ट २०२५.

अधिसूचना

महाराष्ट्र प्रादेशिक व नगर रचना, अधिनियम, १९६६.

क्रमांक टीपीएस-१२२४/६६९/प्र.क्र.१००/२४/ईपी/नवि-१२.— ज्याअर्थी, महाराष्ट्र नगरपरिषदा, नगरपंचायती आणि औद्योगिक नगरी अधिनियम, १९६५ चे कलम ३४१ च्या उप-कलम (२) मधील तरतुदीनुसार शासन नगरविकास विभागाची अधिसूचना क्रमांक एमयुबी-२०११/७१/ प्र.क्र.१७०/०८/नवि-१९, दिनांक ६ ऑक्टोबर २०१२ अन्वये गुहागर नगर पंचायत गठीत झाली असुन शासन नगरविकास विभागाची अधिसूचना क्रमांक एमयुपी-२०१६/प्र.क्र.१३५/नवि-१९, दिनांक ३१ ऑक्टोबर २०१७ अन्वये गुहागर नगरपंचायत क्षेत्राची हद्द सुधारित करण्यात आली आहे. (यापुढे ज्याचा उल्लेख " उक्त नियोजन प्राधिकरण " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने ठराव क्र. २८, दिनांक १६ फेब्रुवारी २०२१ अन्वये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख " उक्त अधिनियम " असा करण्यात आला आहे) चे कलम २१(१) सह कलम २३(१) अन्वये उक्त नियोजन प्राधिकरण क्षेत्रासाठीची प्रारूप विकास योजना तयार करण्याचा इरादा जाहीर करुन त्याबाबतची जाहीर सुचना दिनांक ४-१० मार्च २०२१ रोजीच्या **महाराष्ट्र शासन असाधारण राजपत्र,** भाग-२ संर्कीण व दैनिक सागर या वृत्तपत्रात दिनांक १९ मार्च २०२१ रोजी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी उक्त अधिनियमाच्या कलम २४ मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने उक्त नियोजन प्राधिकरणाच्या क्षेत्राची प्रारूप विकास योजना तयार करण्यासाठी सहायक संचालक, नगररचना, रत्नागिरी शाखा, जि. रत्नागिरी यांची आदेश क्र. ११४५/२१, दिनांक २६ मार्च २०२१ अन्वये " नगररचना अधिकारी " म्हणून नेमणूक केली आहे (यापुढे ज्याचा उल्लेख " नगररचना अधिकारी " असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त नगररचना अधिकारी यांनी उक्त अधिनियमाच्या कलम २५ मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाच्या क्षेत्रातील जमिनीचे सर्वेक्षण करून विद्यमान जमीन वापर नकाशा तयार केल्यानंतर प्रारूप विकास योजना तयार केली आहे (यापुढे ज्याचा उल्लेख " उक्त प्रारुप विकास योजना " असा करण्यात आला आहे) व ती उक्त नियोजन प्राधिकरणास हस्तांतरीत केली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाचे कलम २६ चे उप-कलम (१) अन्वये प्रसिद्ध करण्यासाठी ठराव क्र. २६ दिनांक ८ फेब्रुवारी २०२३ पारित केला असून, त्यास अनुसरुन उक्त प्रारूप विकास योजना उक्त अधिनियमाचे कलम २६(१) अन्वये **महाराष्ट्र शासन राजपत्रात** दिनांक १६ ते २२ फेब्रुवारी २०२३, रोजी प्रसिद्ध केली असून सदर सूचना स्थानिक वृतपत्र दै. सागर मध्ये व दैनिक रत्नागिरी मध्ये दिनांक १६ फेब्रुवारी २०२३ रोजी आम जनतेकडून हरकती/ सुचना मागविण्यासाठी प्रसिद्ध केली आहे ;

आणि ज्याअर्थी, उक्त प्रारुप विकास योजनेवर प्राप्त झालेल्या हरकती/सुचनांवर संबंधितांना सुनावणी देऊन, उक्त नियोजन प्राधिकरणास अहवाल सादर करण्याकरीता उक्त अधिनियमाच्या कलम २८(२) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणाने दिनांक १६ जून २०२३ च्या आदेशान्वये ४ सदस्यांची नियोजन समिती गठीत केली आहे (यापुढे ज्याचा उल्लेख " उक्त नियोजन समिती " असा करण्यात आला आहे) ज्यामध्ये संचालक नगररचना, महाराष्ट्र राज्य, पुणे यांनी दिनांक १३ एप्रिल २०२३ च्या आदेशान्वये नेमणूक केलेल्या तज्ज्ञ सदस्यांचा समावेश आहे ;

आणि ज्याअर्थी, उक्त प्रारुप विकास योजनेवर प्राप्त हरकती/सुचनांवर संबंधितांना सुनावणी देऊन उक्त नियोजन समितीने त्यांचा अहवाल उक्त अधिनियमाच्या कलम २८(३) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरणास दिनांक ११ सप्टेंबर २०२३ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोनजन प्राधिकरणाने उक्त नियोजन समितीचा अहवाल विचारात घेतल्यानंतर उक्त प्रारुप विकास योजनेमध्ये आवश्यक ते बदल/सुधारणा करून सर्वसाधारण सभा ठराव क्र.१३७, दिनांक १ जानेवारी २०२४अन्वये कलम २८(४) नुसार आम नागरीकांच्या माहितीकरीता दिनांक ९ जानेवारी २०२४ रोजीच्या **महाराष्ट्र शासन असाधारण राजपत्रात** आणि " दैनिक सागर " व " दैनिक तरुण भारत " या वृत्तपत्रात दिनांक १५ जानेवारी २०२४ रोजी प्रसिद्ध केली आहे.

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने, उक्त प्रारूप विकास योजना उक्त अधिनियमाच्या कलम ३० (१) अन्वये दिनांक ९ फेब्रुवारी २०२४ रोजी शासनास अंतिमतः मंजुरीसाठी सादर केलेली आहे ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांच्याशी विचारविनिमय केल्यानंतर उक्त नियोजन प्राधिकरणाची उक्त प्रारुप विकास योजना, सदर सुचनेसोबत जोडलेल्या परिशिष्ट-ब मध्ये नमूद केलेले सारभूत स्वरूपाचे व विकास योजना नकाशावर ईपी-१ ते ईपी-१६ या प्रमाणे दर्शविल्याप्रमाणेचे फेरबदल (यापुढे ज्याचा उल्लेख " उक्त वगळलेला भाग " असा करण्यात आला

आहे) वगळून उर्वरीत उक्त प्रारुप विकास योजना शासन नगरविकास विभागाची अधिसूचना क्रमांक टीपीएस-१२२४/६७९/प्र.क्र.१००/२४/एसएम/नवि-१२, दिनांक २१ ऑगस्ट २०२५ अन्वये सदर अधिसूचनेस सोबत जोडलेल्या परिशिष्ट-अ मध्ये नमूद केलेल्या फेरबदलासह मंजूर केली आहे ;

आणि ज्याअर्थी, सदरचे फेरबदल हे सारभूत स्वरुपाचे असल्याने, उक्त अधिनियमाच्या कलम ३१ मधील तरतुदीनुसार पुर्नप्रसिद्ध करणे आवश्यक आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ चे पोट कलम (१) नुसार प्रदत्त आणि यानुषंगाने प्राप्त इतर अधिकाराचा वापर करून शासन याद्वारे :—

(अ) उक्त वगळलेल्या भागाच्या विकास योजनेवर, सदरची सुचना **शासन राजपत्रात** प्रसिद्ध झाल्याच्या दिनांकापासून १ (एक) महिन्याच्या कालावधीमध्ये आम जनतेकडून सुचना आणि/ किंवा हरकती मागविण्यासाठी सदरची सूचना **शासन राजपत्रात** प्रसिद्ध करीत आहे. उक्त प्रारूप विकास योजनेच्या सदर वगळलेल्या भागाच्या विकास योजनेवर निर्णय घेताना उपरोक्त विहित मुदतीत प्राप्त होणाऱ्या हरकती/सुचना शासन विचारात घेईल.

(ब) उपरोक्त विहित मुदतीत प्राप्त होणाऱ्या सूचना आणि/किंवा हरकतीवर संबंधिताना सुनावणी देवून शासनास अहवाल सादर करण्याकरीता उक्त अधिनियमाच्या कलम ३१(२) मधील तरतुदीनुसार शासन सहसंचालक नगररचना, कोकण विभाग, नवी मुंबई यांची अधिकारी म्हणून नियुक्ती करीत आहे.

(क) परिशिष्ट- ब मध्ये नमूद केल्यानुसारचे प्रस्तावित सारभूत स्वरुपाचे फेरबदल, ईपी-१ ते ईपी-१६ दर्शविणारा प्रारुप विकास योजना नकाशा कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी खालील कार्यालयामध्ये आम जनतेच्या अवलोकनार्थ उपलब्ध राहील.

(i) सहसंचालक नगररचना, कोकण विभाग, कोकण भवन, सी.बी.डी., बेलापूर, नवी मुंबई.

(ii) सहायक संचालक नगररचना, रत्नागिरी शाखा, जि. रत्नागिरी.

(iii) मुख्याधिकारी, गुहागर नगरपंचायत, गुहागर, जि. रत्नागिरी.

सदर सूचना ही महाराष्ट्र शासनाच्या *www.maharashtra.gov.in* वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

विकास योजना–गुहागर (वगळेला भाग)

(शासन नगरविकास विभागाकडील सूचना क्रमांक टीपीएस-१२२४/६७९/प्र.क्र. १००/२४/ईपी/नवि-१२, दिनांक २१ ऑगस्ट २०२५ सोबतचे सहपत्र)

परिशिष्ट–ब

(म.प्र. व.न.र. अधिनियम, १९६६ चे कलम ३१(१) अन्वये शासनाने प्रस्तावित केलेल्या सारभूत स्वरुपाच्या फेरबदलाचे परिशिष्ट)

Sr. No.	Excluded Part	Modification No.	Proposal as published under section 26 of the MR & TP Act, 1966	Proposal submitted to the Government under section 30 of the MR&TP Act, 1966	Modification of substantial nature proposed by the Government under section 31(1) of the MR&TP Act, 1966.
1	2	3	4	5	6
1.	EP-1	M-2(i)	Proposed 12.00 mt. wide road.	Proposed 12.00 mt. widening to the existing road is reduced to 9.00 mt. and area so released is included in adjacent zone / reservations.	The 12.00 mt. widening to the existing roads is proposed to be reduced to 9.00 mt. as described below and land so released is proposed to be included in adjacent zone / reservations as shown on plan. a) The East-West road from the land bearing S. No. 109, b) The East-West road from the boundary of the land bearing S. No. 100 & 101,

					c) The East-West road from the boundary of the land bearing S. No. 187 & 101, d) The East-West road from the boundary of the land bearing S. No. 1147 and e) The North-South road in the land bearing S. No. 305 to 103, East-West road in the land bearing S. No. 77 to 89, North-South road in the land bearing S. No. 245 to 534, East-West road in the land bearing S. No. 13 to 631, North-South road in the land bearing S. No. 160 to 757.
2.	EP-2	M-3	Proposed 18.00 mt. wide road	Proposed 18.00 mt. widening to the Existing Guhaghar-Veldur road is reduced to 12.00 mt. and land so released is included in adjacent zone / reservation as shown on plan.	Proposed 18.00 mt. widening to the existing Guhaghar-Veldur road is proposed to be reduced to 12.00 mt. and land so released is proposed to be included in adjacent zone / reservations as shown on plan.
3.	EP-3	M-4	Proposed 9.00 mt. wide road.	Proposed 9.00 mt. road passing through the land bearing S. Nos. 115, 116,	Proposed 9.00 mt. road passing through the land bearing S. Nos. 115, 116, 117 of village

				117 of village Varchapat is realigned as shown on plan and the area so released is included in adjacent zone.	Varchapat is proposed to be realigned and land so released is proposed to be included in adjacent zone as shown on plan.
4.	EP-4	M-5	Proposed 12.00 mt. wide road.	The alignment of 12.00 mt. wide mt. wide road is realigned as shown on plan and area so released is included in adjacent zone.	The alignment of 12.00 mt. wide road is proposed to be realigned as shown on plan and area so released is proposed to be included in adjacent zone .
5.	EP-5	M-6	12.00 mt. wide Development Plan road.	Proposed 12.00 mt wide Development Plan road along western sea boundary is deleted and land so released is included in Afforestation Zone and also area of 100.00 mt. from HTL of sea towards landward side is included in the proposed Afforestation Zone as shown on plan.	Proposed 12.00 mt wide Development Plan road along western sea boundary is proposed to be deleted and land so released, excluding the land under existing Agriculture and Commercial Use and proposed Reservations, remaining land along with the 100.00 mt. from HTL of sea towards landward side is proposed to be included in Afforestation Zone as shown on plan.
6.	EP-6	M-8	Proposed 18.00 mt wide road.	Proposed 18.00 mt. widening to existing road is reduced to 15.00 mt. and area so released is included in adjacent zone	i) Proposed 18.00 mt. widening to existing road from land bearing S. No. 38 to 59 is reinstated as per the Draft Development Plan published under section 26 of the

				and rest of the remaining 18.00 mt. road is deleted and area so released is included in Residential Zone as shown on plan.	MR&TP Act, 1966 and proposed to be extended it to join the 18.00 mt. wide proposed Development Plan road as shown on plan. ii) The 18.00 mt. wide Development Plan road is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan. iii) The existing road from land bearing S. No. 56 to the S. No. 157 is proposed to be widen to 9.00 mt. as shown on plan.
7.	EP-7	M-10	Site No. 8-Agriculture Produce Market	Northern part of Site No. 8-Agriculture Produce Market is deleted and included in Residential Zone and the designation of the remaining Site No. 8-Agriculture Produce Market is changed to 'Vegetable Market and Shopping Centre' as shown on plan.	Northern part of Site No. 8-Agriculture Produce Market is proposed to be deleted & land so released is proposed to be included in Residential Zone and the designation of the remaining land under Site No. 8-Agriculture Produce Market is proposed to be changed to as 'Vegetable Market and Shopping Centre' as shown on plan.
8.	EP-8	M-11	Site No. 14-Parking with EV Charging Station.	Site No. 14- Parking with EV Charging Station is deleted and land so	Area of land bearing S. No. 530 is proposed to be deleted from Site No. 14-Parking with EV

				released is included in Residential Zone.	Charging Station and land so released is proposed to be included in Residential Zone as shown on plan. The designation of the Site No. 14-Parking with EV Charging Station on the remaining land is proposed to be changed as Site No. 14- Parking with EV Charging Station + Shopping Centre + Community Hall as shown on plan.
9.	EP-9	M-12	Green Zone	New Site No. 28-Parking is proposed partly in southern part of CTS No. 1552, a new North-South 9.00 mt. wide Development Plan road is proposed to Site No. 28-Parking and remaining northern part of CTS No. 1552 is included in Residential Zone as shown on plan.	CTS No. 1552 is proposed to be deleted rom Green Zone and land so released is proposed to be included in Residential Zone along with 9.00 mt. wide Development Plan road as shown on plan.
10.	EP-10	M-13	Existing PSP / Utility Zone.	Existing PSP / Utility Zone is deleted and land so released is included in Residential Zone as shown on plan.	Except the Existing PSP /Utility Zone shown on the land bearing S. No.114, remaining land shown under PSP / Utility Zone are proposed to be deleted and land

						so released is proposed to be included in Residential Zone as shown on plan.
11.	EP-11	M-14	Site No. 16- Municipal Purpose.	Southern part of Site No. 16- Municipal Purpose is deleted and area so released is included in Residential Zone	Southern part of Site No.16-Municipal Purpose is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.
12.	EP-12	M-15	Proposed 18.00 mt. wide road.	Proposed 18.00 mt. widening to the existing Kirtanwadi road is reduce to 15.00 mt. and the area so released is included in the adjacent zone as shown on plan.	Proposed 18.00 mt. widening to othe existing Kirtanwadi road is proposed to be reduced to 15.00 mt. and land so released is proposed to be included in adjacent zone as shown on plan.
13.	EP-13	----	Residential Zone	----	Land bearing S. Nos. 33, 47, 59, 113(pt.) and 159 are proposed to be deleted from Residential Zone and land so released is included in Green Zone as shown on plan.
14.	EP-14	----	Site No. 13- Parking and Site No. 15 -Parking	----	Site No. 15 –Parking is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan. The shape of the Site No. 13-Parking is proposed to be changed as shown on plan.

15.	EP-15	----	12.00 mt. wide Development Plan road.	----	The alignment of 12.00 mt. wide Development Plan road passing through S. No. 126(pt.) is proposed to be changed and land so released along with the western portion of land which is included in Green Zone is proposed to be included in Residential Zone as shown on plan.
16.	EP-16	----	Site No. 26-Water Works	----	Site No. 26-Water Works is proposed to be shifted and land so released is proposed to be partly included in Residential Zone, partly included in Green Zone and partly included 12.00 mt. wide Development Plan road as shown on plan.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

निर्मलकुमार चौधरी,
शासनाचे उप सचिव.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 21st August 2025.

NOTIFICATION

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966.

No.TPS-1224/679/C.R.100/24/EP/UD-12.—Whereas, in exercise of the powers conferred by sub-section (*2*) of section 341 of the Maharashtra Municipal Council, Nagar Panchayat and Industrial Township Act, 1965, the Government in Urban Development Department *vide* Notification No. MUB-2011/71/C.R.170/08/UD-19, dated the 6th October, 2012 has constituted, Guhagar Nagar Panchayat and Government in Urban Development Department *vide* Notification No. MUP-2016/C.R.135/UD-19, dated the 31st October, 2017 has revised the boundary of the Guhagar Nagar Panchayat (hereinafter referred to as " the said Planning Authority ") ;

Whereas, the said Planning Authority by its Resolution No. 28, dated 16th February 2021 has declared its intention under Section 21(*2*) with section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as " the said Act "), for preparation of the Draft Development Plan (hereinafter referred to as " the said Draft Development Plan ") for the said Planning Authority Area and published a public notice regarding the same in the *Maharashtra Government Gazette,* Part-II, Sankirna on dated 4-10th March 2021 and in the daily ' Dainik Sagar ' newspaper on dated 19th March 2021 ;

And whereas, as per the provisions of the section 24 of the said Act, the said Planning Authority *vide* Order No. 1145/21, dated 26th March 2021 has appointed the Assistant Director of Town Planning, Ratnagiri Branch, Ratnagiri as a ' Town Planning Officer ' for the preparation of the said Draft Development Plan (hereinafter referred to as ' the said Town Planning Officer ') ;

And whereas, the said Town Planning Officer after carrying out survey of the lands within the jurisdiction of the said Planning Authority as required under section 25 of the said Act, prepared the existing land use map and the Draft Development Plan has been prepared (hereinafter referred to as 'the said Draft Development Plan') and is handed over to the said Planning Authority;

And whereas, the said Planning Authority decided to publish the same vide its resolution No. 26, dated 8th February 2023 and published a notice to that effect in the *Maharashtra Government Gazette,* dated 16-22 February, 2023 and the daily local newspaper namely 'Dainik Sagar' on dated 16th February 2023 and ' Dainik Ratnagiri ' on dated 16th February 2023 in accordance with the provisions of sub-section (*1*) of Section 26 of the said Act, for inviting objections / suggestions from the general public ;

And whereas, the said Planning Authority has appointed 4 members *vide* order dated 16th June 2023 which includes the expert members appointed by the Director of Town Planning, Maharashtra State, Pune *vide* order dated 13th April 2023, as Planning Committee (hereinafter referred to as " the said Planning Committee ") to hear the objections/suggestions received on the said Draft Development Plan and to submit their report to the said Planning Authority ;

And whereas, the said Planning Committee after hearing the objections/suggestions has submitted his report under section 28(*3*) of the said Act, to the said Planning Authority on 11th September 2023 ;

And whereas, the said Planning Authority after considering the report of the said Planning Committee has published the said Draft Development Plan under section 28(*4*) of the said Act, *vide* resolution No. 137, dated 1st January 2024 with necessary changes / modifications, in the *Maharashtra Government Extraordinary Gazette* on 9th January 2024 and in the daily news paper ' Dainik Sagar ' and ' Dainik Tarun Bharat ' on 15th January 2024 for the information of the public ;

And whereas, the said Planning Authority has submitted the said Draft Development Plan to the Government on 9th February 2024 for final sanction under section 30(*1*) of the said Act, ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune Government has sanctioned part of the said Draft Development Plan of the said Planning Authority *vide* Urban Development Department's Notification No. TPS-1224/679/CR-100/24/SM/UD-12, dated 21st August 2025 along with the sanctioned modifications mentioned in Schedule-A excluding the substantial modifications (hereinafter referred to as ' the said Excluded Part ') proposed by the Government as described in Schedule-B appended to this notice and shown on the Development Plan and marked as Excluded Part *i.e.* EP-1 to EP-16 ;

And whereas, these Modifications being of substantial nature are required to be published under section 31 of the said Act, ;

Now therefore, in exercise of the powers conferred under sub-section (*1*) of section 31 of the said Act, the Government of Maharashtra hereby :—

(a) Publishes this Notice for inviting suggestions and/or objections in respect of the said Excluded Part, from the general public within 1 (one) month from the date of publication of the notice in the *Official Gazette.* The objections/Suggestions received within the aforesaid period shall be considered by the Government while approving the Excluded part of the said Development Plan.

(b) Appoints the Joint Director of Town Planning, Konkan Division, Konkan Bhavan, CBD Belapur, Navi Mumbai, as an Officer under section 31(*2*) of the said Act, to hear the suggestions and/or objections which may be received within the aforesaid prescribed period and submit his report to the Government.

(c) Directs that the said Draft Development Plan showing the proposed Modifications of Substantial nature as per Schedule-B as Excluded Part EP-1 to EP-16 shall be kept open for inspection for general public during office hours on all working days in following offices of the-

(i) The Joint Director of Town Planning, Konkan Division, Konkan Bhavan, Navi Mumbai.

(ii) Assistant Director of Town Planning, Ratnagiri Branch, Ratnagiri.

(iii) Chief Officer, Guhagar Nagar Panchayat, Guhagar, Dist. Ratnagiri.

This Notice is also available on the Govt. website *www.maharashtra.gov.in* (Acts/Rules)

Development Plan of GUHAGHAR

(Accompaniment to the Government in Urban Development Department's Notice No. TPS-1223/679/CR-100/24/EP/ UD-12, dated 21st August 2025).

Schedule-B

(Modification of substantial nature as proposed by the State Government under secion 31(1) of the MR and TP Act, 1966) ((Excluded Part-EP)

Sr. No.	Excluded Part	Modification No.	Proposal as published under section 26 of the MR & TP Act, 1966	Proposal submitted to the Government under section 30 of the MR&TP Act, 1966	Modification of substantial nature proposed by the Government under section 31(1) of the MR&TP Act, 1966.
1	2	3	4	5	6
1.	EP-1	M-2(i)	Proposed 12.00 mt. wide road.	Proposed 12.00 mt. widening to the existing road is reduced to 9.00 mt. and area so released is included in adjacent zone / reservations.	The 12.00 mt. widening to the existing roads is proposed to be reduced to 9.00 mt. as described below and land so released is proposed to be included in adjacent zone / reservations as shown on plan. a) The East-West road from the land bearing S. No. 109, b) The East-West road from the boundary of the land bearing S. No. 100 & 101,

					c) The East-West road from the boundary of the land bearing S. No. 187 & 101, d) The East-West road from the boundary of the land bearing S. No. 1147 and e) The North-South road in the land bearing S. No. 305 to 103, East-West road in the land bearing S. No. 77 to 89, North-South road in the land bearing S. No. 245 to 534, East-West road in the land bearing S. No. 13 to 631, North-South road in the land bearing S. No. 160 to 757.
	EP-2	M-3	Proposed 18.00 mt. wide road	Proposed 18.00 mt. widening to the Existing Guhaghar-Veldur road is reduced to 12.00 mt. and land so released is included in adjacent zone / reservation as shown on plan.	Proposed 18.00 mt. widening to the existing Guhaghar-Veldur road is proposed to be reduced to 12.00 mt. and land so released is proposed to be included in adjacent zone / reservations as shown on plan.
2.	EP-3	M-4	Proposed 9.00 mt. wide road.	Proposed 9.00 mt. road passing through the land bearing S. Nos. 115, 116, 117 of village	Proposed 9.00 mt. road passing through the land bearing S. Nos. 115, 116, 117 of village

				117 of village Varchapat is realigned as shown on plan and the area so released is included in adjacent zone.	Varchapat is proposed to be realigned and land so released is proposed to be included in adjacent zone as shown on plan.
4.	EP-4	M-5	Proposed 12.00 mt. wide road.	The alignment of 12.00 mt. wide road is realigned as shown on plan and area so released is included in adjacent zone.	The alignment of 12.00 mt. wide road is proposed to be realigned as shown on plan and area so released is proposed to be included in adjacent zone .
5.	EP-5	M-6	12.00 mt. wide Development Plan road.	Proposed 12.00 mt wide Development Plan road along western sea boundary is deleted and land so released is included in Afforestation Zone and also area of 100.00 mt. from HTL of sea towards landward side is included in the proposed Afforestation Zone as shown on plan.	Proposed 12.00 mt wide Development Plan road along western sea boundary is proposed to be deleted and land so released, excluding the land under existing Agriculture and Commercial Use and proposed Reservations, remaining land along with the 100.00 mt. from HTL of sea towards landward side is proposed to be included in Afforestation Zone as shown on plan.
6.	EP-6	M-8	Proposed 18.00 mt wide road.	Proposed 18.00 mt. widening to existing road is reduced to 15.00 mt. and area so released is included in adjacent zone and rest of the remaining 18.00 mt.	i) Proposed 18.00 mt. widening to existing road from land bearing S. No. 38 to 59 is reinstated as per the Draft Development Plan published under section 26 of the MR&TP

				road is deleted and area so released is included in Residential Zone as shown on plan.	Act, 1966 and proposed to be extended it to join the 18.00 mt. wide proposed Development Plan road as shown on plan. ii) The 18.00 mt. wide Development Plan road is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan. iii) The existing road from land bearing S. No. 56 to the S. No. 157 is proposed to be widen to 9.00 mt. as shown on plan.
7.	EP-7	M-10	Site No. 8-Agriculture Produce Market	Northern part of Site No. 8-Agriculture Produce Market is deleted and included in Residential Zone and the designation of the remaining Site No. 8-Agriculture Produce Market is changed to 'Vegetable Market and Shopping Centre' as shown on plan.	Northern part of Site No. 8-Agriculture Produce Market is proposed to be deleted & land so released is proposed to be included in Residential Zone and the designation of the remaining land under Site No. 8-Agriculture Produce Market is proposed to be changed to as 'Vegetable Market and Shopping Centre' as shown on plan.
8.	EP-8	M-11	Site No. 14-Parking with EV Charging	Site No. 14- Parking with EV Charging Station is deleted and land so released	Area of land bearing S. No. 530 is proposed to be deleted from Site No. 14-Parking with EV

			Station.	is included in Residential Zone.	Charging Station and land so released is proposed to be included in Residential Zone as shown on plan. The designation of the Site No. 14-Parking with EV Charging Station on the remaining land is proposed to be changed as Site No. 14- Parking with EV Charging Station + Shopping Centre + Community Hall as shown on plan.
9.	EP-9	M-12	Green Zone	New Site No. 28-Parking is proposed partly in southern part of CTS No. 1552, a new North-South 9.00 mt. wide Development Plan road is proposed to Site No. 28-Parking and remaining northern part of CTS No. 1552 is included in Residential Zone as shown on plan.	Modification proposed by the Planning Authority is proposed to be refused. CTS No. 1552 is proposed to be deleted from Green Zone and land so released is proposed to be included in Residential Zone along with 9.00 mt. wide Development Plan road as shown on plan.
10.	EP-10	M-13	Existing PSP / Utility Zone.	Existing PSP / Utility Zone is deleted and land so released is included in Residential Zone as shown on plan.	Except the Existing PSP /Utility Zone shown on the land bearing S. No.114, remaining land shown under PSP / Utility Zone are proposed to be deleted and land so released is proposed to

					be included in Residential Zone as shown on plan.
11.	EP-11	M-14	Site No. 16-Municipal Purpose.	Southern part of Site No. 16- Municipal Purpose is deleted and area so released is included in Residential Zone	Southern part of Site No.16-Municipal Purpose is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.
12.	EP-12	M-15	Proposed 18.00 mt. wide road.	Proposed 18.00 mt. widening to the existing Kirtanwadi road is reduce to 15.00 mt. and the area so released is included in the adjacent zone as shown on plan.	Proposed 18.00 mt. widening to othe existing Kirtanwadi road is proposed to be reduced to 15.00 mt. and land so released is proposed to be included in adjacent zone as shown on plan.
13.	EP-13	----	Residential Zone	----	Land bearing S. Nos. 33, 47, 59, 113(pt.) and 159 are proposed to be deleted from Residential Zone and land so released is included in Green Zone as shown on plan.
14.	EP-14	----	Site No. 13-Parking and Site No. 15 -Parking	----	Site No. 15 –Parking is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan. The shape of the Site No. 13-Parking is proposed to be changed as shown on plan.

15.	EP-15	----	12.00 mt. wide Development Plan road.	----	The alignment of 12.00 mt. wide Development Plan road passing through S. No. 126(pt.) is proposed to be changed and land so released along with the western portion of land which is included in Green Zone is proposed to be included in Residential Zone as shown on plan.
16.	EP-16	----	Site No. 26-Water Works	----	Site No. 26-Water Works is proposed to be shifted and land so released is proposed to be partly included in Residential Zone, partly included in Green Zone and partly included 12.00 mt. wide Development Plan road as shown on plan.

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

NIRMALKUMAR CHAUDHARI,
Deputy Secretary to Government.

उपजिल्हाधिकारी (भूसंपादन), कोकण रेल्वे-१, रत्नागिरी यांजकडून

भूमिसंपादन, पुनर्वसन व पुनर्वसाहत करताना वाजवी भरपाई मिळण्याचा व पारदर्शकतेचा हक्क अधिनियम, २०१३ अन्वये कलम १९(१) खालील अधिसूचना.

क्रमांक भूसंपादन/नवीन कायदा-२०१३/अधिसूचना/कडवई/५४.— ज्याअर्थी, समुचित शासन आलेल्या जिल्हाधिकाऱ्याने, भूमिसंपादन, पुनर्वसन व पुनर्वसाहत करताना उचित भरपाई मिळण्याचा व पारदर्शकतेचा हक्क अधिनियम, २०१३ (२०१३ चा ३०) (यात यापुढे ज्याचा निर्देश " उक्त अधिनियम " असा केला आहे) यांच्या कलम ११ च्या पोट-कलम (१) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून अधिसूचना क्रमांक भूसंपादन/नवीन कायदा-२०१३/अधिसूचना/कडवई/२४/०३/२०२५ अन्वये प्रारंभिक अधिसूचना काढली आहे. आणि त्याद्वारे असे अधिसूचित केले आहे की, यासोबत जोडलेल्या अनुसूची-एकमध्ये अधिक तपशीलवार वर्णन केलेल्या जमिनीची, अनुसूची-दोनमध्ये अधिक तपशीलवार विनिर्दिष्ट केलेल्या सार्वजनिक प्रयोजनासाठी आवश्यकता आहे किंवा तिची आवश्यकता भासण्याची शक्यता आहे ;

आणि ज्याअर्थी, रत्नागिरी जिल्ह्याच्या जिल्हाधिकाऱ्याने कलम १५ च्या पोट-कलम (२) अन्वये दिलेला अहवाल, कोणताही असल्यास, विचारात घेतल्यानंतर, उक्त सार्वजनिक प्रयोजनासाठी उक्त जमीन संपादित करण्याची आवश्यकता आहे. याबाबत त्याची खात्री पटली आहे, म्हणून उक्त अधिनियमाच्या कलम १९ च्या पोट-कलम (१) च्या तरतुदींन्वये, उक्त सार्वजनिक प्रयोजनासाठी उक्त जमिनीची आवश्यकता आहे असे याद्वारे घोषित करण्यात येत आहे ;

आणि ज्याअर्थी, अनुसूची-तीनमध्ये अधिक तपशीलवार वर्णन केलेले क्षेत्र हे बाधित कुटुंबियांच्या पुनर्वसन व पुनर्वसाहतीच्या प्रयोजनासाठी " पुनर्वसाहत क्षेत्र " म्हणून निर्धारित केले असल्याचे याद्वारे घोषित केले जात असून, पुनर्वसन व पुनर्वसाहत योजनेचा सारांश अनुसूची-चारमध्ये विनिर्दिष्ट केला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३ च्या खंड (छ) अन्वये, समुचित शासन असलेला जिल्हाधिकारी, उक्त अधिनियमान्वये जिल्हाधिकाऱ्यांची कार्ये पार पाडण्यासाठी उप जिल्हाधिकारी (भूसंपादन), कोकण रेल्वे-१, रत्नागिरी यांस पदनिर्देशित करीत आहे.

अनुसूची-एक

जमिनीचे वर्णन

मौजे कडवई, तालुका संगमेश्वर जिल्हा रत्नागिरी

अनुक्रमांक (१)	भूमापन किंवा गट क्रमांक/सर्व्हे नं./हिस्सा नं. (२)	अंदाजित क्षेत्र (हेक्टर आर मध्ये) (३)
१	१७६/१ पै	०.०१.००
२	१७६/१ अपै	०.३५.००
३	१८०/४	०.१५.००
४	१८०/३ अपै	०.०४.००
५	१८०/३ कपै	०.१७.००
	एकूण क्षेत्र	**०.७२.००**

अनुसूची-दोन

सार्वजनिक प्रयोजनाच्या स्वरूपाबाबत विवरण

प्रकल्पाचे नाव :- जिल्हा जलसंधारण अधिकारी मृद व जलसंधारण विभाग कुवारबांव, रत्नागिरी.

प्रकल्प कार्याचे वर्णन :- पाझर तलाव शिंदेआंबेरी, मौजे कडवई ता. संगमेश्वर, जि. रत्नागिरी या योजनेच्या सी. मुख्य कामे अंतर्गत धरण तळ, सांडवा, प्रवेश व पुच्छ कालवा, विमोचक, बुडीत क्षेत्र व पोहच रस्ता.

समाजाला होणारे लाभ :- पाझर तलावामुळे अप्रत्यक्ष सिंचनाचा फायदा होत असून सार्वजनिक हितासाठी शेतीचा विकास होईल. तसेच या प्रकल्पामुळे होणाऱ्या विकास कामांचा लाभ सामान्य नागरिकांना होणार आहे.

अनुसूची-तीन

पुनर्वसाहत क्षेत्राचे वर्णन :- पाझर तलाव शिंदेआंबेरी, मौजे कडवई ता. संगमेश्वर, जि. रत्नागिरी या योजनेच्या सी. मुख्य कामे अंतर्गत धरण तळ, सांडवा, प्रवेश व पुच्छ कालवाविमोचक बुडीत क्षेत्र व पोहच रस्त्यासाठी जमिनीचे संपादन करण्यात येत आहे. तसेच बाधित क्षेत्रात निवासी जागेचा अंतर्भाव होत नाही. म्हणून बाधित कुटुंबाच्या विस्थापनाचा व पुनर्वसनाचा प्रश्न उभ्दवत नाही.

अनुसूची-चार

(पुनर्वसन व पुनर्वसाहत योजनेचा सारांश)

(सामाजिक प्रभाव निर्धारण अभ्यास करणाऱ्या अभिकरणाने दिलेला) सामाजिक प्रभाव निर्धारणाचा सारांश

दिनांक ६ डिसेंबर २०२३ अन्वये दिलेल्या पत्रानुसार पाझर तलाव शिंदेआंबेरी मौजे कडवई, ता. संगमेशवर, जि. रत्नागिरी या प्रकल्पाचे धरणतळ सांडवा बुडीत क्षेत्र व प्रवेश पुच्छ कालवा व जोड रस्त्यासाठी भूसंपादन केल्याने प्रकल्प पूर्ण झाल्यावर भविष्यात गावातील पिण्याच्या पाण्याचा १०० टक्के प्रश्न कायमस्वरुपी सुटणार आहे. त्यामुळे कृषी उत्पादनामधअये वाढ होऊन मुबलक चारा निर्माण होणार आहे. पशुपालन, दुग्ध व्यवसाय, शेती, फळबाग लागवड इ. मुळे गावामध्ये स्थानिकांना व लगतच्या गावातील लोकांना रोजगार मिळून त्यांच्या जीवनमानाचा दर्जा वाढणार आहे. पाणीसाठ्यामुळे मत्स्यपालन, बोटींग, मासेमारी इ. मुळे पर्यटनात वाढ होईल एकूण लाभाचे प्रमाणहानी व नुकसान यापेक्षा कितीतरी पटीने अधिक आहे. समामाजिदृष्टया भौतिक, नैसर्गिक संसाधनांवर तसेच भूमी व सार्वजनिक संपत्ती यावर कोणताही सामाजिक दुष्परिणाम दिसून येत नाही. सामाजिक निर्धारण पथकाने केलेल्या अभ्यासाअंती सदर प्रकल्पास बहुतांश लोकांची संमती असल्याचे आढळून आले आहे. तसेच हा प्रकल्प भविष्याच्या दृष्टीने अत्यंत उपयुक्त आहे.

टीप :- उक्त जमिनीच्या नकाशाचे उपजिल्हाधिकारी (भूसंपादन) कोकण रेल्वे-१, रत्नागिरी या कार्यालयामध्ये निरीक्षण करता येईल.

रत्नागिरी,
दिनांक २० ऑगस्ट २०२५.

रोहिणी रजपूत,
उपजिल्हाधिकारी (भूसंपादन),
कोकण रेल्वे-१, रत्नागिरी.

जिल्हाधिकारी व सक्षम प्राधिकारी (नागरी क्षेत्र कमाल धारणा), बृहन्मुंबई यांजकडून

अधिसूचना

क्रमांक सी/युएलसी/डे-V/६(१)/SR-IV-६५८/कावि-८१/२०२५.— ज्याअर्थी, **महाराष्ट्र शासन राजपत्र,** दिनांक १३ ऑक्टोबर २००५ च्या कोकण विभागीय पुरवणी पृष्ठ क्रमांक ८३ वर प्रसिद्ध झालेल्या अधिसूचनेत श्री. भास्कर माऱ्या भोईर व इतर यांनी धारण केलेली मौजे मुलुंड, ता. कुर्ला येथील न.भू.क्र. ५६४/११ मधील ६२९.०० चौ.मी. ही मिळकत कमाल मर्यादेपेक्षा अधिक असल्यामुळे ती जमीन महाराष्ट्र शासनाद्वारे संपादित केली जावयाची आहे. हे नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम, १९७६ च्या कलम १० पोट-कलम (१) अन्वये अधिसूचित करण्यात आले होते. तद्नंतर कलम ८(४) चे सुधारित आदेश दिनांक २ मे १९९८ रोजी पारित करून, मौजे मुलुंड, ता. कुर्ला येथील न.भू.क्र. ५६४/११ मधील ६२९.०० चौ.मी. इतके ' अतिरिक्त मोकळे क्षेत्र ' घोषित करणेत आले आहे. त्यानंतर सदर जमीन सर्व भारांपासून मुक्त अशी महाराष्ट्र शासनाकडे सर्वार्थाने निहित होईल असे **महाराष्ट्र शासन राजपत्र,** दिनांक २६ जानेवारी २००६ च्या कोकण विभागीय पुरवणी, पृष्ठ क्र. ४५ वर प्रसिद्ध झालेल्या अधिसूचनेत उक्त अधिनियमाच्या कलम १० पोट-कलम (३) प्रमाणे अधिसूचित करण्यात आले आहे.

ज्याअर्थी, नाजकधा अधिनियमांतर्गत कलम १० पोट-कलम (१), (३) व (५) अन्वये भूसंपादनाची कार्यवाही करण्यात आली आहे. कलम १० पोट-कलम (३) व पोट-कलम (५) च्या कार्यवाहीच्या अनुषंगाने विवरणपत्रधारक श्री. भास्कर माऱ्या भोईर व इतर यांनी धारण केलेल्या खालील अनुसूचित नमूद जमिनीच्या अधिकार अभिलेखातील भोगवटादार सदरी तसेच इतर हक्कात ' महाराष्ट्र शासन ' अशी नोंद घेण्यात आली आहे.

आणि ज्याअर्थी, शासन पत्र दिनांक ११ मार्च २०२५ मधील निर्देषान्वये प्रस्तुत प्रकरणी शासन निर्णय दिनांक २८ डिसेंबर २०२१ मधील मुद्दा क्र. (ब) मधील तरतुदीनुसार विहित अधिमूल्य रक्कम शासनास भरणा केल्याने, मौजे मुलुंड, ता. कुर्ला येथील न.भू.क्र. ५६४/११ मधील ६२९.०० चौ.मी. या क्षेत्राकरिता नाजकधा कलम १०(३) व १०(५) नुसार दाखल केलेली मिळकत पत्रिकाधारक सदरी " महाराष्ट्र शासन " ही नोंद कमी करण्यास मान्यता देण्यात येत आहे.

त्याअर्थी, उपरोल्लिखीत **महाराष्ट्र शासन राजपत्र,** दिनांक २६ जानेवारी २००६ च्या कोकण विभागीय पुरवणी, पृष्ठ क्रमांक ४५ वर प्रसिद्ध झालेली नाजकधा कलम १०(३) ची अधिसूचना खालील नमूद क्षेत्राकरिता रद्द करण्यात येत आहे.

अनुसूची

अ.क्र.	जिल्हा	गाव	तालुका	न.भू.क्र.	क्षेत्र (चौ.मी.)
१	मुंबई उपनगर	मुलुंड	कुर्ला	५६४/११	६२९.००
				एकूण	६२९.००

सतिश बागल,
जिल्हाधिकारी व सक्षम प्राधिकारी
(ना.क्षे.क.धा.), बृहन्मुंबईकरिता.

वांद्रे (पूर्व), मुंबई,
दिनांक १ सप्टेंबर २०२५.

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