



महाराष्ट्र शासन राजपत्र

असाधारण भाग दोन

वर्ष ११, अंक ७७ (३)]

शुक्रवार, ऑक्टोबर ३, २०२५/आश्विन ११, शके १९४७

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असाधारण क्रमांक १७३

प्राधिकृत प्रकाशन

महाराष्ट्र राज्य रस्ते विकास महामंडळ (मर्या.) विशेष नियोजन प्राधिकरण

सूचना

क्रमांक मरारविम/विनिप्रा/नवीन महाबळेश्वर/विआ/२०२५/३०९९

सातारा जिल्ह्यातील, महाबळेश्वर, जावळी, सातारा व पाटण तालुक्यातील नवीन महाबळेश्वर गिरीस्थान अधिसूचित क्षेत्राच्या प्रारूप विकास योजनेमधील फेरबदल / बदलांचे महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २८ (४) अन्वये प्रसिद्धीकरण

ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (यापुढे “उक्त अधिनियम” असे निर्देशिलेले) च्या कलम ४० चे पोट-कलम (१ब) मधील तरतुदीनुसार शासनास प्राप्त असलेल्या व इतर सर्व शक्तीस अनुसरून शासनाने अधिसूचना क्रमांक टीपीएस-१८१७/१६५२/प्र.क्र.३३५/१८/नवि-१३, दिनांक १३ सप्टेंबर २०१९ (शुद्धिपत्रक, दिनांक १५ नोव्हेंबर २०१९), व अधिसूचना क्रमांक टीपीएस-१८१७/१६५२/प्र.क्र.३३५/२०१८/नवि-१३, दिनांक ४ मे २०२३ (शुद्धिपत्रक, दिनांक १ ऑगस्ट २०२४) अन्वये (यापुढे “उक्त अधिसूचना” असे उल्लेखलेले) सातारा जिल्ह्यातील महाबळेश्वर, जावळी, सातारा व पाटण तालुक्यातील नवीन महाबळेश्वर गिरीस्थान अधिसूचित क्षेत्रासाठी (यापुढे “उक्त अधिसूचित क्षेत्र” असे उल्लेखलेले). महाराष्ट्र राज्य रस्ते विकास महामंडळाची (महाराष्ट्र शासनाच्या अखत्यारितील कंपनी) (येथून पुढे महामंडळ असे निर्देशित करण्यात येईल) “विशेष नियोजन प्राधिकरण” (येथून पुढे वि.नि.प्रा. असे निर्देशित करण्यात येईल.) म्हणून नेमणूक केली आहे ;

आणि ज्याअर्थी, महामंडळाने उक्त अधिसूचित क्षेत्रासाठी प्रारूप विकास योजना तयार करण्याचा इरादा जाहिर करून उक्त अधिनियमाच्या कलम २१ चे उप-कलम (२) व कलम २३ च्या उप-कलम (१) अन्वये त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, पुणे विभाग पुरवणी दिनांक १ डिसेंबर-७ डिसेंबर २०२२ रोजी तसेच २० जून - २६ जून २०२४ रोजी अन्वये उक्त क्षेत्राचा प्रारूप विकास योजना तयार करण्याचा इरादा प्रसिद्ध केलेला आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २४ च्या तरतुदीस अनुसरून उक्त क्षेत्रासाठी उक्त प्रारूप विकास योजना तयार करण्यासाठी मा. सहसंचालक, नगररचना, पुणे विभाग यांनी दि. २१/०२/२०२३ आणि दि. १९/०८/२०२४ पत्रान्वये उप-मुख्य नियोजनकार, महाराष्ट्र राज्य रस्ते विकास महामंडळ यांची “नगररचना अधिकारी” म्हणून नेमणूक केली आहे ;

आणि ज्याअर्थी उक्त अधिनियमातील कलम २५ अन्वये महामंडळाने अधिसूचित क्षेत्रामध्ये समाविष्ट असलेल्या जमिनींचे सर्वेक्षण करून नगररचना अधिकाऱ्यांमार्फत उक्त अधिसूचित क्षेत्रासाठीचा विद्यमान भूवापर दर्शविणारा नकाशा तयार केला असून सदर विद्यमान भूवापर नकाशा उक्त कलम २५ अन्वये दि. २०/०४/२०२३ आणि दि. २५/०९/२०२४ रोजी विशेष नियोजन प्राधिकरणास सादर केलेला आहे ;

आणि ज्याअर्थी, विशेष नियोजन प्राधिकरणाने उक्त अधिसूचित क्षेत्रासाठी प्रारूप विकास योजना व अहवाल तयार केलेला आहे ;

आणि ज्याअर्थी, महामंडळाच्या संचालक मंडळासमोर उक्त अधिसूचित क्षेत्रासाठी विशेष नियोजन प्राधिकरणाने तयार केलेली प्रारूप विकास योजना व संबंधित अहवाल दि. ३०/०९/२०२४ रोजीच्या संचालक मंडळाच्या बैठकीमध्ये मांडण्यात आला व संचालक मंडळाने तयार केलेल्या उक्त प्रारूप विकास योजना व अहवाल प्रस्तावास संचालक मंडळाने ठराव क्र.१४ अन्वये मंजूरी दिली आहे. तसेच, संचालक मंडळाने, विशेष नियोजन प्राधिकरणाच्या उक्त प्रारूप विकास योजना आणि अहवाल उक्त अधिनियमाच्या कलम २६(१) अन्वये, नागरिकांकडून सूचना व हरकती मागविण्यासाठी प्रसिद्धीकरणासाठी देखील मान्यता दिली. त्यानुसार कलम २६ (१) अन्वये प्रसिद्धीकरणाची सूचना ही **महाराष्ट्र शासनाच्या राजपत्र** दिनांक १०/१०/२०२४ रोजी व स्थानिक वृत्तपत्रांत नागरिकांकडून सूचना व हरकती मागविण्यासाठी प्रसिद्ध करण्यात आली. वरील विषयाची सूचना **महाराष्ट्र सरकारच्या असाधारण राजपत्र** भाग II मध्ये दिनांक १० ऑक्टोबर २०२४ रोजी पृष्ठ क्रमांक ३ आणि ४ वर प्रकाशित झाली होती. तथापि, स्वाक्षरी करणाऱ्या अधिकाऱ्याचे पद त्या सूचनेमध्ये चुकीचे नमूद केले आहे. म्हणून, त्या सूचनेचे शुद्धीपत्रक दि.११.१०.२०२४ रोजी प्रसिद्ध करण्यात आले ;

आणि ज्याअर्थी प्रारूप विकास आराखड्यावर नागरिकांकडून प्राप्त झालेल्या सूचना व हरकतींवर सुनावणी देण्यासाठी उक्त अधिनियमाच्या कलम २८ (२) अन्वये दिनांक २८/०२/२०२५ रोजी नियोजन समितीने नागरिकांकडून प्राप्त सूचना व हरकतींचा विचार करून नियोजन समितीने त्यांचा अहवाल उक्त अधिनियमाच्या कलम २८ (३) नुसार सादर केला आहे ;

आणि ज्याअर्थी, नियोजन समितीने सादर केलेल्या अहवालावर, विचारांती उक्त नियोजन प्राधिकरणाने त्यावर नव्याने बदल व फेरबदल सूचवून, उक्त योजनेत फेरबदल / बदल करण्यासाठी व सदर प्रारूप विकास योजना उक्त अधिनियमाच्या कलम ३० नुसार शासनास मंजूरीसाठी सादर करण्यासाठी मा.अध्यक्ष, संचालक मंडळ यांनी दि.२३/०९/२०२५/DCMO-४५ अन्वये मान्यता दिली आहे.

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २८(४) खालील तरतुदीनुसार, उक्त योजनेच्या मसुद्यात केलेले फेरबदल / बदल नागरिकांच्या अवलोकनार्थ प्रसिद्ध करणे आवश्यक आहे ;

त्याअर्थी, उक्त प्रारूप विकास योजनेच्या मसुद्यात, विशेष नियोजन प्राधिकरणाने उक्त अधिनियमाचे कलम २८(४) अन्वये केलेल्या सुधारणा व बदलांची सूची परिशिष्ट अ मध्ये नमूद केलेली आहे. सदर परिशिष्ट अ मध्ये नमूद केलेल्या सुधारणा / बदल दर्शविणारा उक्त प्रारूप विकास योजनेचा नकाशा व अहवाल खाली नमूद केलेल्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत ३० दिवसांच्या कालावधीकरिता नागरिकांच्या अवलोकनार्थ ठेवण्यात आला असून ती msrdc.in या संकेत स्थळावर सुध्दा उपलब्ध आहे.

- (१) संचालक, नगररचना, महाराष्ट्र राज्य रस्ते विकास महामंडळ (मर्या.), विशेष नियोजन प्राधिकरण, ए ११०१-११०९, शेल्टन सॅफायर, प्लॉट नंबर १८ व १९ सेशन कोर्टजवळ, सेक्टर १५, सीबीडी-बेलापूर, नवी मुंबई, ४०० ६१४. दूरध्वनी क्र.०२२-४५००२०७.
- (२) शिबिर कार्यालय, महाराष्ट्र राज्य रस्ते विकास महामंडळ (मर्या.), विशेष नियोजन प्राधिकरण, नवीन महाबळेश्वर गिरीस्थान अधिसूचित क्षेत्र, मु.पो. नागठाणे, ता. जि. सातारा ४१५ ५१९.
- (३) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, अजिंक्य कॉलनी, पवई नाका, पिरवाडी, सातारा ४१५ ००१.
- (४) सहसंचालक, नगररचना, पुणे विभाग, २१२, दुसरा मजला, नवीन प्रशासकीय इमारत, विधान भवनासमोर पुणे ४११ ००१.
- (५) सहायक संचालक, नगररचना, शाखा सातारा, जिल्हा परिषद विस्तारित इमारत, पहिला मजला, रूम नं. २०-२४, सातारा ४१५ ००१.
- (६) गट विकास अधिकारी, महाबळेश्वर/जावळी/सातारा/पाटण
आपणामार्फत सदर सूचना संबंधित ग्रामपंचायतीच्या निदर्शनास आणावी.
- (७) महामंडळाचे संकेत स्थळ msrdc.in

परिशिष्ट अ		
अधिनियमाच्या कलम २८ (४) नुसार केलेल्या फेरबदल /बदलांची सूची		
Sr. No	Modifications/Changes	Modification Number
1	1. The Land in Agriculture Zone in Survey number 5 of village Tapola is now included in Residential Zone as shown in the Plan. 2. The Reservation SPA office No 66 is deleted and the land so released is included in Residential Zone as Shown in the Plan. 3. The reservation Town Planning office No 67 is deleted and the land so released is included in Residential zone as shown in the Plan 4.The agricultural land in S. No 10 is included in Residential as shown in the plan 5.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-1
2	1.The land in survey number 118 and 119 of village Lamaj is deleted from Agriculture Zone and is now included in Residential zone as shown in the plan. 2.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-2
3	1. As per ADTP recommendation letter dated 02.04.2014, the land in survey numbers 476 part, 477 part and 481 (Old survey numbers of 96,98,102,103 shown on Draft Development Plan) part of Village Kushi is put to Residential use. Thus, the land is released from Agriculture Zone and is included in Residential zone as shown in the Plan. 2.There is a mismatch in the Survey numbers shown in the Draft Development Plan and the NA order. Rectified cadastral map for the villlage Kushi may be procured and survey numbers may be modified.	MD-3
4	1. As per the NA order dated 27.10.2014 the land in survey numbers 177 PART, 258 PT, 276 PT, 287 PT of Village Kushi(Old survey numbers,26 41,44,45 part, shown in the Draft Development Plan),is recommended for Residential use. Thus, the land is released from Agriculture Zone and is included in Residential zone as shown in the Plan. 2. There is a mismatch in the Survey numbers shown in the Draft Development Plan and the NA order. Rectified cadastral map for the village, Kushi may be procured and survey numbers may be modified. 3. The Nature Trail 8 is realigned to connect to the NA layout road as shown in the Plan	MD-4

परिशिष्ट अ		
अधिनियमाच्या कलम २८ (४) नुसार केलेल्या फेरबदल /बदलांची सूची		
Sr. No	Modifications/Changes	Modification Number
5	1. As per the NA order dated 03.04.2014,the land in survey numbers 484 part and 486 part (Old survey numbers 1 and 2 part shown in the Draft Development Plan) of Village Kushiis recommended for Residential use. Thus, the land is released from Agriculture Zone and is included in Residential zone as shown in the Plan. 2. There is a mismatch in the Survey numbers shown in the Draft Development Plan and the NA order. Rectified cadastal map for the villlage, Kushi may be procured and survey numbers may be modified.	MD-5
6	The Reservation number 28, Community Hall is relocated within wadi towards southern side of the road as shown in the plan. The land so released because of relocation of the reservation is included in Agriculture Zone	MD-6
7	1.As per NA order dated 22.07.2015, surevy number 60 of village Vanvali Tarf Ategaon is now deleted from Agriculture Zone and is included in Residential Zone as shown in Plan 2.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-7
8	1.As per NA order dated 08.09.2015, the land in survey number 26/2 in village Hrachandi is approved for Residential use. Thus, the land in survey number 26 of village Harchandi which is under Industrial zone is changed to Residential zone as shown in the Plan. 2.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-8
9	1.The Reservation of Community Hall 69 is deleted and the land so released is included in Residential Zone as shown in the Plan. 2. The reservation of bus stand 68 is deleted and land released is included in Agriculture Zone as shown in the Plan. 3.If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-9
10	A 15 m wide new bridge and road connecting MDR 21 at Survey number 44 of Village Morni to ODR 27 at Survey No 23 of village Mhalunge is proposed as shown in the plan	MD-10

परिशिष्ट अ		
अधिनियमाच्या कलम २८ (४) नुसार केलेल्या फेरबदल /बदलांची सूची		
Sr. No	Modifications/Changes	Modification Number
11	1. The reservation Number 37, Market is deleted and the land released is included in Agriculture Zone 2. The reservation Number 38, Parking is deleted and the land released is included in Agriculture Zone 3. The reservation Number 39, Community hall is deleted and the land released is included in Agriculture Zone 4. If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-11
12	1. The reservation Number 6, Market is relocated to Survey number 68/1 of village Valawan and the land so released is included in Agriculture Zone as shown in the plan 2. The reservation Number 7, Community hall is relocated to Survey number 68/1 of village Valawan and the land so released is included in Agriculture Zone as shown in the plan 3. The reservation Number 8, Dispensary is relocated to Survey number 68/1 of village Valawan and the land so released is included in Agriculture Zone as shown in the plan 4. If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-12
13	The reservation Number 129, Botanical garden is deleted and the land so released is included in Agriculture Zone as shown in the Plan	MD-13
14	1. The survey number 24/7 is approved for NA use by Tehsildar, Mahabaleshwer for residential purpose vide NA order dated 20.02.2007 for residential purpose . Therefore, the reservation Number 64 - APMC market is deleted and the land so released is included in Residential zone as shown in the Plan. 2. The reservation number 63-Parking is deleted and included in Tourist Development Zone. 3. If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-14

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Sr. No	Modifications/Changes	Modification Number
15	1. A 15 M wide North south DP road is proposed on existing vahivat road connecting MDR 144 at survey No 173 of village Andahri to MDR 26 at Survey No 107 of Village Phalani 2.The survey Numbers 114,102 of village phalani is deleted from Agriculture Zone and included in Tourist Development Zone as shown in the Plan 3.The Survey numbers 178,179,177,176,175 of Village Andhari is deleted from Agriculture Zone and included in Tourist Development Zone as shown in the Plan	MD-15
16	The reservation Number 42, SWM is deleted and the land so released is included in Agriculture Zone as shown in the Plan	MD-16
17	The reservation Number 29- Educational facility is deleted and the land so released is included in Agriculture Zone as shown in the Plan	MD-17
18	The survey number 64 of vilage Vengle is approved NA use by Tehsildar for residential purpose vide order dated 29.09.1994. Therefore, the Agriculture Zone is deleted and is now included in Residential zone as shown in the Plan	MD-18
19	The survey number 16 of village Harchandi is approved for NA use for commercial purpose by Tehsildar, Jaoli (Medha) vide order dated 07.01.2002. Therefore, the Agriculture Zone is deleted and is now included in Commercial zone as shown in the Plan	MD-19
20	The survey number 63/68 of village Vengle approved for NA use by Tehsildar, Jaoli for Residential purpose vide order dated 06.01.2002. Therefore, the Agriculture Zone is deleted and is now included in Residential zone as shown in the Plan	MD-20
21	The survey number 9 of village Velapur is approved for NA use by Tehsildar, Jaoli for Residential purpose vide order dated 19.08.1993. Therefore, the Agriculture Zone is deleted and is now included in Residential zone as shown in the Plan	MD-21
22	The Tehsildar, Patan had issued Sanad for the survey no 66,67 and 70 of Village Ghanbi for Tourism Development Industry vide order dated 09.05.2014. Thus, the land is deleted from Agriculture Zone and included in Tourism Development Zone as shown in the Plan	MD-22
23	The reservation number 168-College is relocated in Survey 229 and 392 of Village Dhavali and the land so released is included in Agriculture Zone	MD-23

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Sr. No	Modifications/Changes	Modification Number
24	The survey numbers 3,4,5,6,7,8(part),9,10,11 and 14 of Village Gheradategad approved by Tehsildar, Patan for for residential purpose vide order dated 23.01.2014, 07.01.2011,14.05.2010,09.11.2015. Therefore, the land is deleted from Agriculture Zone and included in Residentail zone as shown in the Plan.	MD-24
25	The reservation number 158- Dispensary is deleted and the land so released is included in Agriculture Zone	MD-25
26	Tehsildar, Jaoli has approved vide order dated 09.06.2017 for the land bearing survey number 71/1 of Village Phalani for residential purpose. Therefore, the entire survey number is converted to residential zone from Agriculture Zone as shown in the plan.	MD-26
27	1. The reservation number 235-Market, is relocated in Survey Number 52B of village Aral and the land released is included in Agriculture Zone as shown in the Plan 2. The reservation number 236-Parking, is relocated in Survey Number 52 A and 52Bof village Aral and the land released is included in Agriculture Zone as shown in the Plan 3.. The reservation number 234-Public Facility, is relocated in Survey Number 52 A of village Aral and the land released is included in Agriculture Zone as shown in the Plan	MD-27
28	1. The development permission in the Survey number 34 of Village Vengle is granted by MSRDC for Commercial Purpose vide order dated 22.03.2024. Therefore, the land is survey number is deleted from Agriculture Zone and included in Commercial zone fas shown in the plan. 2.If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning Authority shall be final in this regard.	MD-28

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Sr. No	Modifications/Changes	Modification Number
29	1. There is a mismatch in the Survey number of Village Bambe. This needs to be rectified from Tehsildar, Patan 2. The survey numbers 14/1A+B,49 and 2 , 8,9,10/2 and 3,4,5 and 6 of village Bambe are approved for NA by Tehsildar, Patan use for Residential Purpose vide order dated 12.02.2013, 04.05.2013 and 02.03.2013. As per the approved layout, after super imposition on the DP, the layout falls in survey numbers 22,26 25,79,78,77,74,72,29,28,27 (Old survey numbers) of village Bambe. The land under corresponding survey numbers are deleted from Agriculture and Tourism Development zone and included in residential zone as shown in the plan.4. The reservation Number 210-Parking and Reservation No 211- Tourist facility center is deleted. The land so released is included in Residential Zone as shown in the Plan4.If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-29
30	1. The Survey numbers may be rectified after procuring the updated cadastal map from Dy SLR office, Satara 2. The land in survey numbers 53, 52, 51,50,49,48,46,45,44,43,42 (Old) of village Kasani shown in the Development plan is deleted from Agriculture Zone and is included in Tourism Development Zone as shown in the Plan	MD-30
31	1. The part survey numbers 17/1, 27/1,28/1, 31,32,33,34 and 38/1 of village Ghadavkop are approved for NA by Tehsildar, Patan for Residential purpose vide order dated 03.09.2015, therefore, the land in these survey numbers are converted to residential use from Agriculture Zone as shown in the Plan 2.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-31
32	The Survey 64/9,64/10 ,64/11, 65/1A/2,65/1A/3,65/1A/5,65/1A/6,65/1A/8,65/1A/9,65/1A/10,65/1A/11,65/1A/12,65/1A/14 of village Kotroshi, are approved for NA use by Tehsildar, Mahabaleshwar, for residential purpose on 12.03.1999, 18.09.1998,08.03.2011 and Survey numbers 28/1 of Village Kalagaon Kalam kar is approved for NA use by Tehsildar, Mahabaleshwar for residential purpose vide order date 05.07.1997. Therefore, these lands are deleted from Agriculture zone and included in Residential Zone as shown in the Plan.	MD-32

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Sr. No	Modifications/Changes	Modification Number
33	1.The reservation number 191-Public facility is relocated at S no 181 of Borne Village on Government Land. The land so released is included in Residential Zone as shown in the Plan 2.The reservation number 192-Market is deleted and land so released is included in Agriculture Zone as shown in the Plan 3.The reservation number 193-Parking is deleted and land so released is included in Agriculture Zone as shown in the Plan 4.The reservation number 194-Community hall is deleted and land so released is included in Agriculture Zone as shown in the Plan	MD-33
34	Corrected as per the Suggestion	MD-34
35	The reservation No 184- Dispensary is relocated to Survey No 181 of Borne Village on Government land. The land so released is included in Residential Zone.	MD-35
36	The survey numbers 29,30,31 of village Karwat are approved for NA use for Residential layout by Tehsildar, Patan Taluka vide order dated 14.02.2014, 26.02.2016 . Keeping in view of this, these survey numbers are included in Residential zone as shown in the plan deleteing from Agricultural zone.	MD-36
37	Corrected as per the Suggestion	MD-37
38	The lands in Survey numbers 71 and 75 of village Tetli are deleted from Agriculture Zone and is included in residential zone as shown in the Plan 2 .If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-38
39	1.The Survey numbers of Village Karate 37,68 and 69 of Village Karate are corrected as per updated Cadestral Map 2. The Survey numbers 14,15,16 of village Vanajale are approved for NA Use by Tehsildat, Patan Taluka for Commercial Purpose vide order dated 11.09.2007. Therefore, the lands in these survey numbers are deleted from Agriculture Zone and are now included in Commercial zone. 3.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-39

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Sr. No	Modifications/Changes	Modification Number
40	1. A 9 m wide East West Road connecting MDR 26 at Survey Number 23 of Village Kalamgaon Kalamkar to Kandeshwari temple in same village is proposed as shown in the Plan 2. A new railway station is proposed near Kandeshwari temple of Village Kalamgaon Kalamkar as shown in the Plan	MD-40
41	The reservation number 147-SPA office is proposed to be relocated in Government land at Survey No 120 of Village Bhamnoli as shown in the plan. The land so released because of this relocation is included in Agriculture Zone	MD-41
42	1.The Survey numbers of Village are corrected as per updated Cadastral Map 2. The Survey numbers 31, 32 and 34 (as corrected from revised Cadastral map) of village Baje are put to NA Use for Residential Purpose BY tehsildar Patan Taluka vide order dated 03.05.2016. Therefore, the lands in these survey numbers are deleted from Agriculture Zone and are now included in Residential zone. 3.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-42
43	The boundary survey number of 94/1 of village Valne is verified and corrected as shown in the plan	MD-43
44	The boundary survey number of 35, 36, 41 of village Varsoli koli and Survey numbers 17 and 18 of Village Galdev are verified and corrected as shown in the plan	MD-44
45	The survey numbers 90 (Pt) and 91 of Borne Village is deleted from Agriculture zone and is included in Residential zone as shown in the Plan	MD-45
46	1. A 15 wide road connecting sanctioned layout and MDR 121 at survey number 539 of village Jingti is proposed as shown in the Plan. 2. The reservation Number 315-College is deleted and the land so released is included in Agriculture Zone as shown in the Plan	MD-46
47	The survey 95 pt of Village Kas is deleted from Agriculture Zone and the land so released is included in Residential Zone as shown in the Plan	MD-47
48	The Survey number 146 of Village Lamaz is deleted from Agriculture zone and is included in Residential Zone as shown in the Plan	MD-48

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Sr. No	Modifications/Changes	Modification Number
49	The Survey numbers 153,154,155 pt, 157 pt, 158 pt, 159, 160,161 pt, 177, 178 are converted to NA use which recommended by ADTP for residential use vide dated 04.01.2014. Therefore, these survey numbers including 111 pt of Village Soundari are deleted from Agriculture Zone to Residential zone as shown in the Plan	MD-49
50	1.Keeping in view of Planning Committees decision to convert Survey number 71 and 75 of village Tetli, to Residential zone, to ensure continuity in zoning, the survey numbers, 74, 73,72,77(pt)81(pt), 70 of village Tetli are deleted from Agriculture Zone and are included in Residential zone as shown in the Plan. 2. The reservation number 136-Parking, 137 Market and 138-Community hall is deleted and the land so released is included in Residential Zone as shown in the Plan.	MD-38
51	The survey numbers 70,65,66,67,68,69,72,73 of Village Vengle is deleted from Agriculture zone and is included in Residential Zone as shown in the Plan.	MD-50
52	The Survey number 25 pt of Village Waghali is deleted from Forest and the land is included in Tourist Development Zone as shown in the Plan.	MD-51
53	1.The Survey number 33,34,35,36,37 of Village Ektiv is deleted from Agriculture zone and the land is included in Tourist Development Zone as shown in the Plan. 2. A 9 m wide road is proposed connecting VR174 at survey number 42 of Villae Ektiv to Survey number 34 of the same village as shown in the Plan	MD-52
54	The Survey number 84 and 85 of Village Walne is deleted from Agriculture zone and the land is included in Residential Zone as shown in the Plan.	MD-53
55	The survey number 77 of Village Ghanbi is converted to NA use vide order dated 09.05.2014. Therefore, this land is deleted from Agriculture zone and is included in Tourist Development Zone as shown in Plan.	MD-54
56	Keeping in view of Planning Committees decision to convert survey number 60 of Village Vanivali Tarf Ategaon, from Agriculture zone to Residential zone, the Survey number 10 A part of Village Pali Tarf Ategaon is deleted from Agriculture Zone and is included in Residential Zone	MD-7
57	1,The survey number 61 of Village Kondhavale is converted to NA use for Residential use vide order dated 18.05.2016. Therefore, this land is deleted from Agriculture zone and is included in Residential Zone as shown in Plan. 2.The reservation number 283-Market, 284- Parking, 285-Community Hall, 286- dispensary is deleted and the land so released	MD-55

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Sr. No	Modifications/Changes	Modification Number
	in included in Agriculture Zone as shown in the Plan.	
58	The reservation number 327-Dispensary, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-56
59	The reservation number 329-Dispensary, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-57
60	The reservation number 331-Market and reservation number 330-Community hall , is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-58
61	1.The reservation number 313-SWM , is deleted and the land so released is included in Agriculture zone as shown in the Plan. 2. The 9 m wide proposed DP is extended upto Village boundary of Jinti as shown in the Plan	MD-59
62	The reservation number 325-Market and Reservation Number 326-Parking , is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-60
63	The reservation number 321-Community hall,323-Market, 324-Education Facility is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-61
64	The reservation number 310-Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-62
65	1.The reservation number 300-Market is relocated at Survey 69 of Village Palshi at Government land and the land so released is included in Agriculture zone as shown in the Plan. 2. A 9 m wide DP road connecting the reservation 300 is proposed as shown in the Plan 3. The reservation number 301-Dispensary ,302-Community is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-63
66	The reservation number 294-Dispensary and 295-Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-64
67	1.The reservation number 288-Market ,289 - Community Hall, is deleted and the land so released is included in Residential zone as shown in the Plan. 2. The reservation 290-Dispensary is deleted and the land so released	MD-65

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Sr. No	Modifications/Changes	Modification Number
	is included in Agriculture zone as shown in the Plan.	
68	1.The reservation number 257-Educational Complex is deleted and the land so released is included in Agriculture zone as shown in the Plan 2.The reservation number 256 - Market, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-66
69	1.The reservation number 266-Hospital is relocated at Survey 877 of Village Shiral at Government land and the land so released is included in Residential zone as shown in the Plan. 2. The reservation number 262- Community is relocated at Survey 747 pt, 763 pt and 764 pt of Village Shiral at Government land and the land so released is included in Agriculture zone as shown in the Plan. 3. The reservation number 263-Market,264-Parking is relocated at Survey 641 of Village Shiral at Government land and the land so released is included in Agriculture zone as shown in the Plan. A 9M wide DP road is proposed from Survey Number 636 of Village Shiral at VR 170 connecting these two reservations.	MD-67
70	The reservation number 278-Parking , 279-Market is relocated at Survey 24 of Village Thankal at Government land and the land so released is included in Residential zone as shown in the Plan.	MD-68
71	The reservation number 274 – Community hall , 275- Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-69
72	.The reservation number 259-Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan	MD-70
73	The reservation number 253-Dispensary,254-Market, 255-Community hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-71
74	The reservation number 238-Town Planning office ,239-SPA office, 240- Market, 241- Dispensary, 242- Community hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-72
75	The reservation number 246- is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-73
76	The reservation number 229- Water Treatment Plant is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-74

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Sr. No	Modifications/Changes	Modification Number
77	The reservation number 220- Community hall , 221- Market, 222- Parking, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-75
78	The reservation number 217-Public Utility , is relocated at Survey Number 52/c of Village Aral at Government land and the land so released is included in Agriculture zone as shown in the Plan.	MD-76
79	The reservation number 214- Market , 215- Community hall - 216- Dispensary, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-77
80	The survey numbers 25, 26, 27 pt of village Morewadi is deleted from Agriculture zone and is included in Residential zone as shown in the Plan	MD-78
81	1.The reservation number 204 -Community Hall , is relocated at Survey Number 63 of Village Chikli at Government land and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 2205-Market is relocated at Survey 60 of Village Chikli at Government land and the land so released is included in Agriculture zone as shown in the Plan.	MD-79
82	The reservation number 197- Dispensary, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-80
83	1.The reservation number 196 – Training Institute, is relocated at Survey 202 of Village Borne at Government land and the land so released is included in Agriculture zone as shown in the Plan. 2. A new 9 m wide DP road connecting the above reservation from MDR 29 at Survey number 218 of village Borne is proposed as shown in the plan,	MD-81
84	The reservation number 192 -Market , 193- Parking, 194-Community hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-33
85	1.The reservation number 183 -SWM is deleted and the land so released is included in Agriculture zone as shown in the Plan. 2. The 9 m wide proposed DP is extended upto Village Boundary of Pangare as shown in the Plan	MD-82
86	1. The reservation number 182- Dispensary, is relocated to Survey number 698 of village Khadegaon and the land so released is included in Residential zone as shown in the Plan.	MD-83

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Sr. No	Modifications/Changes	Modification Number
	2. The reservation number 180 -Market , 181- Parking, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	
87	The reservation number 170- Parking, 171 -Market , 172-Community hall 173- Dispensary, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-84
88	1. The reservation number 155- Parking, is relocated to Survey number 5 (Part) of village Ghatawan and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 154 - Community hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-85
89	The reservation number 164- Parking, 163 -Market , 162-Community hall 161- Dispensary, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-86
90	The survey no.95 is deleted from Agriculture zone and land so released is included in Residential zone as shown in the Plan.	MD-87
91	1. The reservation number 151-Community hall, 152- Dispensary is relocated to Survey number 60 (Part of Govt.land) of village Munawale and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 153 -Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-88
92	1. The reservation number 5-Public Facility is relocated to Survey number 68A (Part of Govt. land) of village Valawan and the land so released is included in Agriculture zone as shown in the Plan.	MD-89
93	The reservation number 33 -Market , 31-Community hall 30-Dispensary, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-90
94	1. The reservation number 148-Trainning institute is relocated to Survey number 4 (Part),7(Part),and ,8 (Part of Govt.land) of village Mauje Shevandi and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 149-College is relocated to Survey number 8 (Part) and 9 (Part of Govt. land) of village Mauje Shevandi	MD-91

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Sr. No	Modifications/Changes	Modification Number
	and the land so released is included in Agriculture zone as shown in the Plan. 3. The 9 m. wide DP road is proposed from MDR 26 at survey no.9 upto Survey number 4 of village Mauje Shevandi as shown in the Plan. 4. The reservation number 146-Disaster Management Center is relocated to Survey number 27/5 (Part) and 28 (Part of Govt. land) of village Mauje Shevandi and the land so released is included in Agriculture zone as shown in the Plan. 5.The reservation number 144-Community Hall, 145- Dispensary, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	
95	The reservation number 141- Dispensary is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-92
96	The reservation number 36- SPA Office is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-93
97	The land bearing survey no 146 is deleted from Agriculture zone and the land so released is included in Residential zone as shown in the Plan.	MD-94
98	The reservation number 16- SPA Office is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-95
99	The reservation number 17-College, 18- Hospital is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-96
101	The reservation number 22-Market, 23- Parking is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-97
102	The land bearing survey no 6 is deleted from Forest zone and the land so released is included in Residential zone as shown in the Plan.	MD-98
103	1.The reservation number 132-Dispensory,133-Market,134-Community Hall is relocated to Survey number 33 (Part of Govt. land) of village Apti and the land so released is included in Agriculture zone as shown in the Plan. 2.The 9 m. wide DP road is proposed from VR-134 at survey no.31,34 upto Survey number 33 of village Apti as shown in the Plan.	MD-99

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Sr. No	Modifications/Changes	Modification Number
104	The reservation number 113-Market, 114-BUS Stand, 117-Community Hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-100
105	1.The reservation number 112-Solid Waste Management, is deleted and the land so released is included in Agriculture zone as shown in the Plan. 2. The 9 m wide proposed DP road is extended upto Village Boundary of Ganje as shown in the Plan	MD-101
106	1.The land bearing survey no 19 Part and 21 Part is deleted from Waterbody (Koyna Reservoir) and the land so released is included in Residential zone as shown in the Plan. 2.The land bearing survey no 25 Part is deleted from Agriculture zone, Waterbody (Koyna Reservoir) and the land so released is included in Residential zone as shown in the Plan.	MD-102
107	1.The reservation number 45- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 43- Community Hall, 44-Market, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-103
108	1.The reservation number 48- Community Hall is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 47- Dispensary is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-104
109	The reservation number 49- Dispensary is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-105
110	The reservation number 57- Dispensary, 58- Market, 59-Community Hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-106
111	1. A 15 m. wide DP road is proposed from MDR-26 at survey no.100 and 2 upto Survey number 98 and 4 of village Gogave & Vengale as shown in the Plan. 2.The land bearing survey no 7 Part is deleted from Waterbody (Koyna Reservoir) and the land so released is included in Residential zone as shown in the Plan.	MD-107

परिशिष्ट अ		
अधिनियमाच्या कलम २८ (४) नुसार केलेल्या फेरबदल /बदलांची सूची		
Sr. No	Modifications/Changes	Modification Number
112	1.The reservation number 72- Community Hall is relocated to Survey number 140 (Part of Govt. land) of village Gogave and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 73- Parking and 74- Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-108
113	1.The reservation number 107- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 104- Community Hall, 105- Market, 106- Parking is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-109
114	1.The reservation number 97- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 98- Community Hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-110
115	1.The reservation number 103- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 99- WTP is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-111
116	The reservation number 75- Community Hall, 76- Parking, 77- Dispensary, 78-Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-112
117	The land bearing survey no 66 of Village Kotroshi is corrected as per Dy.SLR Satara, boundary of Kotroshi Village is corrected and extended part of land is included in Agriculture zone as shown in the Plan.	MD-113
118	The reservation number 52- Market, 53-Community Hall, and 54- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-114
119	A 9 m. wide DP road is proposed from VR-88 at survey no.11 upto Survey number 7 and 185 of village Achali & Devasare as shown in the Plan.	MD-115

परिशिष्ट अ		
अधिनियमाच्या कलम २८ (४) नुसार केलेल्या फेरबदल /बदलांची सूची		
Sr. No	Modifications/Changes	Modification Number
120	1. A 9 m. wide DP road is proposed from VR-89 at survey no.25 upto Survey number 15 of village Achali as shown in the Plan. 2. A 9 m. wide DP road is proposed from VR-89 at survey no.32 and 6 upto Survey number 15 and 23 of village Achali as shown in the Plan.	MD-116
121	The reservation number 82- Community Hall, 83- Market, 84- Parking is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-117
122	The reservation number 93- BUS Stand, 96- Parking, 95- APMC Market is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-118
123	The reservation number 87- Community Hall, 88- Market and 89- Parking is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-119
124	.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-120
125	The land bearing survey no 59 Part of Village Atali is deleted from Residential zone and the land so released is included in Forest zone as shown in the Plan.	C/1
126	The Utteshwar temple structure are relocated and corrected asp per existing landuse and Aerial/Drone Imagery as shown in the Plan.	C/2

मुंबई,
दिनांक १ ऑक्टोबर, २०२५.

अनिलकुमार ब. गायकवाड,
उपाध्यक्ष तथा व्यवस्थापकीय संचालक,
म.रा.र.वि.महामंडळ (मर्या.), मुंबई.

MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION (LTD.)
SPECIAL PLANNING AUTHORITY (SPA)
Notice

No. MSRDC/SPA/New Mahabaleshwar/DP/2025/3099

Publication of list of modifications/ Changes in Draft Development Plan for New Mahabaleshwar Hill Station Notified area of Mahabaleshwar, Jawali, Satara and Patan Talukas of Satara District under Section 28(4) of the Maharashtra Regional and Town Planning Act, 1966

Whereas, the Government in pursuance of all other powers vested in it under the provisions of sub-section (1B) of section 40 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-1817/1652/CR-335/18/UD-13, dated 13th September 2019 (Corrigendum letter dated 15th November 2019) and Notification No. TPS-1817/1652/CR-335/2018/UD-13 dated 4th May 2023 (Corrigendum letter dated 1st August 2024) (hereinafter referred to as "the said Notifications") declared Maharashtra State Road Development Corporation Limited (being a company owned by the Government of Maharashtra) (hereinafter referred to as "The Corporation") as Special Planning Authority (hereinafter referred to as "the SPA") for New Mahabaleshwar Hill Station notified area of Mahabaleshwar, Jawali, Satara and Patan Talukas in Satara District (hereinafter referred to as "the said notified area");

And whereas, the Corporation vide its Board Resolution, had declared its Intention to prepare a Draft Development Plan for said notified area and in pursuance of provisions of sub-section (1) of the section 23 read with sub-section (2) of the section 21 of the said Act and notice to that effect is published in Maharashtra Government Gazette dated 1st December - 7th December 2022 and 20th June - 26th June 2024 declaring its intention to prepare a Draft Development Plan for the said area;

And whereas, as per the provisions of section 24 of the said Act, the said Hon'ble Joint Director, Town Planning, Pune Division has appointed the Deputy Chief Planner as a "Town Planning Officer" vide letter dated 21.02.2023 and 19.08.2024 for preparation of the Draft development plan of the said notified area;

And whereas, in accordance with the provisions of section 25 of the said Act, the said Planning Authority has carried out Survey of the lands included in the notified area and accordingly, the Town Planning Officer after having prepared Existing Land Use Map for the said notified area as per section 25 of the MR&TP Act, has submitted it to the Planning Authority on 20.04.2023 and 25.09.2024.

And whereas, the SPA has prepared a Draft Development Plan with corresponding Report for the notified area.

And whereas, the aforesaid Draft Development Plan with corresponding Report were put forth before the Board of Directors of the Corporation vide meeting dated 30.09.2024. The Board has approved the proposal of the said Draft Development Plan with corresponding Report vide Board Resolution No.14 and also accorded the publication of the said Draft Development Plan with corresponding Report of the Planning Authority as per section 26 (1) of the said act. Accordingly, the notice to that effect was published in Government Gazette on 10.10.2024 and also in local newspapers inviting suggestions and objections from the general public; And whereas, the Planning Committee

constituted on dated 28.02.2025 under section 28(2) of the said Act completed the Process of hearing of suggestions and objections submitted by general public & submitted its report u/s 28(3) of the said Act;

The Notice of above subject was published in Maharashtra Government Extraordinary Gazette Part II dated 10th October 2024 on page Nos. 3 and 4. However, the designation of Signatory Authority was wrongly mentioned in said notice. Therefore, Corrigendum for said notice was published vide dated 11.10.2024.

And whereas, after considering the report submitted by Planning Committee, the Planning Authority has suggested certain changes in it. Hon'ble Chairman, Board of Directors has given approval for modifications to the said Plan on dated 23.09.2025/DCMO-45 and suggested to submit the said Plan for sanction to the Government under section 30 of the said Act.

And whereas, it is necessary to publish the said modifications and changes made in the said Plan for Inspection of the General Public as per section 28 (4) of the said Act;

Now therefore, the list of modifications / changes made by the Planning Authority under section 28 (4) are hereby published as Appendix A as per the provisions of the said act for information of the public. The said Appendix A along with Draft Development Plan and Report incorporating the aforesaid modifications and changes are kept open for the Inspection of the public at the following offices on all working days during office hours and also available on MSRDC's website msrdc.in for a period of 30 days.

- (1) The Director, Town Planning, Maharashtra State Road Development Corporation (Ltd), Special Planning Authority, A 1101-1109, Shelton Sapphire, Plot No. 18 & 19, Near Session Court, Sector 15, CBD Belapur, Navi Mumbai, 400614 Contact No.022-45002077
- (2) Camp office, Maharashtra State Road Development Corporation (Ltd), Special Planning Authority, New Mahabaleshwar Notified Area, Post Nagthane, Taluka Satara, District Satara 415 519
- (3) Chief Executive Officer, Zilla Parishad, Ajinkya Colony, Powai Naka, Pirwadi, Satara 415 001
- (4) Joint Director, Town Planning, Pune Division, 212, 2nd Floor, New Administrative Building, In front of Vidhan Bhavan, Pune 411 001
- (5) Assistant Director of Town Planning, Branch office Satara, Extended building of Zilla Parishad, 1st Floor, Room No. 20/24, Satara 415 001
- (6) Block Development Officer, Mahabaleshwar/Jawali/Satara/Patan
It is requested to please inform concern Gram Panchayats regarding this Notice.
- (7) Website of Corporation msrdc.in

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
1	1. The Land in Agriculture Zone in Survey number 5 of village Tapola is now included in Residential Zone as shown in the Plan. 2. The Reservation SPA office No 66 is deleted and the land so released is included in Residential Zone as Shown in the Plan. 3. The reservation Town Planning office No 67 is deleted and the land so released is included in Residential zone as shown in the Plan 4. The agricultural land in S. No 10 is included in Residential as shown in the plan 5. If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-1
2	1. The land in survey number 118 and 119 of village Lamaj is deleted from Agriculture Zone and is now included in Residential zone as shown in the plan. 2. If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-2
3	1. As per ADTP recommendation letter dated 02.04.2014, the land in survey numbers 476 part, 477 part and 481 (Old survey numbers of 96,98,102,103 shown on Draft Development Plan) part of Village Kushi is put to Residential use. Thus, the land is released from Agriculture Zone and is included in Residential zone as shown in the Plan. 2. There is a mismatch in the Survey numbers shown in the Draft Development Plan and the NA order. Rectified cadastral map for the village Kushi may be procured and survey numbers may be modified.	MD-3
4	1. As per the NA order dated 27.10.2014 the land in survey numbers 177 PART, 258 PT, 276 PT, 287 PT of Village Kushi (Old survey numbers, 26 41, 44, 45 part, shown in the Draft Development Plan), is recommended for Residential use. Thus, the land is released from Agriculture Zone and is included in Residential zone as shown in the Plan. 2. There is a mismatch in the Survey numbers shown in the Draft Development Plan and the NA order. Rectified cadastral map for the village, Kushi may be procured and survey numbers may be modified. 3. The Nature Trail 8 is realigned to connect to the NA layout road as shown in the Plan	MD-4

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
5	1. As per the NA order dated 03.04.2014, the land in survey numbers 484 part and 486 part (Old survey numbers 1 and 2 part shown in the Draft Development Plan) of Village Kushiis recommended for Residential use. Thus, the land is released from Agriculture Zone and is included in Residential zone as shown in the Plan. 2. There is a mismatch in the Survey numbers shown in the Draft Development Plan and the NA order. Rectified cadastal map for the villlage, Kushi may be procured and survey numbers may be modified.	MD-5
6	The Reservation number 28, Community Hall is relocated within wadi towards southern side of the road as shown in the plan. The land so released because of relocation of the reservation is included in Agriculture Zone	MD-6
7	1. As per NA order dated 22.07.2015, surevy number 60 of village Vanvali Tarf Ategaon is now deleted from Agriculture Zone and is included in Residential Zone as shown in Plan 2. If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-7
8	1. As per NA order dated 08.09.2015, the land in survey number 26/2 in village Hrachandi is approved for Residential use. Thus, the land in survey number 26 of village Harchandi which is under Industrial zone is changed to Residential zone as shown in the Plan. 2. If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-8
9	1. The Reservation of Community Hall 69 is deleted and the land so released is included in Residential Zone as shown in the Plan. 2. The reservation of bus stand 68 is deleted and land released is included in Agriculture Zone as shown in the Plan. 3. If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-9
10	A 15 m wide new bridge and road connecting MDR 21 at Survey number 44 of Village Morni to ODR 27 at Survey No 23 of village Mhalunge is proposed as shown in the plan	MD-10

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
11	1. The reservation Number 37, Market is deleted and the land released is included in Agriculture Zone 2. The reservation Number 38, Parking is deleted and the land released is included in Agriculture Zone 3. The reservation Number 39, Community hall is deleted and the land released is included in Agriculture Zone 4. If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-11
12	1. The reservation Number 6, Market is relocated to Survey number 68/1 of village Valawan and the land so released is included in Agriculture Zone as shown in the plan 2. The reservation Number 7, Community hall is relocated to Survey number 68/1 of village Valawan and the land so released is included in Agriculture Zone as shown in the plan 3. The reservation Number 8, Dispensary is relocated to Survey number 68/1 of village Valawan and the land so released is included in Agriculture Zone as shown in the plan 4. If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-12
13	The reservation Number 129, Botanical garden is deleted and the land so released is included in Agriculture Zone as shown in the Plan	MD-13
14	1. The survey number 24/7 is approved for NA use by Tehsildar, Mahabaleshwer for residential purpose vide NA order dated 20.02.2007 for residential purpose. Therefore, the reservation Number 64 - APMC market is deleted and the land so released is included in Residential zone as shown in the Plan. 2. The reservation number 63-Parking is deleted and included in Tourist Development Zone. 3. If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-14

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
15	1. A 15 M wide North south DP road is proposed on existing vahivat road connecting MDR 144 at survey No 173 of village Andahri to MDR 26 at Survey No 107 of Village Phalani 2.The survey Numbers 114,102 of village phalani is deleted from Agriculture Zone and included in Tourist Development Zone as shown in the Plan 3.The Survey numbers 178,179,177,176,175 of Village Andhari is deleted from Agriculture Zone and included in Tourist Development Zone as shown in the Plan	MD-15
16	The reservation Number 42, SWM is deleted and the land so released is included in Agriculture Zone as shown in the Plan	MD-16
17	The reservation Number 29- Educational facility is deleted and the land so released is included in Agriculture Zone as shown in the Plan	MD-17
18	The survey number 64 of vilage Vengle is approved NA use by Tehsildar for residential purpose vide order dated 29.09.1994. Therefore, the Agriculture Zone is deleted and is now included in Residential zone as shown in the Plan	MD-18
19	The survey number 16 of village Harchandi is approved for NA use for commercial purpose by Tehsildar, Jaoli (Medha) vide order dated 07.01.2002. Therefore, the Agriculture Zone is deleted and is now included in Commercial zone as shown in the Plan	MD-19
20	The survey number 63/68 of village Vengle approved for NA use by Tehsildar, Jaoli for Residential purpose vide order dated 06.01.2002. Therefore, the Agriculture Zone is deleted and is now included in Residential zone as shown in the Plan	MD-20
21	The survey number 9 of village Velapur is approved for NA use by Tehsildar, Jaoli for Residential purpose vide order dated 19.08.1993. Therefore, the Agriculture Zone is deleted and is now included in Residential zone as shown in the Plan	MD-21
22	The Tehsildar, Patan had issued Sanad for the survey no 66,67 and 70 of Village Ghanbi for Tourism Development Industry vide order dated 09.05.2014. Thus, the land is deleted from Agriculture Zone and included in Tourism Development Zone as shown in the Plan	MD-22
23	The reservation number 168-College is relocated in Survey 229 and 392 of Village Dhavali and the land so released is included in Agriculture Zone	MD-23
24	The survey numbers 3,4,5,6,7,8(part),9,10,11 and 14 of Village Gheradategad approved by Tehsildar, Patan for for residential purpose vide order dated 23.01.2014, 07.01.2011,14.05.2010,09.11.2015. Therefore, the land is deleted from Agriculture Zone and included in Residentail zone as shown in the Plan.	MD-24

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
25	The reservation number 158- Dispensary is deleted and the land so released is included in Agriculture Zone	MD-25
26	Tehsildar, Jaoli has approved vide order dated 09.06.2017 for the land bearing survey number 71/1 of Village Phalani for residential purpose. Therefore, the entire survey number is converted to residential zone from Agriculture Zone as shown in the plan.	MD-26
27	1. The reservation number 235-Market, is relocated in Survey Number 52B of village Aral and the land released is included in Agriculture Zone as shown in the Plan 2. The reservation number 236-Parking, is relocated in Survey Number 52 A and 52B of village Aral and the land released is included in Agriculture Zone as shown in the Plan 3.. The reservation number 234-Public Facility, is relocated in Survey Number 52 A of village Aral and the land released is included in Agriculture Zone as shown in the Plan	MD-27
28	1. The development permission in the Survey number 34 of Village Vengle is granted by MSRDC for Commercial Purpose vide order dated 22.03.2024. Therefore, the land is survey number is deleted from Agriculture Zone and included in Commercial zone as shown in the plan. 2.If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning Authority shall be final in this regard.	MD-28
29	1. There is a mismatch in the Survey number of Village Bambe. This needs to be rectified from Tehsildar, Patan 2. The survey numbers 14/1A+B,49 and 2 , 8,9,10/2 and 3,4,5 and 6 of village Bambe are approved for NA by Tehsildar, Patan use for Residential Purpose vide order dated 12.02.2013, 04.05.2013 and 02.03.2013. As per the approved layout, after super imposition on the DP, the layout falls in survey numbers 22,26 25,79,78,77,74,72,29,28,27 (Old survey numbers) of village Bambe. The land under corresponding survey numbers are deleted from Agriculture and Tourism Development zone and included in residential zone as shown in the plan.4. The reservation Number 210-Parking and Reservation No 211- Tourist facility center is deleted. The land so released is included in Residential Zone as shown in the Plan.4.If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-29

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
30	1. The Survey numbers may be rectified after procuring the updated cadastal map from Dy SLR office, Satara 2. The land in survey numbers 53, 52, 51,50,49,48,46,45,44,43,42 (Old) of village Kasani shown in the Development plan is deleted from Agriculture Zone and is included in Tourism Development Zone as shown in the Plan	MD-30
31	1. The part survey numbers 17/1, 27/1,28/1, 31,32,33,34 and 38/1 of village Ghadavkop are approved for NA by Tehsildar, Patan for Residential purpose vide order dated 03.09.2015, therefore, the land in these survey numbers are converted to residential use from Agriculture Zone as shown in the Plan 2.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-31
32	The Survey 64/9,64/10 ,64/11, 65/1A/2,65/1A/3,65/1A/5,65/1A/6,65/1A/8,65/1A/9,65/1A/10,65/1A/11,65/1A/12,65/1A/14 of village Kotroshi, are approved for NA use by Tehsildar, Mahabaleshwar, for residential purpose on 12.03.1999, 18.09.1998,08.03.2011 and Survey numbers 28/1 of Village Kalagaon Kalam kar is approved for NA use by Tehsildar, Mahabaleshwar for residential purpose vide order date 05.07.1997. Therefore, these lands are deleted from Agriculture zone and included in Residential Zone as shown in the Plan.	MD-32
33	1The reservation number 191-Public facility is relocated at S no 181 of Borne Village on Government Land. The land so released is included in Residential Zone as shown in the Plan 2.The reservation number 192-Market is deleted and land so released is included in Agriculture Zone as shown in the Plan 3.The reservation number 193-Parking is deleted and land so released is included in Agriculture Zone as shown in the Plan 4.The reservation number 194-Community hall is deleted and land so released is included in Agriculture Zone as shown in the Plan	MD-33
34	Corrected as per the Suggestion	MD-34
35	The reservation No 184- Dispensary is relocated to Survey No 181 of Borne Village on Government land. The land so released is included in Residential Zone.	MD-35
36	The survey numbers 29,30,31 of village Karwat are approved for NA use for Residential layout by Tehsildar, Patan Taluka vide order dated 14.02.2014, 26.02.2016 . Keeping in view of this, these survey numbers are included in Residential zone as shown in the plan deleteing from Agricultural zone.	MD-36
37	Corrected as per the Suggestion	MD-37

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
38	The lands in Survey numbers 71 and 75 of village Tetli are deleted from Agriculture Zone and is included in residential zone as shown in the Plan 2.If there is a change in the HFL, authenticated by the Irrigation Department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-38
39	1.The Survey numbers of Village Karate 37,68 and 69 of Village Karate are corrected as per updated Cadestral Map 2. The Survey numbers 14,15,16 of village Vanajale are approved for NA Use by Tehsildat, Patan Taluka for Commercial Purpose vide order dated 11.09.2007. Therefore, the lands in these survey numbers are deleted from Agriculture Zone and are now included in Commercial zone. 3.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-39
40	1. A 9 m wide East West Road connecting MDR 26 at Survey Number 23 of Village Kalamgaon Kalamkar to Kandeshwari temple in same village is proposed as shown in the Plan 2. A new railway station is proposed near Kandeshwari temple of Village Kalamgaon Kalamkar as shown in the Plan	MD-40
41	The reservation number 147-SPA office is proposed to be relocated in Government land at Survey No 120 of Village Bhamnoli as shown in the plan. The land so released because of this relocation is included in Agriculture Zone	MD-41
42	1.The Survey numbers of Village are corrected as per updated Cadestral Map 2. The Survey numbers 31, 32 and 34 (as corrected from revised Cadestral map) of village Baje are put to NA Use for Residential Purpose BY tehsildar Patan Taluka vide order dated 03.05.2016. Therefore, the lands in these survey numbers are deleted from Agriculture Zone and are now included in Residential zone. 3.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-42
43	The boundary survey number of 94/1 of village Valne is verified and corrected as shown in the plan	MD-43

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
44	The boundary survey number of 35, 36, 41 of village Varsoli koli and Survey numbers 17 and 18 of Village Galdev are verified and corrected as shown in the plan	MD-44
45	The survey numbers 90 (Pt) and 91 of Borne Village is deleted from Agriculture zone and is included in Residential zone as shown in the Plan	MD-45
46	1. A 15 wide road connecting sanctioned layout and MDR 121 at survey number 539 of village Jingti is proposed as shown in the Plan. 2. The reservation Number 315-College is deleted and the land so released is included in Agriculture Zone as shown in the Plan	MD-46
47	The survey 95 pt of Village Kas is deleted from Agriculture Zone and the land so released is included in Residential Zone as shown in the Plan	MD-47
48	The Survey number 146 of Village Lamaz is deleted from Agriculture zone and is included in Residential Zone as shown in the Plan	MD-48
49	The Survey numbers 153,154,155 pt, 157 pt, 158 pt, 159, 160,161 pt, 177, 178 are converted to NA use which recommended by ADTP for residential use vide dated 04.01.2014. Therefore, these survey numbers including 111 pt of Village Soundari are deleted from Agriculture Zone to Residential zone as shown in the Plan	MD-49
50	1.Keeping in view of Planning Committees decision to convert Survey number 71 and 75 of village Tetli, to Residential zone, to ensure continuity in zoning, the survey numbers, 74, 73,72,77(pt)81(pt), 70 of village Tetli are deleted from Agriculture Zone and are included in Residential zone as shown in the Plan. 2. The reservation number 136-Parking, 137 Market and 138-Community hall is deleted and the land so released is included in Residential Zone as shown in the Plan.	MD-38
51	The survey numbers 70,65,66,67,68,69,72,73 of Village Vengle is deleted from Agriculture zone and is included in Residential Zone as shown in the Plan.	MD-50
52	The Survey number 25 pt of Village Waghali is deleted from Forest and the land is included in Tourist Development Zone as shown in the Plan.	MD-51
53	1.The Survey number 33,34,35,36,37 of Village Ektiv is deleted from Agriculture zone and the land is included in Tourist Development Zone as shown in the Plan. 2. A 9 m wide road is proposed connecting VR174 at survey number 42 of Villae Ektiv to Survey number 34 of the same village as shown in the Plan	MD-52
54	The Survey number 84 and 85 of Village Walne is deleted from Agriculture zone and the land is included in Residential Zone as shown in the Plan.	MD-53

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
55	The survey number 77 of Village Ghanbi is converted to NA use vide order dated 09.05.2014. Therefore, this land is deleted from Agriculture zone and is included in Tourist Development Zone as shown in Plan.	MD-54
56	Keeping in view of Planning Committees decision to convert survey number 60 of Village Vanivali Tarf Ategaon, from Agriculture zone to Residential zone, the Survey number 10 A part of Village Pali Tarf Ategaon is deleted from Agriculture Zone and is included in Residential Zone	MD-7
57	1,The survey number 61 of Village Kondhavale is converted to NA use for Residential use vide order dated 18.05.2016. Therefore, this land is deleted from Agriculture zone and is included in Residential Zone as shown in Plan. 2.The reservation number 283-Market, 284- Parking, 285- Community Hall, 286- dispensary is deleted and the land so released is included in Agriculture Zone as shown in the Plan.	MD-55
58	The reservation number 327-Dispensary, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-56
59	The reservation number 329-Dispensary, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-57
60	The reservation number 331-Market and reservation number 330-Community hall , is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-58
61	1.The reservation number 313-SWM , is deleted and the land so released is included in Agriculture zone as shown in the Plan. 2. The 9 m wide proposed DP is extended upto Village boundary of Jinti as shown in the Plan	MD-59
62	The reservation number 325-Market and Reservation Number 326-Parking , is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-60
63	The reservation number 321-Community hall,323-Market, 324-Education Facility is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-61
64	The reservation number 310-Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-62
65	1.The reservation number 300-Market is relocated at Survey 69 of Village Palshi at Government land and the land so released is included in Agriculture zone as shown in the Plan. 2. A 9 m wide DP road connecting the reservation 300 is proposed as shown in the Plan 3. The reservation number 301-Dispensary ,302-Community is deleted and the land so released is included in Agriculture zone as	MD-63

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
	shown in the Plan.	
66	The reservation number 294-Dispensary and 295-Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-64
67	1.The reservation number 288-Market ,289 - Community Hall, is deleted and the land so released is included in Residential zone as shown in the Plan. 2. The reservation 290-Dispensary is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-65
68	1.The reservation number 257-Educational Complex is deleted and the land so released is included in Agriculture zone as shown in the Plan 2.The reservation number 256 - Market, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-66
69	1.The reservation number 266-Hospital is relocated at Survey 877 of Village Shiral at Government land and the land so released is included in Residential zone as shown in the Plan. 2. The reservation number 262- Community is relocated at Survey 747 pt, 763 pt and 764 pt of Village Shiral at Government land and the land so released is included in Agriculture zone as shown in the Plan. 3. The reservation number 263-Market,264-Parking is relocated at Survey 641 of Village Shiral at Government land and the land so released is included in Agriculture zone as shown in the Plan. A 9M wide DP road is proposed from Survey Number 636 of Village Shiral at VR 170 connecting these two reservations.	MD-67
70	The reservation number 278-Parking , 279-Market is relocated at Survey 24 of Village Thankal at Government land and the land so released is included in Residential zone as shown in the Plan.	MD-68
71	The reservation number 274 – Community hall , 275- Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-69
72	.The reservation number 259-Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan	MD-70
73	The reservation number 253-Dispensary,254-Market, 255-Community hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-71
74	The reservation number 238-Town Planning office ,239-SPA office, 240- Market, 241- Dispensary, 242- Community hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-72
75	The reservation number 246- is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-73

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
76	The reservation number 229- Water Treatment Plant is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-74
77	The reservation number 220- Community hall , 221- Market, 222- Parking, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-75
78	The reservation number 217-Public Utility , is relocated at Survey Number 52/c of Village Aral at Government land and the land so released is included in Agriculture zone as shown in the Plan.	MD-76
79	The reservation number 214- Market, , 215- Community hall - 216- Dispensary, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-77
80	The survey numbers 25, 26, 27 pt of village Morewadi is deleted from Agriculture zone and is included in Residential zone as shown in the Plan	MD-78
81	1.The reservation number 204 -Community Hall , is relocated at Survey Number 63 of Village Chikli at Government land and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 2205-Market is relocated at Survey 60 of Village Chikli at Government land and the land so released is included in Agriculture zone as shown in the Plan.	MD-79
82	The reservation number 197- Dispensary, is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-80
83	1.The reservation number 196 – Training Institute, is relocated at Survey 202 of Village Borne at Government land and the land so released is included in Agriculture zone as shown in the Plan. 2. A new 9 m wide DP road connecting the above reservation from MDR 29 at Survey number 218 of village Borne is proposed as shown in the plan,	MD-81
84	The reservation number 192 -Market , 193- Parking, 194-Community hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-33
85	1.The reservation number 183 -SWM is deleted and the land so released is included in Agriculture zone as shown in the Plan. 2. The 9 m wide proposed DP is extended upto Village Boundary of Pangare as shown in the Plan	MD-82
86	1. The reservation number 182- Dispensary, is relocated to Survey number 698 of village Khadegaon and the land so released is included in Residential zone as shown in the Plan.	MD-83

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
	2. The reservation number 180 -Market , 181- Parking, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	
87	The reservation number 170- Parking, 171 -Market , 172-Community hall 173- Dispensary, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-84
88	1. The reservation number 155- Parking, is relocated to Survey number 5 (Part) of village Ghatawan and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 154 - Community hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-85
89	The reservation number 164- Parking, 163 -Market , 162-Community hall 161- Dispensary, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-86
90	The survey no.95 is deleted from Agriculture zone and land so released is included in Residential zone as shown in the Plan.	MD-87
91	1. The reservation number 151-Community hall, 152- Dispensary is relocated to Survey number 60 (Part of Govt.land) of village Munawale and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 153 -Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-88
92	1. The reservation number 5-Public Facility is relocated to Survey number 68A (Part of Govt. land) of village Valawan and the land so released is included in Agriculture zone as shown in the Plan.	MD-89
93	The reservation number 33 -Market , 31-Community hall 30-Dispensary, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-90
94	1. The reservation number 148-Trainning institute is relocated to Survey number 4 (Part),7(Part),and ,8 (Part of Govt.land) of village Mauje Shevandi and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 149-College is relocated to Survey number 8 (Part) and 9 (Part of Govt. land) of village Mauje Shevandi and the land so released is included in Agriculture zone as shown in the Plan.	MD-91

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
	3. The 9 m. wide DP road is proposed from MDR 26 at survey no.9 upto Survey number 4 of village Mauje Shevandi as shown in the Plan. 4. The reservation number 146-Disaster Management Center is relocated to Survey number 27/5 (Part) and 28 (Part of Govt. land) of village Mauje Shevandi and the land so released is included in Agriculture zone as shown in the Plan. 5.The reservation number 144-Community Hall, 145- Dispensary, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	
95	The reservation number 141- Dispensary is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-92
96	The reservation number 36- SPA Office is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-93
97	The land bearing survey no 146 is deleted from Agriculture zone and the land so released is included in Residential zone as shown in the Plan.	MD-94
98	The reservation number 16- SPA Office is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-95
99	The reservation number 17-College, 18- Hospital is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-96
101	The reservation number 22-Market, 23- Parking is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-97
102	The land bearing survey no 6 is deleted from Forest zone and the land so released is included in Residential zone as shown in the Plan.	MD-98
103	1.The reservation number 132-Dispensory,133-Market,134-Community Hall is relocated to Survey number 33 (Part of Govt. land) of village Apti and the land so released is included in Agriculture zone as shown in the Plan. 2.The 9 m. wide DP road is proposed from VR-134 at survey no.31,34 upto Survey number 33 of village Apti as shown in the Plan.	MD-99
104	The reservation number 113-Market, 114-BUS Stand, 117-Community Hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-100

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
105	1.The reservation number 112-Solid Waste Management, is deleted and the land so released is included in Agriculture zone as shown in the Plan. 2. The 9 m wide proposed DP road is extended upto Village Boundary of Ganje as shown in the Plan	MD-101
106	1.The land bearing survey no 19 Part and 21 Part is deleted from Waterbody (Koyna Reservoir) and the land so released is included in Residential zone as shown in the Plan. 2.The land bearing survey no 25 Part is deleted from Agriculture zone, Waterbody (Koyna Reservoir) and the land so released is included in Residential zone as shown in the Plan.	MD-102
107	1.The reservation number 45- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 43- Community Hall, 44-Market, is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-103
108	1.The reservation number 48- Community Hall is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 47- Dispensary is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-104
109	The reservation number 49- Dispensary is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-105
110	The reservation number 57- Dispensary, 58- Market, 59-Community Hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-106
111	1. A 15 m. wide DP road is proposed from MDR-26 at survey no.100 and 2 upto Survey number 98 and 4 of village Gogave & Vengale as shown in the Plan. 2.The land bearing survey no 7 Part is deleted from Waterbody (Koyna Reservoir) and the land so released is included in Residential zone as shown in the Plan.	MD-107
112	1.The reservation number 72- Community Hall is relocated to Survey number 140 (Part of Govt. land) of village Gogave and the land so released is included in Agriculture zone as shown in the Plan. 2. The reservation number 73- Parking and 74- Market is deleted and the land so released is included in Agriculture zone as shown in the	MD-108

Appendix A		
List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
	Plan.	
113	1.The reservation number 107- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 104- Community Hall, 105- Market, 106- Parking is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-109
114	1.The reservation number 97- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 98- Community Hall is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-110
115	1.The reservation number 103- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan. 2.The reservation number 99- WTP is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-111
116	The reservation number 75- Community Hall, 76- Parking, 77- Dispensary, 78-Market is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-112
117	The land bearing survey no 66 of Village Kotroshi is corrected as per Dy.SLR Satara, boundary of Kotroshi Village is corrected and extended part of land is included in Agriculture zone as shown in the Plan.	MD-113
118	The reservation number 52- Market, 53-Community Hall, and 54- Dispensary is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-114
119	A 9 m. wide DP road is proposed from VR-88 at survey no.11 upto Survey number 7 and 185 of village Achali & Devasare as shown in the Plan.	MD-115
120	1. A 9 m. wide DP road is proposed from VR-89 at survey no.25 upto Survey number 15 of village Achali as shown in the Plan. 2. A 9 m. wide DP road is proposed from VR-89 at survey no.32 and 6 upto Survey number 15 and 23 of village Achali as shown in the Plan.	MD-116
121	The reservation number 82- Community Hall, 83- Market, 84- Parking is deleted and the land so released is included in Agriculture zone as shown in the Plan.	MD-117

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List of Modification / Changes made under section 28(4) of the Act.		
Sr. No	Modifications/Changes	Modification Number
122	The reservation number 93- BUS Stand, 96- Parking, 95- APMC Market is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-118
123	The reservation number 87- Community Hall, 88- Market and 89- Parking is deleted and the land so released is included in Residential zone as shown in the Plan.	MD-119
124	.If there is a change in the HFL, authenticated by the Irrigation department amounting to reduction / increase in the submergence area, the zoning of the affected land shall stand modified as per the adjacent zone. The decision of the Planning authority shall be final in this regard.	MD-120
125	The land bearing survey no 59 Part of Village Atali is deleted from Residential zone and the land so released is included in Forest zone as shown in the Plan.	C/1
126	The Utteshwar temple structure are relocated and corrected asp per existing landuse and Aerial/Drone Imagery as shown in the Plan.	C/2

Mumbai,
Date 1st October 2025.

ANILKUMAR B. GAIKWAD,
Vice Chairman and Managing Director.