



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ११, अंक ४१]

गुरुवार ते बुधवार, नोव्हेंबर ६-१२, २०२५/कार्तिक १५-२१, शके १९४७

[पृष्ठे १७, किंमत : रुपये ८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—अमरावती विभागीय पुरवणी

(भाग चार - ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ अमरावती विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (अ.वि.पु.) म. शा. रा., अ. क्र. २३९.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १४ ऑक्टोबर, २०२५.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

सूचना

क्रमांक टिपीएस-२६२३-७१३-प्र.क्र.११८-२०२३-इपी प्रसिद्धी-नवि-३०.—

ज्याअर्थी, शेगाव नगर परिषद, जि. बुलढाणा (यापुढे “उक्त नियोजन प्राधिकरण ” असा उल्लेख करणेत आलेला आहे.) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम ” असा उल्लेख करणेत आलेला आहे.) चे कलम २३(१) अन्वयेच्या तरतूदीनुसार ठराव क्रमांक ०३, दिनांक १० डिसेंबर, २०१९ अन्वये, प्रारूप विकास योजना [मुळ हद्द (दु. सु.) व वाढीव हद्द] (यापुढे “उक्त प्रारूप विकास योजना ” असे संबोधिलेले आहे.) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणी, दिनांक १६ ते २२ जानेवारी, २०२० अन्वये प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील जमीनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिद्ध करण्यास ठराव क्रमांक ०१, दिनांक ०७ मार्च, २०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणी, दिनांक २४ ते ३० मार्च, २०२२ रोजी, सूचना / हरकती मागविण्यासाठी प्रसिद्ध झाली आहे ;

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

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८(४) अन्वये उक्त प्रारूप विकास योजनेत काही बदल करून, ठराव क्र. ०१, दिनांक २१ फेब्रुवारी, २०२३ अन्वयेच्या ठरावानुसार असे बदल प्रसिद्ध करण्याचे ठरवून, या बदलांसह (यापुढे “उक्त फेरबदल ” असे संबोधिलेले आहे.) प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये दिनांक १६ ते २२ मार्च, २०२३ रोजी, प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतूदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्रमांक ३३८/२०२३, दिनांक २० एप्रिल, २०२३ अन्वये सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतूदीनुसार उक्त विकास योजनेबाबत आवश्यक त्या चौकशीनंतर तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त प्रारूप विकास योजना, सूचना क्रमांक टिपीएस-२६२३-७१३-प्र.क्र.११८-२०२३-इपी प्रसिद्धी-नवि-३०, दिनांक १४ ऑक्टोबर, २०२५ सोबतच्या परिशिष्ट-ब मधील (ई.पी.-१ ते ई.पी.-४०) सारभूत बदल वगळून, भागशः मंजूरी देण्यात आली आहे ;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२४ चे कलम ३ नुसार मुळ अधिनियमाच्या कलम ३१ चे उपकलम (१) (दोन) मधील सुधारित परंतुकानुसारच्या तरतूदीनुसारच्या कालावधीत, उक्त प्रारूप विकास योजना शासनाने मंजूर करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त नमूद परिशिष्टातील सारभूत उक्त मंजूर विकास योजनेतून वगळले असून सदर वगळलेले सारभूत फेरबदल विकास योजना नकाशावर (ई.पी.-१ ते ई.पी.-४०) दर्शविले आहेत ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तसेच या अनुषंगिक शासनास असलेल्या शक्तींचा वापर करुन शासन खालीलप्रमाणे आदेश पारीत करीत आहे :-

- क) सोबत जोडलेल्या परिशिष्ट-ब मध्ये नमूद सारभूत फेरबदलांबाबत प्रस्तुत सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना / हरकती मागविण्यात येत आहेत.
- ख) विभागीय सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती यांची उक्त अधिनियमाच्या कलम ३१(२) अन्वये उपरोक्त “ क ” मध्ये नमूद, विहीत मुदतीत प्राप्त हरकती / सूचनांबाबत सुनावणी देणेसाठी व त्याबाबतचा अहवाल शासनास पुढील कार्यवाहीसाठी सादर करणेसाठी “अधिकारी ” म्हणून नियुक्ती करण्यात येत आहे.

परिशिष्ट-‘ब’

विकास योजना - शेगाव [मूळ हद्द (दुसरी सुधारित) + वाढीव हद्द] जि. बुलढाणा

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये प्रसिद्ध करण्यात आलेले बदल शासन सूचना क्र. टिपीएस-२६२३-७१३-प्र.क्र.११८-२०२३-ई.पी.प्रसिद्धी-नवि-३०, दिनांक १४ ऑक्टोबर, २०२५ चे सहपत्र

अनु. क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिद्ध विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजुरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिद्ध केलेला फेरबदल
(१)	(२)	(३)	(४)
1	EP-1 (M-1)	Agricultural Zone No Development Zone	Agriculture Zone proposed on land bearing S. No. 70, 71, 72, 159, 160, 164, 165, 166 and 73/1 is proposed to be converted into Residential Zone.
			Land bearing survey no. 73/1, admeasuring 0.87 hect. of Maratha Patil Seva Bhavi Sanstha Shegaon Trust excluding the proposed road from 0.87 hect. is proposed to be deleted from Agricultural Zone and land so released is proposed to be included in Residential Zone and the remaining area is reinstated as per plan published u/s 26 of MRTP Act. 1966.
2	EP-2 (M-4) M-10(I)	Site No. 75 "Parking"	Site No. 75 - (Parking) shown on land bearing Sheet No. 28B / Plot No. 51 (adjoining to CTS 743 - GMS) is proposed to be deleted and land there under included in Public/Semi-public Zone.
			Site No. 75 "Parking" is proposed to be and land so released is proposed to be included in Public/Semi-Public Zone.
3	EP-3 (M-5)	Site No. 77 - "Park"	Site No. 77 (Park) Proposed on land bearing S. No. 302 is Retain as Fire Brigade excluding layout Residential plot their in.
	M-30(I)	Site No. 77 - "Park"	Site No. 77 redesignated as Fire Brigade and Municipal Purpose.
			Land admeasuring 0.03 hect from Site No. 77 - "Park" regularised under Gunthewari is proposed to be deleted from Site No. 77-"Park" and land so released is proposed to be included in Residential Zone.
			Remaining area of Site No. 77 - "Park" is re-named as Fire Brigade Centre/Municipal Purpose.

परिशिष्ट-‘ब’—चालू

(१)	(२)	(३)	(४)	(५)
4	EP-4 (M-7)	Agricultural Zone /No Development Zone	Agriculture Zone above 12 M, DP Road on part land bearing S. No. 451 is proposed to be converted into Residential Zone.	Land bearing Survey no. 451 (pt) admeasuring 2.01 hect. area is proposed to be deleted from Agricultural Zone and the land so released is proposed to be included in Residential Zone, as shown on plan.
5	EP-5 (M-8)	Site No. 57–Shopping Centre and Vegetable Market, Site No. 58 Commercial Mall, Site No. 59 - Parking,	Site No. 57 (SC/VM), Site No. 58 (Commercial Mall) and Site No. 60 (Parking) shown on land bearing S. No. 338 is proposed to be deleted and land there under included in Residential Zone.	Site No. 57 Shopping Centre and Vegetable Market, Site No. 58 - Commercial Mall, Site No. 59 Parking, Site No. 60–Parking are proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan.
6	EP-6 M-9(I)	Site No. 111-Secondary School	Site No. 111 (Secondary School) shown on approved layout Plot of S. No. 415 is proposed to be deleted and land there under included in Residential Zone.	Site No. 111 Secondary School, and 18M wide DP Road are proposed to be deleted and land so released is proposed to be included in Residential Zone.
	M-9(II)	18M DP Road Site No. 111 Secondary School	18 Mt. adjoining road to Site No. 111 is to be deleted and shown as existing layout road as per approved layout.	
7	EP-7 M-10(II)	Residential use, Commercial use, Public/Semi-Public Zone	CTS No. 438 (Khalawadi-Govt. Land) is newly proposed for Parking reservation. The Appropriate Authority for this site is proposed to be Shri Gajanan Maharaj Sansthan.	Modification under section 30 is proposed to be sanctioned. (New Site No. 134–Parking)
8	EP-8 M-10(III)	Residential	12 mtr. wide road to the north of CTS No. 438 (Khalawadi-Govt. Land) along railway line is to be proposed as per Road No. RD-14 shown in Shegaon Tirth Kshetra Arakhada.	Modification under section 30 is proposed to be sanctioned. (RD-14 Road)
9	EP-9 M-10(IV)	Commercial use	Commercial use shown on Shri Gajanan Maharaj Pragat Sthal is proposed to be changed as Public-Semi Public use.	Modification under section 30 is proposed to be sanctioned. (Public/Semi-Public Zone)
10	EP-10 M-12	Site No. 51 - Town Hall	Part area @ 0.40 hect. from the west side of Site No. 51-Town Hall in S. No. 351 is kept in the reservation and remaining area proposed to be deleted from site and included in Residential Zone.	The land admeasuring 0.5 hect towards west side of Site No. 51 – Town Hall is proposed to be redesignated as Nagar Bhavan and Library as shown on plan D-4. The remaining area of Site No. 51-Town Hall is proposed to be deleted and the land so released is proposed to be included in Residential zone as shown on plan.
11	EP-11 M-13	15 M wide DP road	Proposed 15 M. Road in S. No. 288 (east side of S. No. 729) is to be deleted and land their under is proposed to be included in Residential Zone.	15 M wide DP road 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-14	Site No. 93–Shopping Centre and Vegetable Market	Proposed Site No. 93 (SC & VM) on land bearing S. No. 418 (Sheet No. 7/Plot No. 3, 4) is to be deleted and land there under proposed to be included in Residential Zone.	Site No. 93–Shopping Centre and Vegetable Market is proposed to be deleted and land so released is proposed to be included in Residential zone as shown on plan.
13	EP-13 M-15	Site No. 92–Fire Station	Proposed Site No. 92 (Fire Station) on land bearing S. No. 291(pt.) and S. No. 419 (pt.) is proposed to be deleted and land there under proposed to be included in Residential Zone.	Site No. 92 Fire Station is proposed to be deleted and land so released is proposed to be included in Residential zone as shown on plan.
14	EP-14 M-16	Site No. 116–Shopping Centre and Vegetable Market	Proposed Site No. 116 Shopping centre and vegetable market on land bearing S. No. 1258 is to be deleted and land their under is proposed to be included in Residential Zone.	Site No. 116–Shopping Centre and Vegetable Market is proposed to be deleted and land so released is proposed to be included in Residential zone as shown on plan.

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(१)	(२)	(३)	(४)	(५)
15	EP-15 M-18	Site No. 97–Primary School	Proposed Site No. 97 (P. S.) on land bearing S. No. 296 is to be deleted and land there under proposed to be included in Residential Zone.	Area of Site No. 97–Primary School affected by notice u/s 127 of MRTP Act, 1966 is proposed to be deleted from reservation and land so released is proposed to be included in Residential zone as shown on plan.
16	EP-16 M-20	Site No. 110–Hostel 18m wide DP road	Proposed Site No. 110 (Hostel) on land bearing S. No. 414/2 is to be deleted in view of section 127 purchase notice and land there under proposed to be included in Residential Zone. Also 18 Mt. proposed Road to the west of this site is to be deleted and included in Residential Zone.	Site No. 110–Hostel and 18 M wide DP road are proposed to be deleted and land so released is proposed to be included in Residential zone as shown on plan.
17	EP-17 M-22	Site No. 84 – Playground	Proposed Site No. 84 (PG) on S. No. 317 is to be shifted to adjoining Government land having S. No. 287 and designated as PG the land under original Site No. 84 is proposed to be included in Public Semi-public Zone.	Site No. 84 - Playground is proposed to be shifted on land under Site No. 25 of previous sanctioned DP and land so released from Site No. 84 Playground is proposed to be included in Public/Semi-Public Zone.
18	EP-18 M-24	Public/Semi-Public	Existing Road is proposed to be shown in S. No. 288 in Between Mahatma Phule High School and Municipal School Complex.	Modification under section 30 is proposed to be sanctioned. (Existing Road)
19	EP-19 M-25	Site No. 79–Dispensary and Maternity Home	Proposed Site N. 79 (Disp.) on land bearing S. No. 287 & 288 (part) is to be deleted and land there under proposed to be included in Public Semi-public Zone.	Site No. 79–Dispensary and Maternity Home is proposed to be deleted and land so released is proposed to be included Public/Semi-Public Zone.
20	EP-20 M-27	Site No. 98–Primary School Site No. 99–Playground	Proposed Site No. 98 (PS) and Site No. 99 (PG) on land bearing S. No. 310/1 is proposed to be deleted and land there under proposed to be included in Residential Zone.	Site No. 98–Primary School and Site No. 99–Playground are proposed to be deleted and land so released is proposed to be included in Residential Zone.
21	EP-21 M-28	18 M wide DP road	18 Mt. wide proposed in S. No. 383/1 is to be shifted to the west side along Municipal Limit on Shiv Road as shown on plan. The land under original road is proposed to be included in Residential Zone.	Modification under section 30 is proposed to be sanctioned.
22	EP-22 M-30-III	Residential Zone	Land belongs to Municipal Council in S. No. 357 (North, North-East Corner) included in existing Dumping ground.	The decision is kept in abeyance.
23	EP-23 M-30-IV	Residential Zone	New reservation for Slaughter House is proposed on part of Municipal land S. No. 736 as shown on plan.	The decision is kept in abeyance.
24	EP-24 M-30-VI	Residential Zone	New reservation for Municipal purpose is proposed on part of Municipal land S. No. 311 as shown on plan.	A New "Site No. 88-A-"Municipal Purpose" is proposed as shown on plan.
25	EP-25 M-30-XI	Existing Crusher	New reservation for Beautification of Tank and Municipal purpose on part of S. No. 374 as shown on plan.	New reservation "Site No. 99-A-Municipal Purpose and Lake Beautification" is to be proposed as shown on plan.
26	EP-26 M-30-XII	Existing Crusher	Extension of congested boundary as shown on plan.	The decision is kept in abeyance.
27	EP-27 M-30-XIII	Public/Semi-Public Zone	New reservation for Municipal purpose is proposed on part of Municipal land S. No. 1239 as shown on plan .	New reservation no. 15-A“Municipal Purpose” is to be proposed as shown on plan.
28	EP-28 M-30-XIV	Site No. 80–Mutton and Fish Market	Site No. 80 Mutton and Fish Market redesignated as Shopping Centre.	Site No. 80–Mutton and Fish Market is proposed to be redesignated as "Shopping Centre, Mutton and Fish Market" as shown on plan.

परिशिष्ट-‘ब’—चालू

(१)	(२)	(३)	(४)	(५)
29	EP-29 M-30-XV	Residential Zone	Area under S. No. 353 included in Industrial Zone as per sanctioned layout.	Industrial Zone is to be proposed in survey no. 353 as per sanctioned layout as shown on plan.
30	EP-30 M-30-XVI	Residential Zone	New reservation for Fire Brigade and Municipal Purpose is proposed on part of S. No. 353.	A new site no. 54A-"Fire Brigade Centre and Municipal Purpose" is to be proposed as shown on plan.
31	EP-31 M-31	Site No. 41-Retail Entertainment	Proposed Site No. 41 Retail Entertainment Zone on land bearing S. No. 158 is to be deleted and land there under included in Residential Zone.	1. Site No. 41-Retail Entertainment Zone is proposed to be shifted from survey no. 158 to survey no. 155 (pt), 193 (pt) and land so released from survey no. 158 is proposed to be included in agricultural zone as shown on plan D7. 2. Remaining part of survey no. 155(pt), 193(pt) is proposed to be included in residential zone as shown on plan D7. 3. Roads are to be proposed as shown on plan D-7.
32	EP-32	Site No. 127-"Dispensary and Maternity Home": 18m wide road	Site No. 127-"Dispensary and Maternity Home" : 18m wide road	Site No. 127-"Dispensary and Maternity Home" is proposed to be deleted and land so released is proposed to be included in Residential Zone. Also, alignment of 18 M wide road is to be proposed along the common boundary of survey no. 784 & 736 and is proposed to be extended towards east as shown on plan.
33	EP-33	18 M wide DP road	18 M wide DP road	18 M wide DP road is proposed to be deleted and the land so released deleted from survey no. 305 is proposed to be included in site no. 90-Playground and land so released from survey no. 1456 is proposed to be included in Residential Zone.
34	EP-34	Industrial Zone	Industrial Zone	Industrial zone in Nazul sheet no. 13D survey no. 168/7 is proposed to be deleted and land so released is proposed to be included in Residential Zone with following conditions; 1. It is mandatory to keep 10% open space and 10% amenity space. 2. It is mandatory for the owner/developer to develop the amenity space as per UDCPR.
35	EP-35	Residential Zone	Residential Zone	A new 9 M wide DP road is to be proposed in survey no. 273 from 18 M wide North South road towards East till gaathan.
36	EP-36	18 M wide DP road	18 M wide DP road	Width of 30 M wide road is proposed to be reduced from both sides by 6 M and land so released from road is proposed to be included in Site no. 29A-Hawkers Zone and Parking as shown in plan D-10.
37	EP-37	Residential Zone	Residential Zone	A new 12 M wide DP road is to be proposed as shown on plan D-11.
38	EP-38	Residential Zone	Residential Zone	A new East-West 12 M wide DP road is to be proposed as shown on plan D-12. A new North-South 12 M wide road is to be proposed as shown on plan D-12.
39	EP-39	Agricultural Zone / No Development Zone	Agricultural Zone/No Development Zone	Width of proposed 15 M wide road is proposed to be widened as 18 M wide road as shown on plan D-13.

परिशिष्ट-‘ब’—चालू

(१)	(२)	(३)	(४)	(५)
40	EP-40	Residential Zone 15 M wide road	Residential Zone 15 M wide road	New North-South 12 M wide roads are proposed as shown on part plan D-14. Also, existing East West width of 15 M wide road is proposed to be widened to 18 M wide as shown on part plan D-14.

०२. विभागीय सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती, “ निलगिरी ” डॉ. अग्रवाल यांची इमारत, कॉग्रेसनगर रोड, अमरावती - ४४४ ६०६ यांचेकडे, सदर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या विहित कालमर्यादेत सोबतच्या परिशिष्ट-ब मधील सारभूत फेरबदलानुषंगाने प्राप्त होणाऱ्या हरकती / सूचना स्विकारून विचारात घेण्यात येतील.

०३. सदर सूचना त्यासोबतच्या परिशिष्टासह आणि प्रस्तावित सारभूत बदल दर्शविणाऱ्या नकाशासह जनतेच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करणेत येत आहे.

(१) विभागीय सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती.

(२) सहायक संचालक, नगर रचना, बुलढाणा शाखा, बुलढाणा.

(३) मुख्याधिकारी, शेगाव नगरपरिषद, जि. बुलढाणा.

सदरची सूचना शासनाचे www.maharashtra.gov.in (कायदे व नियम) या संकेत स्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,

प्रसाद रा. शिंदे,
अवर सचिव.

भाग १-अ (अ.वि.पु.) म. शा. रा., अ. क्र. २४०.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 14th October, 2025.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTICE

No. TPS-2623-713-CR.118-2023-EP Publish-UD-30.—

Whereas, the Shegaon Municipal Council, Dist. Buldhana, being the Planning Authority (hereinafter referred to as "the said Planning Authority") vide its Resolution No. 03, dated 10th December, 2019, declared its intention under Section 23(1), of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act"), to prepare the Draft Development Plan [Original Limit (Second Revised) + Extended Limit] (hereinafter referred to as "the said Draft Development Plan") and notice regarding such declaration was published in the *Official Gazzette*, Amravati Division Supplement, dated 16th to 22nd January, 2020;

And whereas, the said Planning Authority after carrying out surveys of its Area as required under Section 25 of the said Act, decided to publish a Draft Development Plan under section 26(1) of the said Act, vide its Resolution No. 01, dated the 07th March, 2022 and notice to that effect is published in the *Official Gazette*, Amravati Divisional Supplement, dated 24th to 30th March, 2022 for inviting suggestions and/or objections;

And whereas, after considering the suggestions and objections in respect of the said Draft Development Plan received within stipulated period, the Planning Committee appointed under section 28(2) of the said Act, has submitted its report to the said Planning Authority;

And whereas, after considering the report of the Planning Committee, the Planning Authority *vide* its Resolution No. 01, dated the 21st February, 2023, had decided to make some modifications and to publish such modifications in the said Draft Development Plan (hereinafter referred to as "the said Modifications") which were published *Official Gazzett*, Amravati Divisional Supplement, dated the 16 to 22nd March, 2023 under Section 28(4) of the said Act;

And whereas, in accordance with the provision of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan, alongwith the said Modifications to the Government for sanction *vide* its Marathi letter No. 338/2023, dated 20th April, 2023;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government *vide* Urban Development Department's Notification No.TPS-2623-713-CR-118-2023-DP Sanction (Part)/UD-30, dated 14th October, 2025, has sanctioned a part of the said Draft Development Plan, as specified in SCHEDULE-A (as SM-1 to SM-19) appended to it, excluding the substantial modifications (as EP-1 to EP-40) as specified in SCHEDULE-B appended with this Notice bearing No.TPS- 2623-713-CR-118-2023-EP Publish-UD-30, dated 14th October, 2025;

And whereas, the substantial modifications proposed by the Government are excluded from the said Draft Development Plan and shown on the plan, marked as excluded part *i.e.* EP-1 to EP-40;

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

- (A) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial modifications as specified in the SCHEDULE-B appended hereto, within the period of 30 days from the date of publication of this notice in the *Official Gazette*.
- (B) Appoints the Divisional Joint Director of Town Planning, Amravati Division, Amravati as the "Officer" under section 31(2) of the said Act, to hear all suggestions/objections as stated in (A) above and to submit his report thereupon to the Government for further necessary action.

SCHEDULE-'B'

Development Plan - Shegaon, [Original Limit (Second Revised) + Extended Limit]

Modification Sanctioned by the Government under Section 31(1) of Maharashtra Regional and Town Planning Act, 1966.

Accompaniment of Government Notification No.TPS-2623-713-CR-118-2023-EP-Publish-2023-UD-30, Dated the 14th October, 2025

Sr. No.	Excluded Part	Proposal as per Development Plan published under section 26 of the MRTP Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the MRTP Act, 1966.	Proposal as published by the Government under section 31(1) of the MRTP Act, 1966.
(1)	(2)	(3)	(4)	(5)
1	EP-1 (M-1)	Agricultural Zone / No Development Zone	Agriculture Zone proposed on land bearing S. No. 70, 71, 72, 159, 160, 164, 165, 166 and 73/1 is proposed to be converted into Residential Zone.	Land bearing survey no. 73/1, admeasuring 0.87 hect. of Maratha Patil Seva Bhavi Sanstha Shegaon Trust excluding the proposed road from 0.87 hect. is proposed to be deleted from Agricultural Zone and land so released is proposed to be included in Residential Zone and the remaining area is reinstated as per plan published u/s 26 of MRTP Act. 1966.
2	EP-2 (M-4) M-10(I)	Site No. 75 "Parking"	Site No. 75 - (Parking) shown on land bearing Sheet No. 28B / Plot No. 51 (adjoining to CTS 743 - GMS) is proposed to be deleted and land there under included in Public/Semi-public Zone.	Site No. 75 "Parking" is proposed to be and land so released is proposed to be included in Public/Semi-Public Zone.
3	EP-3 (M-5)	Site No. 77 - "Park"	Site No. 77 (Park) Proposed on land bearing S. No. 302 is Retain as Fire Brigade excluding layout Residential plot their in.	Land admeasuring 0.03 hect from Site No. 77 - "Park" regularised under Gunthewari is proposed to be deleted from Site No. 77-"Park" and land so released is proposed to be included in Residential Zone.
	M-30(I)	Site No. 77 - "Park"	Site No. 77 redesignated as Fire Brigade and Municipal Purpose.	Remaining area of Site No. 77 - "Park" is re-named as Fire Brigade Centre/Municipal Purpose.

SCHEDULE-'B'-Contd.

(1)	(2)	(3)	(4)	(5)
4	EP-4 (M-7)	Agricultural Zone /No Development Zone	Agriculture Zone above 12 M, DP Road on part land bearing S. No. 451 is proposed to be converted into Residential Zone.	Land bearing Survey no. 451 (pt) admeasuring 2.01 hect. area is proposed to be deleted from Agricultural Zone and the land so released is proposed to be included in Residential Zone, as shown on plan.
5	EP-5 (M-8)	Site No. 57-Shopping Centre and Vegetable Market, Site No. 58 Commercial Mall, Site No. 59 - Parking, Site No. 60 - Parking,	Site No. 57 (SC/VM), Site No. 58 (Commercial Mall) and Site No. 60 (Parking) shown on land bearing S. No. 338 is proposed to be deleted and land there under included in Residential Zone.	Site No. 57 Shopping Centre and Vegetable Market, Site No. 58 - Commercial Mall, Site No. 59 Parking, Site No. 60-Parking are proposed to be deleted and the land so released is proposed to be included in Residential Zone as shown on plan.
6	EP-6 M-9(I)	Site No. 111-Secondary School	Site No. 111 (Secondary School) shown on approved layout Plot of S. No. 415 is proposed to be deleted and land there under included in Residential Zone.	Site No. 111 Secondary School, and 18M wide DP Road are proposed to be deleted and land so released is proposed to be included in Residential Zone.
	M-9(II)	18M DP Road Site No. 111 Secondary School	18 Mt. adjoining road to Site No. 111 is to be deleted and shown as existing layout road as per approved layout.	
7	EP-7 M-10(II)	Residential use, Commercial use, Public/Semi-Public Zone	CTS No. 438 (Khalawadi-Govt. Land) is newly proposed for Parking reservation. The Appropriate Authority for this site is proposed to be Shri Gajanan Maharaj Sansthan.	Modification under section 30 is proposed to be sanctioned. (New Site No. 134-Parking)
8	EP-8 M-10(III)	Residential	12 mtr. wide road to the north of CTS No. 438 (Khalawadi-Govt. Land) along railway line is to be proposed as per Road No. RD-14 shown in Shegaon Tirth Kshetra Arakhada.	Modification under section 30 is proposed to be sanctioned. (RD-14 Road)
9	EP-9 M-10(IV)	Commercial use	Commercial use shown on Shri Gajanan Maharaj Pragat Sthal is proposed to be changed as Public-Semi Public use.	Modification under section 30 is proposed to be sanctioned. (Public/Semi-Public Zone)
10	EP-10 M-12	Site No. 51 - Town Hall	Part area @ 0.40 hect. from the west side of Site No. 51-Town Hall in S. No. 351 is kept in the reservation and remaining area proposed to be deleted from site and included in Residential Zone.	The land admeasuring 0.5 hect towards west side of Site No. 51 - Town Hall is proposed to be redesignated as Nagar Bhavan and Library as shown on plan D-4. The remaining area of Site No. 51-Town Hall is proposed to be deleted and the land so released is proposed to be included in Residential zone as shown on plan.
11	EP-11 M-13	15 M wide DP road	Proposed 15 M. Road in S. No. 288 (east side of S. No. 729) is to be deleted and land their under is proposed to be included in Residential Zone.	15 M wide DP road 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-14	Site No. 93-Shopping Centre and Vegetable Market	Proposed Site No. 93 (SC & VM) on land bearing S. No. 418 (Sheet No. 7/Plot No. 3, 4) is to be deleted and land there under proposed to be included in Residential Zone.	Site No. 93-Shopping Centre and Vegetable Market is proposed to be deleted and land so released is proposed to be included in Residential zone as shown on plan.
13	EP-13 M-15	Site No. 92-Fire Station	Proposed Site No. 92 (Fire Station) on land bearing S. No. 291(pt.) and S. No. 419 (pt.) is proposed to be deleted and land there under proposed to be included in Residential Zone.	Site No. 92 Fire Station is proposed to be deleted and land so released is proposed to be included in Residential zone as shown on plan.
14	EP-14 M-16	Site No. 116-Shopping Centre and Vegetable Market	Proposed Site No. 116 Shopping centre and vegetable market on land bearing S. No. 1258 is to be deleted and land their under is proposed to be included in Residential Zone.	Site No. 116-Shopping Centre and Vegetable Market is proposed to be deleted and land so released is proposed to be included in Residential zone as shown on plan.

SCHEDULE-‘B’-Contd.

(1)	(2)	(3)	(4)	(5)
15	EP-15 M-18	Site No. 97-Primary School	Proposed Site No. 97 (P. S.) on land bearing S. No. 296 is to be deleted and land there under proposed to be included in Residential Zone.	Area of Site No. 97-Primary School affected by notice u/s 127 of MRTP Act, 1966 is proposed to be deleted from reservation and land so released is proposed to be included in Residential zone as shown on plan.
16	EP-16 M-20	Site No. 110-Hostel 18m wide DP road	Proposed Site No. 110 (Hostel) on land bearing S. No. 414/2 is to be deleted in view of section 127 purchase notice and land there under proposed to be included in Residential Zone. Also 18 Mt. proposed Road to the west of this site is to be deleted and included in Residential Zone.	Site No. 110-Hostel and 18 M wide DP road are proposed to be deleted and land so released is proposed to be included in Residential zone as shown on plan.
17	EP-17 M-22	Site No. 84 – Playground	Proposed Site No. 84 (PG) on S. No. 317 is to be shifted to adjoining Government land having S. No. 287 and designated as PG the land under original Site No. 84 is proposed to be included in Public Semi-public Zone.	Site No. 84 - Playground is proposed to be shifted on land under Site No. 25 of previous sanctioned DP and land so released from Site No. 84 Playground is proposed to be included in Public/Semi-Public Zone.
18	EP-18 M-24	Public/Semi-Public	Existing Road is proposed to be shown in S. No. 288 in Between Mahatma Phule High School and Municipal School Complex.	Modification under section 30 is proposed to be sanctioned. (Existing Road)
19	EP-19 M-25	Site No. 79-Dispensary and Maternity Home	Proposed Site N. 79 (Disp.) on land bearing S. No. 287 & 288 (part) is to be deleted and land there under proposed to be included in Public Semi-public Zone.	Site No. 79-Dispensary and Maternity Home is proposed to be deleted and land so released is proposed to be included Public/Semi-Public Zone.
20	EP-20 M-27	Site No. 98-Primary School Site No. 99-Playground	Proposed Site No. 98 (PS) and Site No. 99 (PG) on land bearing S. No. 310/1 is proposed to be deleted and land there under proposed to be included in zone. Residential Zone.	Site No. 98-Primary School and Site No. 99-Playground are proposed to be deleted and land so released is proposed to be included in Residential Zone.
21	EP-21 M-28	18 M wide DP road	18 Mt. wide proposed in S. No. 383/1 is to be shifted to the west side along Municipal Limit on Shiv Road as shown on plan. The land under original road is proposed to be included in Residential Zone.	Modification under section 30 is proposed to be sanctioned.
22	EP-22 M-30-III	Residential Zone	Land belongs to Municipal Council in S. No. 357 (North, North-East Corner) included in existing Dumping ground.	The decision is kept in abeyance.
23	EP-23 M-30-IV	Residential Zone	New reservation for Slaughter House is proposed on part of Municipal land S. No. 736 as shown on plan.	The decision is kept in abeyance.
24	EP-24 M-30-VI	Residential Zone	New reservation for Municipal purpose is proposed on part of Municipal land S. No. 311 as shown on plan.	A New "Site No. 88-A-"Municipal Purpose" is proposed as shown on plan.
25	EP-25 M-30-XI	Existing Crusher	New reservation for Beautification of Tank and Municipal purpose on part of S. No. 374 as shown on plan.	New reservation "Site No. 99-A-Municipal Purpose and Lake Beautification" is to be proposed as shown on plan.
26	EP-26 M-30-XII	Existing Crusher	Extension of congested boundary as shown on plan.	The decision is kept in abeyance.
27	EP-27 M-30-XIII	Public/Semi-Public Zone	New reservation for Municipal purpose is proposed on part of Municipal land S. No. 1239 as shown on plan .	New reservation no. 15-A“Municipal Purpose” is to be proposed as shown on plan.
28	EP-28 M-30-XIV	Site No. 80-Mutton and Fish Market	Site No. 80 Mutton and Fish Market redesignated as Shopping Centre.	Site No. 80-Mutton and Fish Market is proposed to be redesignated as "Shopping Centre, Mutton and Fish Market" as shown on plan.

SCHEDULE-'B'-Contd.

(1)	(2)	(3)	(4)	(5)
29	EP-29 M-30-XV	Residential Zone	Area under S. No. 353 included in Industrial Zone as per sanctioned layout.	Industrial Zone is to be proposed in survey no. 353 as per sanctioned layout as shown on plan.
30	EP-30 M-30-XVI	Residential Zone	New reservation for Fire Brigade and Municipal Purpose is proposed on part of S. No. 353.	A new site no. 54A-"Fire Brigade Centre and Municipal Purpose" is to be proposed as shown on plan.
31	EP-31 M-31	Site No. 41-Retail Entertainment	Proposed Site No. 41 Retail Entertainment Zone on land bearing S. No. 158 is to be deleted and land there under included in Residential Zone.	1. Site No. 41-Retail Entertainment Zone is proposed to be shifted from survey no. 158 to survey no. 155 (pt), 193 (pt) and land so released from survey no. 158 is proposed to be included in agricultural zone as shown on plan D7. 2. Remaining part of survey no. 155(pt), 193(pt) is proposed to be included in residential zone as shown on plan D7. 3. Roads are to be proposed as shown on plan D-7.
32	EP-32	Site No. 127-"Dispensary and Maternity Home": 18m wide road	Site No. 127-"Dispensary and Maternity Home" : 18m wide road	Site No. 127-"Dispensary and Maternity Home" is proposed to be deleted and land so released is proposed to be included in Residential Zone. Also, alignment of 18 M wide road is to be proposed along the common boundary of survey no. 784 & 736 and is proposed to be extended towards east as shown on plan.
33	EP-33	18 M wide DP road	18 M wide DP road	18 M wide DP road is proposed to be deleted and the land so released deleted from survey no. 305 is proposed to be included in site no. 90-Playground and land so released from survey no. 1456 is proposed to be included in Residential Zone.
34	EP-34	Industrial Zone	Industrial Zone	Industrial zone in Nazul sheet no. 13D survey no. 168/7 is proposed to be deleted and land so released is proposed to be included in Residential Zone with following conditions; 1. It is mandatory to keep 10% open space and 10% amenity space. 2. It is mandatory for the owner/developer to develop the amenity space as per UDCPR.
35	EP-35	Residential Zone	Residential Zone	A new 9 M wide DP road is to be proposed in survey no. 273 from 18 M wide North South road towards East till gaathan.
36	EP-36	18 M wide DP road	18 M wide DP road	Width of 30 M wide road is proposed to be reduced from both sides by 6 M and land so released from road is proposed to be included in Site no. 29A-Hawkers Zone and Parking as shown in plan D-10.
37	EP-37	Residential Zone	Residential Zone	A new 12 M wide DP road is to be proposed as shown on plan D-11.
38	EP-38	Residential Zone	Residential Zone	A new East-West 12 M wide DP road is to be proposed as shown on plan D-12. A new North-South 12 M wide road is to be proposed as shown on plan D-12.
39	EP-39	Agricultural Zone / No Development Zone	Agricultural Zone/No Development Zone	Width of proposed 15 M wide road is proposed to be widened as 18 M wide road as shown on plan D-13.

SCHEDULE-'B'-Contd.

(1)	(2)	(3)	(4)	(5)
40	EP-40	Residential Zone 15 M wide road	Residential Zone 15 M wide road	New North-South 12 M wide roads are proposed as shown on part plan D-14. Also, existing East West width of 15 M wide road is proposed to be widened to 18 M wide as shown on part plan D-14.

02. Only the suggestions and / or objections regarding substantial modifications mentioned in SCHEDULE-B, that may be received by the Divisional Joint Director of Town Planning, Amravati Division, Amravati, having his office at "Nilgiri", Dr. Agrawal's Building, Congress Nagar Road, Amravati- 444606 within the stipulated period of 30 days from the date of publication of this Notice in the *Official Gazette*, shall be considered.

03. Copy of the said Notice alongwith SCHEDULE-B and the plan showing the proposed substantial modifications shall be made available for inspection to general public at the following offices during office hours on all working days.

- (1) The Divisional Joint Director of Town Planning, Amravati Division, Amravati.
- (2) The Assistant Director of Town Planning, Buldhana Branch, Buldhana.
- (3) The Chief Officer, Shegaon Municipal Council, Dist. Buldhana.

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

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

PRASAD R. SHINDE,
Under Secretary.

भाग १-अ (अ.वि.पु.) म. शा. रा., अ. क्र. २४१.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १४ ऑक्टोबर, २०२५.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

अधिसूचना

क्रमांक टीपीएस-२६२३-७१३-प्र.क्र.११८-२०२३-वि.यो.मंजूरी(भागशः)-नवि-३०.—

ज्याअर्थी, शेगाव नगर परिषद, जि. बुलढाणा (यापुढे “उक्त नियोजन प्राधिकरण ” असा उल्लेख करणेत आलेला आहे.) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम ” असा उल्लेख करणेत आलेला आहे.) चे कलम २३(१) अन्वयेच्या तरतूदीनुसार ठराव क्रमांक ०३, दिनांक १० डिसेंबर, २०१९ अन्वये, प्रारूप विकास योजना [मुळ हद्द (दु. सु.) व वाढीव हद्द] (यापुढे “उक्त प्रारूप विकास योजना ” असे संबोधिलेले आहे.) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणी, दिनांक १६ ते २२ जानेवारी, २०२० अन्वये प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील जमीनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिद्ध करण्यास ठराव क्रमांक ०१, दिनांक ०७ मार्च, २०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणी, दिनांक २४ ते ३० मार्च, २०२२ रोजी, सूचना / हरकती मागविण्यासाठी प्रसिद्ध झाली आहे ;

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

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८(४) अन्वये उक्त प्रारूप विकास योजनेत काही बदल करून, ठराव क्र. ०१, दिनांक २१ फेब्रुवारी, २०२३ अन्वयेच्या ठरावानुसार असे बदल प्रसिद्ध करण्याचे ठरवून, या बदलांसह (यापुढे “उक्त फेरबदल ” असे संबोधिलेले आहे.) प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये दिनांक २४ फेब्रुवारी, २०२३ व त्याबाबतचे शुद्धीपत्रक महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये दिनांक १६ ते २२ मार्च, २०२३ रोजी, प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्रमांक ३३८/२०२३, दिनांक २० एप्रिल, २०२३ अन्वये सादर केली आहे ;

आणी ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार उक्त विकास योजनेबाबत आवश्यक त्या चौकशीनंतर तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त विकास योजना, सूचना क्रमांक टिपीएस-२६२३-७१३-प्र.क्र.११८-२०२३-इपी प्रसिद्धी-नवि-३०, दिनांक १४ ऑक्टोबर, २०२५ सोबतच्या परिशिष्ट-ब मधील (ई.पी.-१ ते ई.पी.-४०) सारभूत बदल वगळून, भागशः मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२४ चे कलम ३ नुसार मुळ अधिनियमाच्या कलम ३१ चे उपकलम (१) (दोन) मधील सुधारित परंतुकानुसारच्या तरतुदीनुसारच्या कालावधीत, उक्त प्रारूप विकास योजना मंजूर करणे आवश्यक आहे; असे शासनाचे मत झाले आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तसेच या अनुषंगिक शासनास असलेल्या शक्तींचा वापर करुन शासन खालीलप्रमाणे आदेश पारीत करीत आहे :-

१. (अ) शेगाव नगरपरिषदेच्या उक्त प्रारूप विकास योजनेस, सोबतच्या परिशिष्ट-अ (एस.एम.-१ ते एस. एम.-१९) तसेच सूचना क्र. टिपीएस-२६२३-७१३-प्र.क्र.११८-२०२३-ईपी प्रसिद्धी-नवि-३०, दिनांक १४ ऑक्टोबर, २०२५ सोबतच्या परिशिष्टातील (ई.पी.-१ ते ई. पी.-४०) सारभूत बदल वगळून, मंजूरी देण्यात येत आहे.
- (ब) महाराष्ट्र प्रादेशिक नियोजन व नगररचना (सुधारणा) अधिनियम, २०२४ चे कलम ३ नुसार मुळ अधिनियमाच्या कलम ३१ चे उपकलम (१) (दोन) मधील सुधारित परंतुकातील तरतुदीनुसार उक्त विकास योजनेच्या मंजूरीसाठी दिनांक १४ ऑक्टोबर, २०२५ हा दिवस धरुन मुदतवाढ मंजूर करणेत येत आहे.
- (क) शेगाव नगरपरिषदेची उक्त प्रारूप विकास योजना सदर अधिसूचना शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येईल.

परिशिष्ट-‘अ’

विकास योजना - शेगाव [मूळ हद्द (दुसरी सुधारित) + वाढीव हद्द] जि. बुलढाणा

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये शासनाने मंजूर केलेले फेरबदल.

(शासन सूचना क्र. टिपीएस-२६२३-७१३-प्र.क्र.११८-२०२३-वि. यो. मंजूरी(भागशः)-नवि-३०, दिनांक १४ ऑक्टोबर, २०२५ चे सहपत्र)

अनु. क्र.	बदल	महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
(१)	(२)	(३)	(४)	(५)
1	SM-1 (M-2)	Site No. 78-Mutton and Fish Market"	Site No. 78-(Mutton and Fish Market) proposed on S. No. 302 to be deleted and land there under included in Residential Zone.	Site No. 78-Mutton and Fish Market" is redesignated as "Shopping Centre and Parking"
2	SM-2 (M-3)	Public/Semi-Public Zone	Public/Semi-Public Zone shown no Layout Plot No. 23,24 (from approved Layout) of S. No. 316 is change to Residential Land use.	Public/Semi-Public Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
3	SM-3 M-6(I)	18 m DP road	North-South 15 mt. road to the east of S. No. 5,6,8 is proposed to be extended towards north up to junction S. No. 1177 and width of such road proposed to be widen as 18 mt.	18 m DP road is reinstated as per plan published u/s 26 of MRTP Act,1966.
4	SM-4 M-6(II)	Agricultural Zone/No Development Zone and 18 m wide DP road	18mt. wide proposed road in S. No. 1169, 1173 is to be deleted and land their under along with land in S. No. 1163(pt.) 1168, 1167 (pt.) uoto newly proposed 18m wide raod is proposed to be included in Residential Zone.	Agricultural Zone/No Development Zone and 18m wide DP road is reinstated as per plan published u/s 26 of MRTP Act, 1966.

परिशिष्ट-‘अ’—चालू

(१)	(२)	(३)	(४)	(५)
5	SM-5 M-11	Agricultural Zone/No Development Zone	Agriculture Zone shown on land bearing S. No. 469 to the south of Alsana road is proposed to be included in Residential Zone.	Agricultural Zone/No Development Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
6	SM-6 M-17	Site No.109- “Parking”	proposed Site No. 109 (Parking) on land bearing S. No. 407 is to be deleted and land there under proposed to be included in Residential Zone.	Site No.109- “Parking” is reinstated as per plan published u/s 26 of MRTP Act, 1966.
7	SM-7 M-19	12m wide service road	proposed Service Road along Akot Road in S. No. 811,812 (both side) is proposed to be deleted and land there under included in Residential Zone.	12m wide service road in survey No. 811,812 is reinstated as per plan published u/s 26 of MRTP Act, 1966.
8	SM-8 (M-21)	Public/Semi-Publis Use	Public semi-public use shown on east side of S. No. 418 proposed to be included in Residential and Commercial Zone.	Public/Semi-Public Use on east side of survey No. 418 is reinstated as per plan published u/s 26 of MRTP Act, 1966.
9	SM-9 (M-23)	Existing Cremation Ground	The lable shown as Existing CG in S. No.286 is to be corrected as Existing BG.	Existing Cremation Ground is reinstated as per plan published u/s 26 of MRTP Act, 1966.
10	SM-10 (M-26)	Commercial land use	Commercial Land use shown on land bearing Nazul sheet No.14 D/Nazul Plot No. 2/Plot No. 48,49,50,52 is changed to Residential land use.	Commercial land use is reinstated as per plan published u/s 26 of MRTP Act, 1966.
11	SM-11 (M-29)	Site No. 95-“Linrary”	Proposed Site No. 95 (Library) on land bearing S. No.294,392 is proposed to be deleted and land there under included in Residential Zone	Site No. 95-“Linrary” is redesignated as “Town Plaza”
12	SM-12 M-30-II	Public/Semi-Public Zone	New reservation for Municipal Office and staff quarter is proposed on part of S. No. 418 (Govt. Land) as shown on plan.	Public/Semi-Public Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
13	SM-13 M-30-V	Existing Pazar Talav	Existing Pazar Talav in S. No. 218 redesignated as Beautification of Tank.	Existing Pazar Talav in redesignated as Lake Beautification.
14	SM-14 M-30-VII	Public/Semi-Public Zone	Municipal land in S. No. 291 in front of Municipal School No. 5 on East-West direction (10 m. x 50 m.) included in Commercial Zone.	Public/Semi-Public is reinstated as per plan published u/s 26 of MRTP Act, 1966.
15	SM-15 M-30-VIII	Site No. 125-“Park”	Site No. 125 redesignated as Municipal purpose	Site No. 125-“Park” is reinstated as per plan published u/s 26 of MRTP Act, 1966.
16	SM-16 M-30-IX	Commercial Zone	New reservation for Mutton and Fish market is proposed near existing weekly market on South-West corner as shown on plan.	Commercial Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
17	SM-17 M-30-X	Residential Zone	Hawker Zone to be proposed towards South direction of RD 14 Road as shown on plan.	Residential Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
18	SM-18 M-32	Site No. 62-“Dispensary and Maternity Home”	Proposed Site No. 62 Dispensary and Maternity home on land bearing S. No.261 is to be deleted and land there under included in Residential Zone.	Site No. 62-“Dispensary and Maternity Home” is reinstated as per plan published u/s 26 of MRTP Act, 1966.
19	SM-19 M-33	Site No. 119-“Playground”	Proposed Site No. 119 Play Ground on land bearing S. No.730/2 is to be deleted and land there under included in Residential Zone.	Site No. 119-“Playground” is reinstated as per plan published u/s 26 of MRTP Act, 1966.

टिप:-

- (१) जी आरक्षणे/नामाभिधान, प्रस्तुत अधिसूचनेसोबतच्या “परिशिष्ट-अ” तसेच सूचना क्र. टिपीएस- २६२३-७१३-प्र.क्र.११८-२०२३-ईपी प्रसिध्दी-नवि-३०, दिनांक १४ ऑक्टोबर, २०२५ सोबतच्या “परिशिष्ट-ब” मध्ये नमूद नाहीत, अशी आरक्षणे त्या-त्या प्रयोजनासाठी उक्त विकास योजनेत दर्शविण्यात आल्यानुसार मंजूर करणेत येत आहे.
- (२) शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-१८१८-प्र.क्र. २३६-१८-कलम -३७ (१कक)(ग) व कलम २० (४)-नवि-१३, दिनांक ०२ डिसेंबर, २०२० अन्वये मंजूर केलेली एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, त्यानंतर वेळोवेळीच्या बदलांसह शेगाव नगरपरिषद, जि. बुलढाणा क्षेत्राकरिता लागू राहिल.
- (३) विकास योजनेमध्ये वर्गीकृत रस्त्याची रुंदी ही प्रोत्साहन नियमावलीतील विनियम क्र.३.३.८ बाबत शासनाचे नगर विकास विभागाकडील दिनांक २३ डिसेंबर, २०२१रोजीच्या स्पष्टीकरणानुसार ठेवणे आवश्यक राहिल.
- (४) विकास योजनेत दर्शविलेल्या रस्त्यांच्या कोपरा गोलाईकरीता (Corner Roundinh) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.३.३.१२ लागू राहतील.

उपरोक्त भागशः मंजूर अंतिम विकास योजना-शेगाव, जनतेच्या अवलोकनार्थ मुख्याधिकारी, शेगाव नगरपरिषद, जि. बुलढाणा यांच्या कार्यालयात, सदर विकास योजना अंमलात आल्याच्या दिनांकापासून एक महिन्यापर्यंत उपलब्ध करणेत येत आहे.

सदरची अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in करणेत येत आहे. या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्रचे राज्यपाल यांचे नावाने व आदेशाने,

प्रसाद रा. शिंदे,

अवर सचिव.

भाग १-अ (अ.वि.पु.) म. शा. रा., अ. क्र. २४२.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 14th October, 2025.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTIFICATION

No. TPS-2623-713-CR.118-2023-DP Sanction(Part)-UD-30.—

Whereas, the Shegaon Municipal N.P Council, Dist. Buldhana, being the Planning Authority (hereinafter referred to as "the said Planning Authority") vide its Resolution No. 03, dated 10th December, 2019, declared its intention under Section 23(1), of the Maharashtra Regional Planning and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act"), to prepare the Draft Development Plan [Original Limit (2nd Revised) + Extended Limit] (hereinafter referred to as "the said Draft Development Plan") and notice regarding such declaration was published in the *Official Gazette*, Amravati Division Supplement, dated 16th to 22nd January, 2020;

And whereas, the said Planning Authority after carrying out surveys of its Area as required under Section 25 of the said Act, decided to publish a Draft Development Plan under section 26(1) of the said Act, vide its Resolution No. 01, dated the 07th March, 2022 and notice to that effect is published in the *Official Gazette*, Amravati Divisional Supplement, dated 24th to 30th March, 2022 for inviting suggestions and/or objections;

And whereas, after considering the suggestions and objections to the said Draft Development Plan received within stipulated period, the Planning Committee appointed under section 28(2) of the said Act, has submitted its report to the said Planning Authority;

And whereas, after considering the report of the Planning Committee, the Planning Authority *vide* its Resolution No. 01, dated the 21st February, 2023, had decided to make some modifications and to publish such modifications in the said Draft Development Plan (hereinafter referred to as "the said Modifications") which were published in the *Official Gazzett*, Amravati Divisional Supplement, dated the 16 to 22nd March, 2023 under Section 28(4) of the said Act;

And whereas, in accordance with the provision of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan, along with the said Modifications to the Government for sanction *vide* its Marathi letter No. 338/2023, dated 20th April, 2023;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of the opinion that the said Draft Development Plan should be sanctioned partly, excluding the substantial Modifications (as EP-1 to EP-40) as specified in SCHEDULE-B appended to Notice No. TPS-2623-713-CR-118-2023-EP Publish-UD-30, dated the 14th October, 2025;

And whereas, within the period provided for in the amended proviso to sub-section (1) (two) of section 31 of the principal Act under section 3 of the Maharashtra Regional Planning and Town Planning (Amendment) Act, 2024, the said draft development plan is to be approved by the Government;

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

01. (A) Accords Sanction to the said Draft Development Plan of the Area within Shegaon Municipal Council as specified in SCHEDULE-A (as SM-1 to SM-19) appended hereto, excluding the substantial Modifications (as EP-1 to EP-40) as specified in SCHEDULE-B appended to Notice No. TPS-2623-713-CR-118-2023-EP Publish-UD-30, dated the 14th October, 2025.
- (B) Extends the period prescribed under amended proviso to sub-section (1) (two) of section 31 of the principal Act under section 3 of the Maharashtra Regional Planning and Town Planning (Amendment) Act, 2024, for sanctioning the said Draft Development Plan up to and inclusive of dated the 14th October, 2025.
- (C) The said Sanctioned Development Plan called the Final Development Plan of the Area within Shegaon Municipal Council shall come into force, after 30 days from the publication of this Notification in the *official Gazette*.

SCHEDULE-A

Development Plan - Shegaon, [Original Limit (Second Revised) + Extended Limit]

Modification Sanctioned by the Government under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966.

Accompaniment of the Government Notification No. TPS-2623-713-CR-118-2023-DP-Sanctioned(Partly)-2023-UD-30, Dated the 14th October, 2025

Sr. No	Modifications	Proposal as per Development Plan published under section 26 of the MRTP Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the MRTP Act, 1966.	Notification Sanctioned by the Government under section 31(1) of the MRTP Act, 1966.
(1)	(2)	(3)	(4)	(5)
1	SM-1 (M-2)	Site No. 78-Mutton and Fish Market"	Site No. 78-(Mutton and Fish Market) proposed on S. No. 302 to be deleted and land there under included in Residential Zone.	Site No. 78-Mutton and Fish Market" is redesignated as "Shopping Centre and Parking"
2	SM-2 (M-3)	Public/Semi-Public Zone	Public/Semi-Public Zone shown on Layout Plot No. 23,24 (from approved Layout) of S. No. 316 is change to Residential Land use.	Public/Semi-Public Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
3	SM-3 M-6(I)	18 m DP road	North-South 15 mt. road to the east of S. No. 5,6,8 is proposed to be extended towards north up to junction S. No. 1177 and width of such road proposed to be widen as 18 mt.	18 m DP road is reinstated as per plan published u/s 26 of MRTP Act, 1966.
4	SM-4 M-6(II)	Agricultural Zone/No Development Zone and 18 m wide DP road	18mt. wide proposed road in S. No. 1169, 1173 is to be deleted and land their under along with land in S. No. 1163(pt.) 1168, 1167 (pt.) uoto newly proposed 18m wide raod is proposed to be included in Residential Zone.	Agricultural Zone/No Development Zone and 18m wide DP road is reinstated as per plan published u/s 26 of MRTP Act, 1966.

SCHEDULE-‘A’-Contd.

(1)	(2)	(3)	(4)	(5)
5	SM-5 M-11	Agricultural Zone/No Development Zone	Agriculture Zone shown on land bearing S. No. 469 to the south of Alsana road is proposed to be included in Residential Zone.	Agricultural Zone/No Development Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
6	SM-6 M-17	Site No.109- “Parking”	proposed Site No. 109 (Parking) on land bearing S. No. 407 is to be deleted and land there under proposed to be included in Residential Zone.	Site No.109- “Parking” is reinstated as per plan published u/s 26 of MRTP Act, 1966.
7	SM-7 M-19	12m wide service road	Proposed Service Road along Akot Road in S. No. 811,812 (both side) is proposed to be deleted and land there under included in Residential Zone.	12m wide service road in survey No.811,812 is reinstated as per plan published u/s 26 of MRTP Act, 1966.
8	SM-8 (M-21)	Public/Semi-Publis Use	Public semi-public use shown on east side of S. No. 418 proposed to be included in Residential and Commercial Zone.	Public/Semi-Public Use on east side of survey No. 418 is reinstated as per plan published u/s 26 of MRTP Act, 1966.
9	SM-9 (M-23)	Existing Cremation Ground	The lable shown as Existing CG in S. No.286 is to be corrected as Existing BG.	Existing Cremation Ground is reinstated as per plan published u/s 26 of MRTP Act, 1966.
10	SM-10 (M-26)	Commercial land use	Commercial Land use shown on land bearing Nazul sheet No.14 D/Nazul Plot No. 2/Plot No. 48,49,50,52 is changed to Residential land use.	Commercial land use is reinstated as per plan published u/s 26 of MRTP Act, 1966.
11	SM-11 (M-29)	Site No. 95-“Linrary”	Proposed Site No. 95 (Library) on land bearing S. No.294,392 is proposed to be deleted and land there under included in Residential Zone	Site No. 95-“Linrary” is redesignated as “Town Plaza”
12	SM-12 M-30-II	Public/Semi-Public Zone	New reservation for Municipal Office and staff quarter is proposed on part of S. No. 418 (Govt. Land) as shown on plan.	Public/Semi-Public Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
13	SM-13 M-30-V	Existing Pazar Talav	Existing Pazar Talav in S. No. 218 redesignated as Beautification of Tank.	Existing Pazar Talav in redesignated as Lake Beautification.
14	SM-14 M-30-VII	Public/Semi-Public Zone	Municipal land in S. No. 291 in front of Municipal School No. 5 on East-West direction (10 m. x 50 m.) included in Commercial Zone.	Public/Semi-Public is reinstated as per plan published u/s 26 of MRTP Act, 1966.
15	SM-15 M-30-VIII	Site No. 125-“Park”	Site No. 125 redesignated as Municipal purpose	Site No. 125-“Park” is reinstated as per plan published u/s 26 of MRTP Act, 1966.
16	SM-16 M-30-IX	Commercial Zone	New reservation for Mutton and Fish market is proposed near existing weekly market on South-West corner as shown on plan.	Commercial Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
17	SM-17 M-30-X	Residential Zone	Hawker Zone to be proposed towards South direction of RD 14 Road as shown on plan.	Residential Zone is reinstated as per plan published u/s 26 of MRTP Act, 1966.
18	SM-18 M-32	Site No. 62-“Dispensary and Maternity Home”	Proposed Site No. 62 Dispensary and Maternity home on land bearing S. No.261 is to be deleted and land there under included in Residential Zone.	Site No. 62-“Dispensary and Maternity Home” is reinstated as per plan published u/s 26 of MRTP Act, 1966.
19	SM-19 M-33	Site No. 119-“Playground”	Proposed Site No. 119 Play Ground on land bearing S. No.730/2 is to be deleted and land there under included in Residential Zone.	Site No. 119-“Playground” is reinstated as per plan published u/s 26 of MRTP Act, 1966.

Note :-

- (1) The reservations/allocations/designations which do not appear in the Schedule-A appended to this Notification and Schedule-B appended to Notice No. TPS-2623/713/CR-118/2023/EP Publish/UD-30, dated the 14th October, 2025, are hereby sanctioned for the respective purpose as designated in the Development Plan.
- (2) The Unified Development Control and Promotion Regulation sanctioned *vide* Notification No. TPS-1818/CR-236/18/Seciton 37(1AA)(c) and Section 20(4)/UD-13, dated 02nd December, 2020, as amended from time to time, shall be applicable to the said Area of the Shegaon Municipal Council, Dist. Buldhana.
- (3) The width of the roads classified in the Development Plan will have to be kept as per clarification issued by the Government in Urban Development Department, dated the 23rd December, 2021 regarding Regulation No.3.3.8 of the Unified Development Control and Promotion Regulation.
- (4) At the junction of roads where corner rounding is not indicated in the said Draft Revised Development Plan, the rounding should be consider as per the Provision of Regulation No. 3.3.12 of the Unified Development Control and Promotion Regulation in accordance with the width of the road.

The aforesaid final Development Plan of the Shegaon Municipal Council, Dist. Buldhana partly sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Development Plan, in the office of the Chief Officer, Shegaon Municipal Council, Dist. Buldhana.

This Notification is available on the Government of Maharashtra website www.maharashtra.gov.in

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

PRASAD R. SHINDE,

Under Secretary.