



महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

वर्ष १२, अंक ४]

सोमवार, जानेवारी १२, २०२६/पौष २२, शके १९४७

[पृष्ठे १५, किंमत : रुपये ६२.००

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 (असा.) (अ. वि. पु.) म. शा. रा., अ. क्र. ६.

नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२, दिनांक ०४ सप्टेंबर, २०२५.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

अधिसूचना

क्रमांक टिपीएस-२६२३-९०८-प्र.क्र.१२९-२०२३-वि.यो.मंजूरी-(भागशः)-नवि-३०.—

ज्याअर्थी, बुलढाणा 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. अधि. ३७ वा) (यापुढे “उक्त अधिनियम” असा उल्लेख करणेत आलेला आहे.) चे कलम २३(१) सह कलम ३८(१) अन्वयेच्या तरतुदीनुसार ठराव क्र. १८, दिनांक २४ नोव्हेंबर, २०१७ अन्वये, प्रारूप विकास योजना बुलढाणा (मुळ हद्द दुसरी सुधारित) (यापुढे “उक्त प्रारूप विकास योजना” असे संबोधिलेले आहे) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणी, दिनांक ०५-११ ०४, २०१८ अन्वये प्रसिद्ध केली आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील जमिनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिद्ध करण्यास ठराव क्र. ०१, दिनांक २३ जून, २०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणी, दिनांक २४ जून, २०२२ अन्वये 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. ०२, दिनांक १६ डिसेंबर, २०२२ 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, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये दिनांक १२ जानेवारी, २०२३ रोजी प्रसिद्ध झाली असून शुध्दीपत्र दिनांक ०८-१४ ०६, २०२३ रोजी अमरावती विभागीय पुरवणीमध्ये प्रसिद्ध झाले आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. ४९१, दिनांक ०२ मे, २०२३ अन्वये सादर केली आहे;

आणि 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 क्र. टिपीएस-२६२३-९०८-प्र.क्र.१२९-२०२३ ईपी प्रसिद्धी-नवि-३०, दिनांक ०४ सप्टेंबर, २०२५ सोबतच्या परिशिष्ट-ब मधील (ई.पी.-१ ते ई.पी.-१६) सारभूत बदल, वगळून भागशःमंजूर 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 शासनाने मंजूर करणे आहे;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतुदीनुसार तसेच इतर अनुषंगिक शक्तीचा वापर करून शासन खालीलप्रमाणे आदेश पारीत करीत आहे :-

- ०१ (क) बुलढाणा नगर परिषदेच्या उक्त प्रारूप विकास योजनेस, सोबतच्या परिशिष्ट-अ मधील एस.एम-१ ते एस.एम-१० नुसार, सूचना क्र. टिपीएस-२६२३-९०८-प्र.क्र.१२९-२०२३-ईपी प्रसिद्धी-नवि-३०, दिनांक ०४ सप्टेंबर, २०२५ सोबतच्या परिशिष्टातील (ई.पी.-१ ते ई.पी.-१६) सारभूत बदल वगळून, मंजूरी देण्यात येत आहे.
- (ख) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२४ चे कलम ३ नुसार मुळ अधिनियमाच्या कलम ३१ चे उपकलम (१) (दोन) मधील सुधारित परंतुकातील तरतुदीनुसार उक्त विकास योजनेच्या मंजूरीसाठी दिनांक ०४ सप्टेंबर, २०२५ हा दिवस धरून मुदतवाढ मंजूर करणेत येत आहे.
- (ग) बुलढाणा नगर परिषदेच्या उक्त प्रारूप विकास योजना सदर अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येईल.

परिशिष्ट-अ

विकास योजना—बुलढाणा (मुळ हद्द दुसरी सुधारित)

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

(शासन अधिसूचना क्र. टिपीएस-२६२३-९०८-प्र.क्र.१२९-२०२३-वि. यो. मंजूरी (भागशः)-नवि-३०, दिनांक ०४ सप्टेंबर, २०२५ चे सहपत्र)

अ. क्र.	बदल	स्थान	आरक्षण क्रमांक	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 मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) नुसार मंजूर केलेला फेरबदल
(१)	(२)	(३)	(४)	(५)	(६)	(७)
1	SM-1 (M-11A)	Survey No. 99/3	Site No. 32	Site No. 32, "Parking"	Reservation No. 32 "Parking" on S. No. 99 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No.32-Parking" is reinstated as per the plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
	(M-11B)		Site No. 33	"Site No.33-Office of Police Dept."	Reservation No.33 "Office of " Police Department" on S.No.99 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No.33-Office of Police Dept." is reinstated as per the plan published u/s 26 of Maharashtra Regional and Town Planning Act, 1966.

परिशिष्ट-अ—चालू

(१)	(२)	(३)	(४)	(५)	(६)	(७)
2	SM-2 (M-12)	Survey No. 56	Site No. 11	Site No. 11, "Town Hall"	Reservation No. 11 "Town Hall" on S. No. 56 of Mauza Buldana is deleted from reservation and included in Residential Zone.	Site No.11-Town Hall" is reinstated as per the plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
3	SM-3 (M-13)	Survey No. 36/1	Site No. 20	"Site No.20 - Park"	Reservation No. 20 "Park" on S. No. 36 & 35 of Mauza Buldana is changed to "Resettlement for Urban Poor".	"Site No.20-Park" is redesignated as "Housing for Urban Poor".
4	SM-4 (M-15)	Nazul Sheet No. 12 + 11	Site No. 36	"Site No.36 - Library"	Reservation No. 36 "Library" on Nazul Sheet No. 12+11 of Mauza Buldana is deleted from reservation and included in Public/Semipublic Zone.	"Site No.36 Library" is reinstated as per the plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
5	SM-5 (M-16)	Nazul Sheet No. 10	Site No. 41	"Site No. 41- Fire Brigade"	Reservation No. 41 "Fire Station" on Nazul Sheet No. 10 of Mauza Buldana is changed to "Municipal Purpose".	"Site No. 41 - Fire Brigade" is redesignated as "Municipal Purpose".
6	SM-6 (M-17)	Survey No. 56	Site No. 9	"Site No. 9 - Parking"	Reservation No. 9 "Parking" on S. No. 56 of Mauza Buldana is deleted from reservation and included in Public/Semipublic Zone.	"Site No.9 - Parking" is reinstated as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
7	SM-7 (M-18)	Survey No. 35	- - -	Open Space	Open Space in S. No. 35 of Mauza Buldana is Reserved for "Resettlement for Urban Poor".	The Layout Open Space is reinstated as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
8	SM-8 (M-19)	Nazul Sheet No. 5	- - -	Play Ground	Nazul Sheet No. 5 is reserved for "Swimming Pool" and road is proposed as per 1st sanctioned Development Plan.	Play Ground is reinstated as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
9	SM-9 (M-23)	Survey No. 97	Site No. 30	Site No. 30, "Lawn"	Reservation No. 30 "Lawn" on S. No. 97 of Mauza Buldana is changed to "Shopping Centre".	"Site No.30 Lawn" is redesignated as "Site No. 30 Shopping Centre".
10	SM-10 (M-24)	Survey No. 102	Site No. 34	"Site No. 34, Municipal Purpose".	Reservation No. 34 "Municipal Purpose" on S. No. 102 of Mauza Buldana is partly deleted from reservation.	"Site No.34 Municipal Purpose" on the parcel of ZP land is redesignated as "Site No. 34A - ZP Commercial Complex" and the remaining area under "Site No. 34 Municipal Purpose" is reinstated as per plan published u/s 26 of the MRTPT, 1966.

टीप:- (१) जी आरक्षणे-नामाभिधान, प्रस्तुत अधिसूचनेसोबतच्या "परिशिष्ट-अ" तसेच सूचना क्र. टीपीएस-२६२३-९०८-प्र. क्र. १२९-२०२३-ईपी प्रसिध्दी-नवि-३०, दिनांक ०४ सप्टेंबर, 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 बुलढाणा नगरपरिषद, जि. बुलढाणा क्षेत्राकरिता लागू राहिल.
- (३) विकास योजनेमध्ये वर्गीकृत रस्त्याची रुंदी ही मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र. ३.३.८ बाबत शासनाचे नगर विकास विभागाकडील दिनांक २३ डिसेंबर, २०२१ रोजीच्या स्पष्टीकरणानुसार ठेवणे आवश्यक राहिल.
- (४) विकास योजनेत दर्शविलेल्या रस्त्यांच्या अनुषंगाने विकास योजनेत ज्या ज्या रस्त्यांना कोपरा गोलाई (Corner Rounding) दर्शविण्यात आलेले नाही अशा जोड्याच्या ठिकाणी रस्त्यांच्या रुंदीच्या अनुषंगाने मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र. ३.३.१२ लागू राहिल.
- (५) ज्या जमिनी मंजूर व अंमलात असलेल्या विकास योजनेनुसार औद्योगिक विभागात दर्शविल्या आहेत तसेच ज्या जमिनीवर विद्यमान औद्योगिक वापर अस्तित्वात आहे अथवा पूर्वी अस्तित्वात असून सद्यस्थितीत बंद झालेल्या आहे, अशा जमिनी, प्रस्तुतच्या विकास योजनेत जरी विविध विभागात निर्देशित केल्या असतील तरीही, त्या जमिनीमधील विकास परवानगी प्रकरणी एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र. ४.८.१ चे तस्तूदिनुसार नियोजन प्राधिकरणास निर्णय घेणे बंधनकारक राहिल.

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

सदरची अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायद/नियम) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रसाद रा. शिंदे,
अवर सचिव.

भाग १-अ (असा.) (अ. वि. पु.) म. शा. रा., अ. क्र. ७.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 04th September, 2025.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTIFICATION

No. TPS-2623-908-CR-129-2023-D.P. Sanction (Part)-UD-30.—

Whereas, the Buldahana Municipal Council, Dist. Buldhana, being the Planning Authority y (hereinafter referred to as "the said Planning Authority") vide its Resolution No.18, dated the 24th November, 2017, declared its intention under section 23 (1), read with section 38 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"), to prepare the Draft Development Plan (Original Boundary Second Revised) (hereinafter referred to as "the said Draft Development Plan") and notice regarding such declaration was published in the *Official Gazette*, Amravati Division Supplement dated the 5-11th April, 2018;

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 23 June, 2022 and notice to that effect was published in the *Official Gazette*, Amravati Division Supplement dated the 24 June, 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 Planning Committee, the Planning Authority *vide* its Resolution No. 02, dated the 26 December, 2022 had decided to make some modifications and to publish such modifications in the said Draft Development Plan (hereinafter referred to as "the said Modifications") and published in the *Official Gazette*, Amravati Division Supplement dated the 12th January, 2023, and corrigendum dated the 8th-14th 06, 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. 491, dated the 02nd May, 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-16) as specified in SCHEDULE-B appended to Notice No. TPS-2623/908/CR-129/2023/EP Publish/UD-30, dated the 04th September, 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 :-

1. (A) Accords Sanction the said Draft Development Plan of the Area within Buldhana Municipal Council, as specified in SCHEDULE-A appended hereto, excluding the substantial Modifications (as EP-1 to EP-16) as specified in SCHEDULE-B appended to Notice No. TPS-2623/908/CR-129/2023/EP Publish/UD-30, dated the 04 September, 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 date 04th September, 2025,

(C) The said Sanctioned Development Plan called the Final Development Plan of the Area within Buldhana Municipal Council shall come into force, after 30 days from the publication of this Notification in the *official Gazette*.

SCHEDULE-A

Development Plan-Buldhana, Dist. Buldhana (Original Linit Second Revised)

Modifications sanctioned by Government under Section 31 (1) of the MRTP Act, 1966.

(Accompaniment to the Government Notification No. TPS-2623/908/CR-129/2023/Part Sanction/UD-30, dated the 04th September, 2025.

Sr.	Modific ation no.	Location Gat/S.No. CTS No.	Site No	Proposals as per published plan under section 26 of the MRTP Act, 1966.	modification Proposed by the Planning Authority and shown on submitted plan to Government under section 30 of the MRTP Act, 1966.	Proposal as sanctioned by the Government under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	SM-1 (M-11A)	Survey No. 99/3	Site No. 32	Site No. 32, "Parking"	Reservation No. 32 "Parking" on S. No. 99 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No.32-Parking" is reinstated as per the plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.

SCHEDULE-A

(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(M-11B)		Site No. 33	"Site No.33-Office of Police Dept."	Reservation No.33 "Office of " Police Department" on S.No.99 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No.33-Office of Police Dept." is reinstated as per the plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
2	SM-2 (M-12)	Survey No. 56	Site No. 11	Site No. 11, "Town Hall"	Reservation No. 11 "Town Hall" on S. No. 56 of Mauza Buldhana is deleted from reservation and included in Residential Zone.	Site No.11-Town Hall" is reinstated as per the plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
3	SM-3 (M-13)	Survey No. 36/1	Site No. 20	"Site No.20 - Park"	Reservation No. 20 "Park" on S. No. 36 & 35 of Mauza Buldana is changed to "Resettlement for Urban Poor".	"Site No.20-Park" is redesignated as "Housing for Urban Poor".
4	SM-4 (M-15)	Nazul Sheet No. 12 + 11	Site No. 36	"Site No.36 - Library"	Reservation No. 36 "Library" on Nazul Sheet No. 12+11 of Mauza Buldana is deleted from reservation and included in Public/Semipublic Zone.	"Site No.36 Library" is reinstated as per the plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
5	SM-5 (M-16)	Nazul Sheet No. 10	Site No. 41	"Site No. 41- Fire Brigade"	Reservation No. 41 "Fire Station" on Nazul Sheet No. 10 of Mauza Buldana is changed to "Municipal Purpose".	"Site No. 41 - Fire Brigade" is redesignated as "Municipal Purpose".
6	SM-6 (M-17)	Survey No. 56	Site No. 9	"Site No. 9 - Parking"	Reservation No.9 "Parking" on S. No. 56 of Mauza Buldana is deleted from reservation and included in Public/Semipublic Zone.	"Site No.9 - Parking" is reinstated as per plan published u/s 26 of the Maharashtra Regional and Townw Planning Act, 1966.
7	SM-7 (M-18)	Survey No. 35	- - -	Open Space	Open Space in S. No. 35 of Mauza Buldana is Reserved for "Resettlement for Urban Poor".	The Layout Open Space is reinstated as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
8	SM-8 (M-19)	Nazul Sheet No. 5	- - -	Play Ground	Nazul Sheet No. 5 is reserved for "Swimming Pool" and road is proposed as per 1st sanctioned Development Plan.	Play Ground is reinstated as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966.
9	SM-9 (M-23)	Survey No. 97	Site No. 30	Site No. 30, "Lawn"	Reservation No. 30 "Lawn" on S. No. 97 of Mauza Buldana is changed to "Shopping Centre".	"Site No.30 Lawn" is redesignated as "Site No. 30 Shopping Centre".
10	SM-10 (M-24)	Survey No. 102	Site No. 34	"Site No. 34, Municipal Purpose".	Reservation No. 34 "Municipal Purpose" on S. No. 102 of Mauza Buldana is partly deleted from reservation.	"Site No.34 Municipal Purpose" on the parcel of ZP land is redesignated as "Site No. 34A - ZP Commercial Complex" and the remaining area under "Site No. 34 Municipal Purpose" is reinstated as per plan published u/s 26 of the MRTPT, 1966.

- Note :-** (1) The reservation/allocation/ designations which are not mentioned in the Schedule-A appended to this Notification and Schedule-B appended to Notice No. TPS-2623-908-CR-129-2023-EP Publish-UD-30, dated 04th September, 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-Section 37-(1AA)(c) and Section 20(4)-UD-13, dated the 02nd December 2020, as amended from time to time, shall be applicable to the Area of the, Buldhana 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 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.
- (5) The land shown in the industrial zone according to the sanctioned and implemented development plan, as well as the lands where existing industrial use is currently present or was present earlier but is now discontinued, even if such lands are designated under various zones in the current development plan the planning authority shall be bound to decide on development permissions for such land in accordance with the provisions of Regulation No. 4.8.1 of the UDCPR.

The aforesaid final Development Plan of the Buldhana, 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 on one month from the date of coming into force of this Development Plan, in the office of the Chief Officer, Buldhana Municipal Council, Dist. Buldhana.

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

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

PRASAD R. SHINDE,
Under Secretary.

भाग १-अ (असा.) (अ. वि. पु.) म. शा. रा., अ. क्र. ८.

नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२, दिनांक ४ सप्टेंबर, २०२५.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

सूचना

क्रमांक टिपीएस-२६२३-९०८-प्र.क्र.१२९-२०२३-ईपी प्रसिद्धी-नवि-३०.—

ज्याअर्थी, बुलढाणा नगर परिषद, जि. बुलढाणा (यापुढे “उक्त नियोजन प्राधिकरण” असा उल्लेख करणेत आलेला आहे.) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यापुढे “उक्त अधिनियम” असा उल्लेख करणेत आलेला आहे.) चे कलम २३(१) सह कलम ३८(१) अन्वयेच्या तरतुदीनुसार ठराव क्र. १८, दिनांक २४ नोव्हेंबर, २०१७ अन्वये, प्रारूप विकास योजना बुलढाणा [मुळ हद्द दुसरी सुधारित] (यापुढे “उक्त प्रारूप विकास योजना” असे संबोधिलेले आहे) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणी, दिनांक ०५-११ ०४, २०१८ अन्वये प्रसिद्ध केली आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील जमिनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिद्ध करण्यास ठराव क्र. ०१, दिनांक २३ जून, २०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणी, दिनांक २४ जून, २०२२ अन्वये सूचना/हरकती मागविण्यासाठी प्रसिद्ध केली 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. ०२, दिनांक २६ डिसेंबर, २०२२ 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, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये दिनांक १२ जानेवारी, २०२३ रोजी प्रसिद्ध झाली असून शुध्दीपत्र दिनांक ०८-१४ ०६, २०२३ रोजी अमरावती विभागीय पुरवणीमध्ये प्रसिद्ध झाले आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतूदी नुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. ४९१, दिनांक ०२ मे, 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 योजनेस, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतूदीनुसार शासन अधिसूचना क्र. टिपीएस-२६२३-९०८-प्र.क्र.१२९-२०२३ वि.यो. मंजूरी (भागशः)-नवि-३०, दिनांक ०४ सप्टेंबर, २०२५ अन्वये, प्रस्तुत सूचना क्र. टिपीएस-२६२३-९०८-प्र.क्र.१२९-२०२३ ईपी प्रसिद्धी-नवि-३०, दिनांक ०४ सप्टेंबर, २०२५ व त्यासोबतच्या परिशिष्ट-ब मधील सारभूत फेरबदल (ई.पी.-१ ते ई.पी.-१६) वगळून, भागशः मंजूरी देण्यात आली आहे.

आणि ज्याअर्थी, उक्त नमूद परिशिष्टातील सारभूत फेरबदल उक्त मंजूर विकास योजनेतून वगळले असून सदर वगळलेले सारभूत फेरबदल विकास योजना नकाशावर (ई.पी.-१ ते ई.पी.-१६) दर्शविले आहेत;

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

परिशिष्ट-ब

विकास योजना—बुलढाणा [मुळ हद्द दुसरी सुधारित]

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये प्रसिद्ध करण्यात आलेले बदल (शासन अधिसूचना क्र. टिपीएस-२६२३-९०८-प्र.क्र.१२९-२०२३-ई.पी.प्रसिद्धी-नवि-३०, दिनांक ४ सप्टेंबर, २०२५ चे सहपत्र)

अ. क्र.	वगळलेला भाग	स्थान	आरक्षण क्रमांक	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 मंजूरीसाठी 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)	(५)	(६)	(७)
1	EP-1 (M-1)	Survey No.28/6,7	Site No. 47	"Site No.47-Garden"	Reservation No. 47 "Garden" on S. No. 28 of Mauza Buldana is deleted from reservation and included in Residential Zone.	The area on which notice u/s 127 of MRTP, 1966 is served is proposed to be excluded from Reservation No. 47 (Garden) and the land so released is proposed to be included in Residential Zone and the remaining area under reservation is proposed to be redesignated as "Site No. 47-Children's Park"
2	EP-2 (M-2)	Survey No.47/1	Site No. 1	"Site No.1-Garden & View Point"	Reservation No.1"Garden and View Point"on S. No. 47 of Mauza Buldana is partly deleted from reservation and included in Residential Zone and 0.60 H. in North Corner of said S. No.47 is kept reserved for View	"Site No.1-Garden&View Point" and 15 m. wide DP Road proposed u/s 30 is proposed to be deleted and the land SO released is proposed to be included in Residential Zone

परिशिष्ट-ब—चालू

(१)	(२)	(३)	(४)	(५)	(६)	(७)
					Point and 15.00 M. D. P. road is proposed up to Municipal limits.	
3	EP-3 (M-3)	Survey No. 47/2	Site No. 2	"Site No.2-Cremation Ground "	Reservation No. 2 "Cremation Ground" on S. No. 47 of Mauza Buldana is deleted from reservation and included in Residential Zone. And the said reservation is shifted to S. No.57.	"Site No.2-Cremation Ground" proposed u/s 26 and 30 of MRTTP, 1966 is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan.
4	EP-4 (M-4)	Survey No. 37/2	Site No. 17	"Site No. 17-High School"	Reservation No. 17 " High School" on S. No. 37 of Mauza Buldana is deleted from reservation and included in Residential Zone.	Site No. 17-High School" is Proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan.
5	EP-5 (M-5)	Survey No. 45/3	Site No. 6	"Site No. 6-Krida Prabodhini for M. C. "	Reservation No. 6 " Krida Prabodhini" on S. No. 45 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 6-Kirda Prabodhini for M. C. " is 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-6A)	Survey No. 79	Site No. 27	"Site No. 27-Primary School & Play Ground"	Reservation No. 27-Primary School & Play Groud" on S. No. 79 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 27-Primary School & Play Ground" is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on Plan.
	M-6B)		Site No. 28	"Site No. 28-Housing for Dishoused	Reservation No. 28 "Housing for dishoused" on S. No. 79 of Mauza Buldana is deleted from reservation and included in Residential Zone.	ii) "Site No. 28-"Housing for Dishoused" is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan.
7	EP-7 (M-7)	Survey No. 19	Site No. 44	"Site No. 44-Primary School"	Reservation No.44-Primary School" on S. No.19 of Mauza Buldhana is partly deleted from reservation and included in Residential Zone.	The land under sanctioned lay-out is proposed to be delete partly from "Site No. 44-Primary School" and the land so released is proposed to be included in Residential Zone and the remain ing area under resevation is proposed to be reinstated for "Site No. 44-Primary School"
8	EP-8 (M-8)	Nazul Sheet No. 10	Site No. 26	"Site No. 26-Children Park"	Reservation No.26- "Children's Park" on Nazul Sheet No. 10 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 26- Children Park" is propoded to be deleted and the land so released is proposed to be included in predominant adjacent Zone.
9	EP-9 (M-9)	Survey No. 44/2,3,5	Site No. 07	"Site No. 07-Garden"	Reservation No.07- "Garden" on S. No. 44 Of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 07- Garden" is propoded to be deleted and the land so released is proposed to be included in predominant adjacent Zone.
10	EP-10 (M-10)	Survey No. 57/2	Site No. 13	"Site No. 13-Primary School"	Reservation No.13- "Primary School" on S. No. 57 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 13-Primary School" is propoded to be deleted and the land so released is proposed to be included in predominant adjacent Zone.
11	EP-11 (M-14A)	Survey No. 46/1	Site No. 3	"Site No. 3-Play Ground"	Reservation No.03-"Play Ground" on S. No. 46 of	"Site No. 3- "Play Ground" is propoded to be Shifted towards

परिशिष्ट-ब—चालू

(१)	(२)	(३)	(४)	(५)	(६)	(७)
	(M-14B)		Site No. 4	"Site No. 4 High School"	Mauza Buldana is deleted from reservation and included in Residential Zone. And the said reservation is shifted to S. No. 45 Reservation No. 4 "High School" on S. No. 46 of Mauza Buldana is deleted from reservation and included in Residential Zone. And the said reservation is shifted to S. No. 45.	south, as shown on plan and the land so released is proposed to be included in Residential Zone. "Site No. 4 High School" proposed u/s 26 and u/s 30 is proposed to be deleted and the land so released is included in Residential Zone.
12	EP-12 (M-20, M-21)	Survey No. 84, 83C, 85C	Site No. 22	"Site No. 22-Play Ground"	Reservation No.22-"Play Ground"of Mauza Buldana is changed to part "Burial Ground" and part "Housing for dishoused". S No. 84 of Mauza Bukdana is Reserved for "Housing for dishoused".	i) Northern side of Site No. 22 Play Ground is proposed to be redesignated as Site No. 22A Cremation Ground, as shown on plan. ii) Southern side of Site No. 22 Play Ground is proposed to be redesignated as Site No. 22B Housing for Dishoused, as shown on plan
13	EP-13 (M-22)	Survey No. 26	-----	18.00 mt. wide road	18.00 m D. P. road in S. No. 26 is partly deleted and included in Residential Zone	The alignment of proposed 18.00 mt. wide road is proposed to be deleted and the land so released is proposed to ne included in Residential Zone.
14	EP-14	Survey No. 57 (Pt)	Site No. 14	Site No. 14 Garden and View Point	Site No. 14 - Garden and View Point	i) The northern part of "Site No. 14 - Garden and View Point" admeasuring 1 acre (0.4 ha) is proposed to be reinstated and remaining area of "Site No. 14 - Garden and View Point" is proposed to be deleted and the land so released is proposed included in Residential Zone, as shown on plan. ii) 15.00 mt. wide East West proposed road u/s 26 at south of "Site No. 14 - Garden and View Point" is proposed to be deleted and the land so released is proposed to be included in Residential Zone. iii) 15.00 mt. wide North South DP road along the eastern boundary of Municipal Council is proposed to be extended upto the southern part of Site No. 14 Garden and View Point
15	EP-15	Survey No. 5/1	Site No. 42 Site No. 43	Site No. 42-Shopping Complex Site No. 43- Park & Parking	Site No.42-Shopping Complex Site No.43- Park & Parking	Site No.42-Shopping Complex and Site No. 43 - Park & Parking is proposed to be deleted and the northern part of land so released is to be proposed for Garden and Chowpatty and remainining area is to be proposed for Higher and Technical Education Depaartment.
16	EP-16	Survey No. 4/1	-----	Residential zone and Recreational zone	Residential Zone and Recreational Zone	Area under sanctioned lay-out in Survey No. 4/1 is proposed to be shown in Residential Zone, as shown on plan.

- ०१ (क) सोबत जोडलेल्या परिशिष्ट-ब मध्ये नमूद सारभूत फेरबदलांबाबत प्रस्तुत सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झालेल्या 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.
- ०२ विभागीय सहसंचालक, नगर रचना, अमरावती विभाग, निलगिरी डॉ. अग्रवाल यांची इमारत कॉंग्रेस नगर रोड, अमरावती ४४४६०६ यांचेकडे, सदर सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसांच्या विहीत 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, बुलढाणा नगरपरिषद, जि. बुलढाणा.

सदरची अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायद/नियम) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रसाद रा. शिंदे,
अवर सचिव.

भाग १-अ (असा.) (अ. वि. पु.) म. शा. रा., अ. क्र. ९.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 04th September, 2025.

THE MAHARASHTRA REGIONAL & TOWN PLANNING Act, 1966

NOTICE

No. TPS-2623-908-CR-129-2023-E.P. Publish-UD-30.—

Whereas, the Buldhana Municipal Council, Dist. Buldhana, being the Planning Authority (hereinafter referred to as "the said Planning Authority") vide its Resolution No. 18, dated the 24 November, 2017 declared its intention under section 23 (1) read with Section 38 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"), to prepare the Draft Development Plan (Original Boundary Second Revised) (hereinafter referred to as "the said Draft Development Plan") and notice regarding such declaration was published in the *Official Gazette*, Amravati Division Supplement dated the 5- 11 April, 2018;

And whereas, the said Planning Authority after carrying out Surveys of it's 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 23rd June, 2022 and notice to that effect was published in the *Official Gazette*, Amravati Divisional Supplement dated the 24 June, 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. 02, dated 26th December, 2022 had decided to make some modifications and to publish such modifications in the said Draft Development Plan (hereinafter referred to as "the said Modifications") and published in the *Official Gazette*, Amravati Divisional Supplement dated the 12th January, 2023 and corrigendum dated the 08-14 June, 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 Modification to the Government for sanction *vide* its Marathi letter No. 491, dated 2nd May, 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-2623-908-CR-129-2023-DP Sanction (Part)-UD-30, dated 04th September, 2025, has sanctioned the said Draft Development Plan, partly as specified in SCHEDULE-A appended to it, excluding the substantial modifications (as EP-1 to EP-16) as specified in SCHEDULE-B appended with this Notice bearing No. TPS-2623-908-CR129-2023-EP Publish-UD-30, dated the 04th September, 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-16;

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 :-

SCHEDULE-B

Development Plan -Buldhana, Dist. Buldhana (Original Limit Second Revised)

Substantial Modifications Published by Government under Section 31 (1) of the MRTP Act, 1966.

(Accompaniment to the Government Notice No. TPS-2623 -908-CR-129-2023-EP Publish -UD-30, dated the 04th September, 2025)

Sr. No.	Modification no.	Location Gat/S. No./ CTS No.	Site No.	Proposals as per Published plan under Section 26 of the MRTP Act, 1966.	Modification Proposed by the Planning Authority and shown on submitted plan to Government under Section 30 of the MRTP Act 1966.	Substantial Modifications Published by the Government under section 31 (1) of the MRTP Act, 1966.
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	EP-1 (M-1)	Survey No.28/6,7	Site No. 47	"Site No.47-Garden"	Reservation No. 47 "Garden" on S. No. 28 of Mauza Buldana is deleted from reservation and included in Residential Zone.	The area on which notice u/s 127 of MRTP, 1966 is served is proposed to be excluded from Reservation No. 47 (Garden) and the land so released is proposed to be included in Residential Zone and the remaining area under reservation is proposed to be redesignated as "Site No. 47-Children's Park"
2	EP-2 (M-2)	Survey No.47/1	Site No. 1	"Site No.1-Garden & View Point"	Reservation No.1"Garden and View Point"on S. No. 47 of Mauza Buldana is partly deleted from reservation and included in Residential Zone and 0.60 H. in North crner of said S. No.47 is kept reserved for View Point and 15.00 M. D. P. road is proposed up to Municipal limits.	"Site No.1-Garden&View Point" and 15 m. wide DP Road proposed u/s 30 is proposed to be deleted and the land so released is proposed to be included in Residential Zone
3	EP-3 (M-3)	Survey No. 47/2	Site No. 2	"Site No.2-Cremation Ground "	Reservation No. 2 "Cremation Ground" on S. No. 47 of Mauza Buldana is deleted from reservation and	"Site No.2-Cremation Ground" proposed u/s 26 and 30 of MRTP, 1966 is proposed to be deleted and the land so released is

SCHEDULE-B

(1)	(2)	(3)	(4)	(5)	(6)	(7)
					included in Residential Zone. And the said reservation is shifted to S. No.57.	proposed to be included in Residential Zone, as shown on plan.
4	EP-4 (M-4)	Survey No. 37/2	Site No. 17	"Site No. 17-High School"	Reservation No. 17 " High School" on S. No. 37 of Mauza Buldana is deleted from reservation and included in Residential Zone.	Site No. 17-High School" is Proposed to be deleted and the land so released is proposed to be included in Residential Zone, shown on plan.
5	EP-5 (M-5)	Survey No. 45/3	Site No. 6	"Site No. 6-Krida Prabodhini for M. C."	Reservation No. 6 " Krida Prabodhini" on S. No. 45 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 6-Kirda Prabodhini for M. C." is 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-6A)	Survey No. 79	Site No. 27	"Site No. 27-Primary School & Play Ground"	Reservation No. 27-Primary School & Play Groud" on S. No. 79 of Mauza Buldana is deleted from reservation and included in Residential Zone.	(i) "Site No. 27-Primary School & Play Ground" is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on Plan.
	M-6B)		Site No. 28	"Site No. 28-Housing for Dishoused	Reservation No. 28 "Housing for deshoused" on S. No. 79 of Mauza Buldana is deleted from reservation and included in Residential Zone.	ii) "Site No. 28-"Housing for Dishoused" is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan.
7	EP-7 (M-7)	Survey No. 19	Site No. 44	"Site No. 44-Primary School"	Reservation No.44-Primary School" on S. No.19 of Mauza Buldhana is partly deleted from reservation and included in Residential Zone.	The land under sanctioned lay-out is proposed to be delete partly from "Site No. 44-Primary School" and the land so released is proposed to be included in Residential Zone and the remaining area under reservation is proposed to be reinstated for "Site No. 44-Primary School"
8	EP-8 (M-8)	Nazul Sheet No. 10	Site No. 26	"Site No. 26-Children Park"	Reservation No.26- "Children's Park" on Nazul Sheet No. 10 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 26- Children Park" is propoded to be deleted and the land so released is proposed to be included in predominant adjacent Zone.
9	EP-9 (M-9)	Survey No. 44/2,3,5	Site No. 07	"Site No. 07-Garden"	Reservation No.07- "Garden" on S. No. 44 Of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 07- Garden" is propoded to be deleted and the land so released is proposed to be included in predominant adjacent Zone.
10	EP-10 (M-10)	Survey No. 57/2	Site No. 13	"Site No. 13-Primary School"	Reservation No.13- "Primary School" on S. No. 57 of Mauza Buldana is deleted from reservation and included in Residential Zone.	"Site No. 13-Primary School" is propoded to be deleted and the land so released is proposed to be included in predominant adjacent Zone.
11	EP-11 (M-14A)	Survey No. 46/1	Site No. 3	"Site No. 3-Play Ground"	Reservation No.03-"Play Ground" on S. No. 46 of Mauza Buldana is deleted from reservation and included in Residential Zone. And the said reservation is shifted to S. No. 46	"Site No. 3- "Play Ground" is propoded to be Shifted towards south, as shown on plan and the land so released is proposed to be included in Residential Zone.

SCHEDULE-B

(1)	(2)	(3)	(4)	(5)	(6)	(7)
	(M-14B)		Site No. 4	"Site No. 4 High School"	Reservation No. 4 "High School" on S. No. 46 of Mauza Buldana is deleted from reservation and included in Residential Zone. And the said reservation is shifted to S. No. 45.	"Site No. 4 High School" proposed u/s 26 and u/s 30 is proposed to be deleted and the land so released is included in Residential Zone.
12	EP-12 (M-20, M-21)	Survey No. 84, 83C, 85C	Site No. 22	"Site No. 22-Play Ground"	Reservation No.22-"Play Ground"of Mauza Buldana is changed to part "Burial Ground" and part "Housing for dishoused". S No. 84 of Mauza Bukdana is Reserved for "Housing for dishoused".	i) Northern side of Site No. 22 Play Ground is proposed to be redesignated as Site No. 22A Cremation Ground, as shown on plan. ii) Southern side of Site No. 22 Play Ground is proposed to be redesignated as Site No. 22B Housing for Dishoused, as shown on plan
13	EP-13 (M-22)	Survey No. 26	-----	18.00 mt. wide road	18.00 m D. P. road in S. No. 26 is partly deleted and included in Residential Zone	The alignment of proposed 18.00 mt. wide road is proposed to be deleted and the land so released is proposed to be included in Residential Zone.
14	EP-14	Survey No. 57 (Pt)	Site No. 14	Site No. 14 Garden and View Point	Site No. 14 - Garden and View Point	(i) The northern part of "Site No. 14-Garden and View Point" admeasuring 1 acre (0.4 ha) is proposed to be reinstated and remaining area of "Site No. 14 - Garden and View Point" is proposed to be deleted and the land so released is proposed included in Residential Zone, as shown on plan. ii) 15.00 mt. wide East West proposed road u/s 26 at south of "Site No. 14 - Garden and View Point" is proposed to be deleted and the land so released is proposed to be included in Residential Zone. iii) 15.00 mt. wide North South DP road along the eastern boundary of Municipal Council is proposed to be extended upto the southern part of Site No. 14 Garden and View Point
15	EP-15	Survey No. 5/1	Site No. 42 Site No. 43	Site No. 42- Shopping Complex Site No. 43- Park & Parking	Site No.42-Shopping Complex Site No.43- Park & Parking	Site No.42-Shopping Complex and Site No. 43 - Park & Parking proposed to be deleted and the northern part of land so released is to be proposed for Garden and Chowpatty and remaining area is to be proposed for Higher and Technical Education Department.
16	EP-16	Survey No. 4/1	-----	Residential Zone and Recreational Zone	Residential Zone and Recreational Zone	Area under sanctioned lay-out in Survey No. 4/1 is proposed to be shown in Residential Zone, as shown on plan.

(A) Gives notice inviting suggestios and objections from any person in respect of the proposed substantial modifictons 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 and/or objections as stated in (A) above and to submit his report thereupon to the Government for further necessary action.

(2) 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, having his office at Nilgiri Dr. Agrawal 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.

(3) Copy of the said Notice along with 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, Buldhana Municipal Council, Dist. Buldhana.

This Notice shall also be made available on the Government website www.maharashtra.gov.in (Acts/ Rules)

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

PRASAD R. SHINDE,
Under Secretary.