



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष १२, अंक १३]

गुरुवार ते बुधवार, एप्रिल ९-१५, २०२६/चैत्र १९-२५, शके १९४८

[पृष्ठ ९, 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. ८७.

नगर विकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २३ मार्च, २०२६.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

अधिसूचना

क्रमांक टिपीएस-२६२५-प्र.क्र. ३४-२०२५-ईपी प्रसिद्धी-नवि-३०.—

ज्याअर्थी, खामगाव 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 तरतुदीनुसार ठराव क्र. ०१, दिनांक ०३ सप्टेंबर, २०२० अन्वये, प्रारूप विकास योजना 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 पुरवणीमध्ये, दि. १५-२१ जुलै, २०२१ 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, २०२३ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र अमरावती विभागीय पुरवणीमध्ये, दिनांक १३-१९ जुलै २०२३ 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. ०१, दिनांक ११ जानेवारी, २०२४ अन्वये 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 ८ फेब्रुवारी, २०२४ रोजी प्रसिद्ध केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. २८११२४, दिनांक २८ मार्च, २०२४ 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 प्रारूप विकास योजनेस, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतूदीनुसार शासन अधिसूचना क्र. टिपीएस-२६२५-प्र.क्र.३४-२०२५-वि.यो.मंजूरी (भागशः)-नवि-३०, दिनांक २३ मार्च, २०२६ अन्वये, (एस.एम.-१ ते एस.एम.-८), प्रस्तुत सूचना क्र. टिपीएस-२६२५-प्र.क्र.३४-२०२५-ईपी प्रसिद्धी-नवि-३०, दिनांक २३ मार्च, २०२६ व त्यासोबतच्या परिशिष्ट- ब मधील सारभूत बदल (ई.पी.- १ ते ई.पी.-३६) 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.-३६) दर्शविले आहेत ;

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

(क) सोबत जोडलेल्या परिशिष्ट-ब मध्ये नमूद सारभूत फेरबदलांबाबत प्रस्तुत सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध 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.

परिशिष्ट-‘ब’

विकास योजना - खामगाव [मूळ हद्द (दुसरी सुधारित)], जि. बुलढाणा

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये प्रसिद्ध करण्यात आलेले बदल

(शासन सूचना क्र. टिपीएस-२६६५-प्र.क्र.३४-२०२५-ई.पी.प्रसिद्धी-नवि-३०, दिनांक २३ मार्च, २०२६ चे सहपत्र)

अ. क्र.	वगळलेला भाग	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)
1.	EP-1 (M-1)	Site No. 18 - Shopping Complex	Mouje Khamgaon, S.N.124, Site No. 18 (Shopping Complex) is to be deleted and Land thereunder included in Residential Zone.	Site No. 18 - Shopping Complex is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
2.	EP - 2 (M-5/1)	Site No. 38 - Housing for Dishoused	Survey No. 34 and 35, Mouje Khamgaon, Site No. 38 (Housing for Dishoused) is to be deleted and Land thereunder included in Residential Zone.	Land admeasuring approx. 1.5 H.R towards North side is proposed to be reinstated in the Site No.38- Housing for Dishoused. Remaining land is proposed to be deleted from Site No.38 Housing for Dishoused and land so released is proposed to be included in the Residential Zone as shown on plan D1.
3.	EP -3 (M-5/2)	Site No. 39-Market	Survey No. 34. Mouje Khamgaon, Site No. 39 (Market) is to be deleted and Land thereunder included in Residential Zone.	Site No. 39 - Market is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
4.	EP-4 (M-5/3)	Site No. 41-Garden	Survey No. 38, Mouje Khamgaon, Site No. 41 (Garden) is to be deleted and Land thereunder included in Residential Zone.	Land admeasuring approx. 2 H.R towards North side is proposed to be reinstated in the Site No. 41 - Garden. Remaining land towards South side is proposed to be deleted from Site No. 41- Garden and land so released is proposed to be included in the Residential Zone.
5.	EP-5 (M-6)	Site No. 56 Playground, Site No. 57 Primary School	Survey No. 15Pt. and 22 Pt. Mouje Khamgaon, Site No. 56 (Playground) and Site No. 57 (Primary School) is to be arranged.	Modification under section 30 is proposed to be sanctioned and land so released is proposed to be included in Pre-Dominant Adjacent Zone.

परिशिष्ट-‘ब’-चालू

(१)	(२)	(३)	(४)	(५)
6.	EP-6 (M-7)	Recreational Zone- SPC	Mouje Januna, Site No. 14 Recreational Zone shown at the Triangular Junction of NH-53 Road, is to be deleted and included in Residential Zone as per sanctioned layout.	The land under designation of Recreational Zone-SPC is proposed to be included in the Residential Zone.
7.	EP-7 (M-8)	Site No. 63- Oxygen Park	Land bearing 1 Pt. Mouje Khamgaon, Site No. 63 (Oxygen Park) is to be deleted partly and Land thereunder is to be included in Residential Zone and remaining part of the said Site is to be re-designated as a "Park".	Northern part of survey no. 1 of Site No. 63 - Oxygen Park is proposed to be partly deleted and land so released is proposed to be included in the Residential Zone as shown on plan. And the remaining part of Site No. 63 - Oxygen Park is proposed to be renamed as Site No. 63 - Park as shown on plan.
8.	EP-8 (M-9)	Recreational Space	Mouje Khamgaon, S. N. 124, Plot No. 15 shown as Recreational Space is to be deleted and included in Residential Zone as per Sanctioned Layout side Order (NAP- 34/14/1990-91, Dtd. 27/10/1994.	Modification under section 30 is proposed to be sanctioned.
9.	EP-9 (M-10/1)	Site No. 25- High School	Mouje Januna. Site No. 12 Pt. and 27 Pt., Site No. 25 (High School) is to be deleted and included in Residential Zone.	Site No. 25 High School is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
10.	EP-10 (M-10/2)	Site No. 26- Playground	Mouje Januna. Site No. 12 Pt. and 27 Pt. Site No. 26 (Play Ground) is to be deleted and included in Residential Zone.	Eastern half part of Site No. 26 Playground is proposed to be partly deleted and land so released is proposed to be included in the Residential Zone and the remaining land of Site No. 26 Playground is proposed to be partly reinstated as per plan published u/s 26 of the MRTP Act, 1966.
11.	EP-11 (M-10/6)	Site No. 30-Garden	Mouje Januna, Site No. 14Pt. and 27 Pt. Land Adjacent to 24 M. wide Road, Le. North side of Site No. 30 (Garden), is to be Partly deleted and Land thereunder is to be Reserved for New Site No. 71 (Playground) with 9 M. wide Approach Road as shown on Plan.	Site No. 30 - Garden is proposed to be renamed as Beautification of Lake and Garden. Also, a new 24m wide North South road is to be proposed as shown on plan D3.
12.	EP-12 (M-11)	No Development Zone	Land Admeasuring Survey No. 37 Pt., 38 Pt., Mouje Khamgaon Shown By Agricultural/No. Development Zone, is to be deleted and included in Residential Zone.	New Site Playground admeasuring 3.5 H. R. is to be proposed in western part of survey no. 37 and new Site Garden is to be proposed in remaining part of Survey No.37, as shown on plan.
13.	EP-13 (M-13)	12m wide proposed DP road	Land Under 12 M. Wide Proposed D. P. Road Parallel to N. H. 53 Passing Through Mouje Januna, S. N. 13 Pt. and 14 Pt., is to be deleted and Land thereunder included in Residential Zone.	12m wide proposed service road is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
14.	EP-14 (M-14/1)	Commercial Zone	S. N. 27, Mouje Januna Kand Located Parallel to 24 M. wide Road, Shown in Commercial Zone is to be deleted and included in Residential Zone.	Modification under section 30 is proposed to be sanctioned.
15.	EP-15 (M-14/2)	Public/Semi- Public Zone	Land Bearing S. N. 27 Pt., Mouje Januna, at the Corner of 24 M. Wide Road and 15 M. wide Road, shown in public / semi-public zone, is to be deleted and included in Residential Zone.	Modification under section 30 is proposed to be sanctioned
16.	EP-16 (M-14/3)	Agriculture/No Development Zone	Land admeasuring Survey No. 27 pt., Mouje Januna parallel to (North-South 24 M. wide Road) Shown in Agricultural/No Development Zone (Hill/ Mountain) is to be deleted and included in Residential Zone.	1. A new site Garden admeasuring 1 Ha. is to be proposed in northern part of Survey No. 27 (pt) and new site Playground admeasuring 2 ha. is to be proposed on the southern part of Survey No.27, as shown on plan D-3 and remaining land is proposed to be included in Residential Zone. 2. 24 m. wide North South DP Road is proposed to be extended upto new site Playground, as shown on plan. 3. A new Site No.74-Shopping Center, Vegetable Market and Parking admeasuring 0.4 ha. is to be proposed, as shown on plan D4.
17.	EP-17 (M-15)	24m wide DP road	Demarcation of 24 M. wide D.P. Road passing through Gat No. 37 i.e. (S.N. 12 & 13) Mouje Januna is to be corrected as per Sanctioned Development Plan.	Modification under section 30 is proposed to be sanctioned.
18.	EP-18	Site No. 22 - Market	Site No. 22 - Market	Site No. 22 - Market is proposed to be deleted and land so released is proposed to be included in the Residential Zone.

परिशिष्ट-‘ब’-चालू

(१)	(२)	(३)	(४)	(५)
19.	EP-19	Industrial Use	Industrial Use	Area admeasuring 3.22 Ha. in Survey No. 13, Gut No. 37 & 38 is proposed to be deleted from Industrial Zone and land so released is proposed to be included in Residential Zone. Open space and amenity space to be kept as per sanctioned UDCPR. It will be mandatory to keep 10% Public amenity Space.
20.	EP-20	Site No. 64 Primary School; North South 18m wide DP road : Land Reinstated for afforestation Zone	Site No. 64 Primary School: North South 18m wide DP road : Land Reinstated for afforestation Zone	Site No. 64 Primary School, North South 18m wide DP road in Survey No. KH 183 and KH 184 and land Reinstated for afforestation Zone to the east of Survey No. KH 183 and KH 184 are proposed to be deleted and the land so released is proposed to be included in Residential Zone.
21.	EP-21	Site No. 32 Shopping Center	Site No. 32 - Shopping Centre	Site No. 32 Shopping Centre from Survey No. 25/3 is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
22.	EP-22	Site No. 17- Shopping Centre	Site No. 17 Shopping Centre	Site No. 17 - Shopping Centre is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
23.	EP-23	Recreational space	Recreational Space	A New Site Shopping Center and Parking admeasuring 3578.90 sq.mt is to be proposed on Nazul sheet no. 25D, Plot no. 107, mauje Khamgao.
24.	EP-24	Residential Zone	Residential Zone	A New Site Housing for All admeasuring 33,388.00 sq mt. is to be proposed on Survey no. 163/1.
25.	EP-25	Site No. 42-Extn to PS	Site No. 42 Extn to PS	Existing 9m wide road towards east side of Police Quarter is proposed to be widen to 15m. Also, new 18m wide road is to be proposed from Site No. 42 - Extn to PS to boundary of Survey no. 38.
26.	EP-26	Residential Zone, No Development Zone, Burial Ground	Residential Zone, No Development Zone, Burial Ground	(A) The existing road from Survey No. 38 and 39 is proposed to be widened to 15 m, as shown on plan D-1. (B) A new 15 m. wide Road passing along the common boundary of S.No.37 and 38 till existing road in S.No. JAN 176 is to be proposed as shown on plan D-1. (C) The existing road along common boundary of Survey No. 33 and 35 till existing NH 753 E is proposed to be widened to 15 m., as shown on plan D-1. (D) A new 12m wide road is to be proposed from the common boundary of the burial ground and survey no. KH38 as shown on plan D-1. (E) The alignment of 18m. wide DP Road is proposed to be realigned, as shown on plan D-1.
27.	EP-27	Site No. 8 - Sports Complex	Site No. 8 - Sports Complex	Eastern part of Site No. 8 Sports Complex is proposed to be included in Public/Semi-Public Zone and remaining part of the Site No. 8 - Sports Complex is proposed to be reinstated as per plan published u/s 26 of the MRTP Act, 1966.
28.	EP-28	12m wide road, 15m wide road	12m wide road, 15m wide road	Alignment of 12m wide road and 15m wide road is proposed to be changed as shown on part plan D7.
29.	EP-29	Residential Zone	Residential Zone	12m wide roads are to be proposed as shown on plan D8. Also, new Site Playground is to be proposed shown on part plan D8.
30.	EP-30	Site No.22 - Market	Site No. 22 - Market	Site No. 22 - Market is proposed to be deleted and land so released is proposed to be included in Residential Zone.

परिशिष्ट-‘ब’-चालू

(१)	(२)	(३)	(४)	(५)
31.	EP-31	Residential Zone	Residential Zone	A new Site No.1A Shopping Center is to be proposed in Survey No. SUT 5 to south of NH 53.
32.	EP-32	Residential Zone	Residential Zone	New Site No.1B Garden is to be proposed to the south of Site No.1A Shopping Center as shown on plan. A New 12m. wide North South road is to be proposed in from NH 53, as shown on plan.
33.	EP-33	Residential Zone	Residential Zone	A New Site Playground is to be proposed in south east part of Survey No. KH 122 and adjacent to 15 m. wide DP Road, as shown on plan .
34.	EP-34	Residential Zone	Residential Zone	New Site Garden admeasuring 2 Ha is to be proposed and Sports Complex in is to be proposed in remaining land in Survey No. KH 129 on east of MSEB Khamgaon, as shown on plan. A New 12m road is to be proposed from existing 15m. wide road to municipal boundary of Gut No. 129, as shown on plan.
35.	EP-35	Residential Zone	Residential Zone	A new Site Playground admeasuring 2 Ha. area is to be proposed in Survey no. SAJ 29, as shown on plan. Also, new 12m. road is to be proposed along the boundary of survey No. SAJ 29 and SAJ 30, as shown on plan.
36.	EP-36	Residential Zone	Residential Zone	A new Site Garden admeasuring 2 Ha. area is to be proposed in Hill/Mountain area adjoining Survey No. JAN 12, as shown on plan.

२. विभागीय सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती, “ निलगिरी ”, डॉ. अग्रवाल यांची इमारत, काँग्रेसनगर रोड, अमरावती - ४४४६०६ यांचेकडे, सदर सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसांच्या विहित कालमर्यादेत सोबतच्या परिशिष्ट-ब मधील सारभूत फेरबदलानुषंगाने प्राप्त होणाऱ्या हरकती / सूचना स्विकारुन विचारात घेण्यात येतील.

३. 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, नगरपरिषद खामगांव, जि. बुलढाणा.

सदरची सूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे व नियम) या संकेतस्थळावर उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,

प्रसाद रा. शिंदे,
अवर सचिव.

भाग १-अ (अ.वि.पु.) म. शा. रा., अ. क्र. ८८.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai, 400 032, Dated 23rd March, 2026.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTICE

No. TPS-2625-CR-34-2025-EP Publish-UD-30.—

Whereas, the Municipal Council Khamgaon, Dist. Buldhana, being the Planning Authority (hereinafter referred to as "the said Planning Authority") vide its Resolution No. 01, dated the 03rd September, 2020, 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) (hereinafter referred to as "the said Draft Development Plan") and notice to such declaration published in the *Official Gazette*, Amravati Division Supplement dated the 15-21 July, 2021;

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 23rd June, 2023 and published the notice to that effect in the *Official Gazette*, Amravati Division Supplement dated the 13-19 July, 2023 for inviting suggestions/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 11th January, 2024 decided to make some modifications and publish such modifications and the said Draft Development Plan with such modifications (hereinafter referred to as "the said Modifications"), and published notice to that effect in the *Official Gazette*, Amravati Division, Supplement dated the 08th February, 2024 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 letter No. 281124, dated the 28th March, 2024;

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 in Urban Development Department *vide* Notification No.TPS- 2625-CR-34-2025-DP Sanction (Part)-UD-30, dated the 23rd March, 2026, has sanctioned a part of the said Draft Development Plan, as specified in SCHEDULE-A (as SM- 1 to SM-8) appended to it, excluding the substantial modifications (as EP- 1 to EP-36) as specified in SCHEDULE-B appended with this Notice bearing No.TPS-2625-CR-34-2025-EP Publish-UD-30, dated the 23rd March, 2026;

And whereas, the substantial modifications proposed by the Government are excluded from the aforesaid Sanctioned Development Plan and shown on the plan, marked as excluded part i.e. EP-1 to EP-36;

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 - Khamgaon, [Original Limit (Second Revised)] Dist. Buldhana.

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

(Accompaniment to the Government Notification No. TPS-2625/CR-34/2025/EP Publish/UD-30, Dated the 23rd March, 2026).

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)	Site No. 18 - Shopping Complex	Mouje Khamgaon, S. N.124, Site No. 18 (Shopping Complex) is to be deleted and Land thereunder included in Residential Zone.	Site No. 18 - Shopping Complex is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
2.	EP - 2 (M-5/1)	Site No. 38 - Housing for Dishoused	Survey No. 34 and 35, Mouje Khamgaon, Site No. 38 (Housing for Dishoused) is to be deleted and Land thereunder included in Residential Zone.	Land admeasuring approx. 1.5 H.R towards North side is proposed to be reinstated in the Site No. 38- Housing for Dishoused. Remaining land is proposed to be deleted from Site No. 38 Housing for Dishoused and land so released is proposed to be included in the Residential Zone as shown on plan D1.

SCHEDULE-'B'—Contd.

(1)	(2)	(3)	(4)	(5)
3.	EP -3 (M-5/2)	Site No. 39-Market	Survey No. 34. Mouje Khamgaon, Site No. 39 (Market) is to be deleted and Land thereunder included in Residential Zone.	Site No. 39 - Market is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
4.	EP-4 (M-5/3)	Site No. 41-Garden	Survey No. 38, Mouje Khamgaon, Site No. 41 (Garden) is to be deleted and Land thereunder included in Residential Zone.	Land admeasuring approx. 2 H.R towards North side is proposed to be reinstated in the Site No. 41 - Garden. Remaining land towards South side is proposed to be deleted from Site No. 41- Garden and land so released is proposed to be included in the Residential Zone.
5.	EP-5 (M-6)	Site No. 56 Playground, Site No. 57 Primary School	Survey No. 15Pt. and 22 Pt. Mouje Khamgaon, Site No. 56 (Playground) and Site No. 57 (Primary School) is to be arranged.	Modification under section 30 is proposed to be sanctioned and land so released is proposed to be included in Pre-Dominant Adjacent Zone.
6.	EP-6 (M-7)	Recreational Zone- SPC	Mouje Januna, Site No. 14 Recreational Zone shown at the Triangular Junction of NH-53 Road, is to be deleted and included in Residential Zone as per sanctioned layout.	The land under designation of Recreational Zone - is proposed to be included in the Residential Zone
7.	EP-7 (M-8)	Site No. 63- Oxygen Park	Land bearing 1 Pt. Mouje Khamgaon, Site No. 63 (Oxygen Park) is to be deleted partly and Land thereunder is to be included in Residential Zone and remaining part of the said Site is to be re-designated as a "Park".	Northern part of survey No. 1 of Site No. 63 - Oxygen Park is proposed to be partly deleted and land so released is proposed to be included in the Residential Zone as shown on plan. And the remaining part of Site No. 63 - Oxygen Park is proposed to be renamed as Site No. 63 - Park as shown on plan.
8.	EP-8 (M-9)	Recreational Space	Mouje Khamgaon, S. N. 124, Plot No. 15 shown as Recreational Space is to be deleted and included in Residential Zone as per Sanctioned Layout side Order (NAP- 34/14/1990-91, Dtd. 27/10/1994.	Modification under Section 30 is proposed to be sanctioned.
9.	EP-9 (M-10/1)	Site No. 25- High School	Mouje Januna. Site No. 12 Pt. and 27 Pt., Site No. 25 (High School) is to be deleted and included in Residential Zone.	Site No. 25 High School is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
10.	EP-10 (M-10/2)	Site No. 26- Playground	Mouje Januna. Site No. 12 Pt. and 27 Pt. Site No. 26 (Play Ground) is to be deleted and included in Residential Zone.	Eastern half part of Site No. 26 Playground is proposed to be partly deleted and land so released is proposed to be included in the Residential Zone and the remaining land of Site No. 26 Playground is proposed to be partly reinstated as per plan published u/S 26 of the MRTPT Act, 1966.
11.	EP-11 (M-10/6)	Site No. 30-Garden	Mouje Januna, Site No. 14Pt, and 27 Pt. Land Adjacent to 24 M. wide Road, Le. North side of Site No. 30 (Garden), is to be Partly deleted and Land thereunder is to be Reserved for New Site No. 71 (Playground) with 9 M. wide Approach Road as shown on Plan.	Site No. 30 - Garden is proposed to be renamed as Beautification of Lake and Garden. Also, a new 24m wide North South road is to be proposed as shown on plan D3.
12.	EP-12 (M-11)	No Development Zone	Land Admeasuring Survey No. 37 Pt., 38 Pt., Mouje Khamgaon Shown By Agricultural/No. Development Zone, is to be deleted and included in Residential Zone.	New Site Playground admeasuring 3.5 H. R. is to be proposed in western part of survey No. 37 and new Site Garden is to be proposed in remaining part of Survey No.37, as shown on plan.
13.	EP-13 (M-13)	12m wide proposed DP road	Land Under 12 M. Wide Proposed D. P. Road Parallel to N. H. 53 Passing Through Mouje Januna, S. N. 13 Pt. and 14 Pt., is to be deleted and Land thereunder included in Residential Zone.	12m wide proposed service road is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
14.	EP-14 (M-14/1)	Commercial Zone	S. N. 27, Mouje Januna Kand Located Parallel to 24 M. wide Road, Shown in Commercial Zone is to be deleted and included in Residential Zone.	Modification under Section 30 is proposed to be sanctioned.
15.	EP-15 (M-14/2)	Public/Semi- Public Zone	Land Bearing S. N. 27 Pt., Mouje Januna, at the Corner of 24 M. Wide Road and 15 M. wide Road, shown in public / semi-public zone, is to be deleted and included in Residential Zone.	Modification under section 30 is proposed to be sanctioned.
16.	EP-16 (M-14/3)	Agriculture/No Development Zone	Land admeasuring Survey No. 27 pt., Mouje Januna parallel to (North-South 24 M. wide Road) Shown in Agricultural/No Development Zone (Hill/ Mountain) is to be deleted and included in Residential Zone.	1. A new site Garden admeasuring 1 Ha. is to be proposed in northern part of Survey No. 27 (pt) and new site Playground admeasuring 2 ha. is to be proposed on the southern part of Survey No.27, as shown on plan D-3 and remaining land is proposed to be included in Residential Zone.

SCHEDULE-'B'—Contd.

(1)	(2)	(3)	(4)	(5)
				2. 24 m. wide North South DP Road is proposed to be extended upto new site Playground, as shown on plan. 3. A new Site No.74-Shopping Center, Vegetable Market and Parking admeasuring 0.4 ha. is to be proposed, as shown on plan D4. Modification under Section 30 is proposed to be sanctioned.
17.	EP-17 (M-15)	24m wide DP road	Demarcation of 24 M. wide D.P. Road passing through Gat No. 37 i.e. (S.N. 12 & 13) Mouje Januna is to be corrected as per Sanctioned Development Plan.	
18.	EP-18	Site No. 22-Market	Site No. 22-Market	Site No. 22 - Market is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
19.	EP-19	Industrial Use	Industrial Use	Area admeasuring 3.22 Ha. in Survey No. 13, Gut No. 37 & 38 is proposed to be deleted from Industrial Zone and land so released is proposed to be included in Residential Zone. Open space and amenity space to be kept as per sanctioned UDCPR. It will be mandatory to keep 10% Public amenity Space.
20.	EP-20	Site No. 64 Primary School; North South 18m wide DP road : Land Reinstated for afforestation Zone	Site No. 64 Primary School: North South 18m wide DP road : Land Reinstated for afforestation Zone	Site No. 64 Primary School, North South 18m wide DP road in Survey No. KH 183 and KH 184 and land Reinstated for afforestation Zone to the east of Survey No. KH 183 and KH 184 are proposed to be deleted and the land so released is proposed to be included in Residential Zone.
21.	EP-21	Site No. 32 Shopping Center	Site No. 32 - Shopping Centre	Site No. 32 Shopping Centre from Survey No. 25/3 is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
22.	EP-22	Site No. 17-Shopping Centre	Site No. 17 Shopping Centre	Site No. 17 - Shopping Centre is proposed to be deleted and land so released is proposed to be included in the Residential Zone.
23.	EP-23	Recreational space	Recreational Space	A New Site Shopping Center and Parking admeasuring 3578.90 sq.mt is to be proposed on Nazul sheet no. 25D, Plot No. 107, mauje Khamgao.
24.	EP-24	Residential Zone	Residential Zone	A New Site Housing for All admeasuring 33,388.00 sq mt. is to be proposed on Survey No. 163/1.
25.	EP-25	Site No. 42-Extn to PS	Site No. 42 Extn to PS	Existing 9m wide road towards east side of Police Quarter is proposed to be widen to 15m.
No.				Also, new 18m wide road is to be proposed from Site No. 42 - Extn to PS to boundary of Survey 38.
26.	EP-26	Residential Zone, No Development Zone, Burial Ground	Residential Zone, No Development Zone, Burial Ground	(A) The existing road from Survey No. 38 and 39 is proposed to be widened to 15 m. as shown on plan D-1. (B) A new 15 m. wide Road passing along the common boundary of S.No.37 and 38 till existing road in S.No. JAN 176 is to be proposed as shown on plan D-1. (C) The existing road along common boundary of Survey No. 33 and 35 till existing NH 753 E is proposed to be widened to 15 m., as shown on plan D-1. (D) A new 12m wide road is to be proposed from the common boundary of the burial ground and survey no. KH38 as shown on plan D-1. (E) The alignment of 18m. wide DP Road is proposed to be realigned, as shown on plan D-1.
27.	EP-27	Site No. 8 - Sports Complex	Site No. 8 - Sports Complex	Eastern part of Site No. 8 Sports Complex is proposed to be included in Public/Semi-Public Zone

SCHEDULE-‘B’—Contd.

(1)	(2)	(3)	(4)	(5)
				and remaining part of the Site No. 8 - Sports Complex is proposed to be reinstated as per plan published u/S 26 of the MRTD Act, 1966.
28.	EP-28	12 m wide road. 15 m wide road	12 m wide road, 15 m wide road	Alignment of 12m wide road and 15m wide road is proposed to be changed as shown on part plan D7.
29.	EP-29	Residential Zone	Residential Zone	12m wide roads are to be proposed as shown on plan D8. Also, new Site Playground is to be proposed shown on part plan D8.
30.	EP-30	Site No. 22 - Market	Site No. 22 - Market	Site No. 22 - Market is proposed to be deleted and land so released is proposed to be included in Residential Zone.
31.	EP-31	Residential Zone	Residential Zone	A new Site No.1A Shopping Center is to be proposed in Survey no. SUT 5 to south of NH 53.
32.	EP-32	Residential Zone	Residential Zone	New Site No.1B Garden is to be proposed to the south of Site No.1A Shopping Center as shown on plan. A New 12m wide North South road is to be proposed in from NH 53, as shown on plan.
33.	EP-33	Residential Zone	Residential Zone	A New Site Playground is to be proposed in south east part of Survey no. KH 122 and adjacent to 15 m. wide DP Road, as shown on plan .
34.	EP-34	Residential Zone	Residential Zone	New Site Garden admeasuring 2 Ha is to be proposed and Sports Complex in is to be proposed in remaining land in Survey No. KH 129 on east of MSEB Khamgaon, as shown on plan. A New 12m road is to be proposed from existing 15m wide road to municipal boundary of gut No. 129, as shown on plan.
35.	EP-35	Residential Zone	Residential Zone	A new Site Playground admeasuring 2 Ha. area is to be proposed in Survey No. SAJ 29, as shown on plan. Also, new 12m road is to be proposed along the boundary of survey No. SAJ 29 and SAJ 30, as shown on plan.
36.	EP-36	Residential Zone	Residential Zone	A new Site Garden admeasuring 2 Ha. area is to be proposed in Hill/Mountain area adjoining Survey No. JAN 12, as shown on plan.

02. Only the suggestions/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 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, Municipal Council, Khamgaon, 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.