



# महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

वर्ष १२, अंक २६]

शुक्रवार, ऑगस्ट २८, २०२६/भाद्रपद ६, शके १९४८

[पृष्ठे १३, 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 प्रसिध्द 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. ८४.

### नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२, दिनांक १९ ऑगस्ट, २०२६.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

### अधिसूचना

क्रमांक टीपीएस-२६२५-१७०-प्र.क्र.८-२०२५-वि.यो.मंजूरी (भागशः)-नवि-३०.—

ज्याअर्थी, मलकापूर नगरपरिषद, 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) सह कलम ३८ (१) अन्वयेच्या तरतुदीनुसार ठराव क्र. १४, दिनांक २९ जुलै, 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 पुरवणी मध्ये, दिनांक ०३-०९ जून, २०२१ रोजी प्रसिध्द 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 प्रसिध्द करण्यास ठराव क्र. ०१, दिनांक ०६ डिसेंबर, २०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये, दिनांक २ जानेवारी, २०२३ अन्वये सूचना / हरकती मागविण्यासाठी प्रसिध्द केली आहे;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाचे 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. ०४, दिनांक ०४ जुलै, २०२३ रोजीच्या ठरावान्वये असे बदल प्रसिध्द करण्याचे ठरवून, या बदलांसह (यापुढे “उक्त फेरबदल” असे संबोधिलेले आहे.) प्रारूप विकास योजना उक्त अधिनियमाचे कलम २८ (४) अन्वये महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये दिनांक ०६ ऑक्टोबर, २०२३ रोजी प्रसिध्द केले आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. ३१४५/२०२३, दिनांक ३० ऑक्टोबर, २०२३ अन्वये सादर केली आहे;

अ.-एक-अ-१ (१६४३).

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त विकास योजनेबाबत आवश्यक त्या चौकशी नंतर तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त विकास योजना, सूचना क्र. टिपीएस-२६२५-१७०-प्र.क्र.८-२०२५-ईपी प्रसिध्दी-नवि-३०, दिनांक १९ ऑगस्ट, २०२६ सोबतच्या परिशिष्ट-ब मधील (ई.पी.-१ ते ई.पी.-२४) 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 मूळ अधिनियमाच्या कलम ३१ चे उपकलम (एक) (दोन) मधील सुधारित परंतुकामधील तरतुदीनुसारच्या कालावधीत, उक्त प्रारूप विकास योजना शासनाने मंजूर करणे आहे;

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

०१. क) मलकापूर नगर परिषदेच्या उक्त प्रारूप विकास योजनेस, सोबतच्या परिशिष्ट-अ मधील एस.एम- १ ते एस.एम-९ नुसार, सूचना क्र. टिपीएस-२६२५-१७०-प्र.क्र.८-२०२५-ईपी प्रसिध्दी -नवि-३०, दिनांक १९ ऑगस्ट, २०२६ सोबतच्या परिशिष्टातील (ई.पी. - १ ते ई.पी.- २४) सारभूत बदल वगळून, मंजुरी देण्यात येत आहे.

ख) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२४ चे कलम ३ नुसार मूळ अधिनियमाच्या कलम ३१ चे उपकलम (एक) (दोन) मधील सुधारित परंतुकामधील तरतुदीनुसार उक्त विकास योजनेच्या मंजुरीसाठी दिनांक १९ ऑगस्ट, २०२६ हा दिवस धरून मुदतवाढ मंजूर करणेत येत आहे.

ग) मलकापूर नगर परिषदेच्या उक्त क्षेत्राची उक्त मंजूर विकास योजना सदर अधिसूचना शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येईल.

#### टीप:-

१) जी आरक्षणे / नामाभिधान, प्रस्तुत अधिसूचने सोबतच्या “परिशिष्ट-अ” तसेच सूचना क्र. टिपीएस- २६२५-१७०-प्र.क्र.८-२०२५ -ईपी प्रसिध्दी -नवि-३०, दिनांक १९ ऑगस्ट, २०२६ सोबतच्या “परिशिष्ट-ब” मध्ये नमूद नाहीत, अशी आरक्षणे त्या-त्या प्रयोजनासाठी उक्त विकास योजनेत दर्शविण्यात आल्यानुसार मंजूर करणेत येत आहेत.

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 मलकापूर नगर परिषद, जि. बुलढाणा क्षेत्रा करिता लागू राहिल.

३) विकास योजनेत दर्शविलेल्या रस्त्यांच्या कोपरा गोलाईकरीता (Corner Rounding) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र. ३.३.१२ लागू राहतील.

४) गट क्र.१७४ व गट क्र.१४०/ शिट क्र.२१, प्लॉट क्र. ५ मधील क्षेत्र वगळता उर्वरित 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 झालेला आहे; अशा जमिनी, प्रस्तुतच्या विकास योजनेत जरी विविध विभागात निर्देशित केल्या असतील तरीही, त्या जमिनींमधील विकास परवानगी प्रकरणी UDCPR मधील विनियम क्र. ४.८.१ चे तरतुदीनुसार नियोजन प्राधिकरणास निर्णय घेणे बंधनकारक राहिल.

#### परिशिष्ट-अ

विकास योजना—मलकापूर (मूळ हद्द दुसरी सुधारित) जि. बुलढाणा

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

(शासन अधिसूचना क्र. टिपीएस-२६२५-१७०-प्र.क्र.८-२०२५-वि.यो.मंजुरी (भागशः)-नवि-३०, दिनांक १९ ऑगस्ट, २०२६ चे सहपत्र)

| अ. क्र. | बदल           | 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 मंजूर केलेला फेरबदल |
|---------|---------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| (१)     | (२)           | (३)                                                                                                       | (४)                                                                                                                         | (५)                                                                                                  |
| 1       | SM-1<br>(M-2) | 12 mt DP road                                                                                             | S. No. 147, Mouje Malkapur, 12 mt wide D. P. Road is to be deleted and land thereunder is included in the Residential Zone. | Refused to accord sanction to proposal under section 30 and proposal under section 26 is sanctioned. |

## परिशिष्ट-अ—चालू

| (१) | (२)            | (३)                                     | (४)                                                                                                                                                                                                                                                          | (५)                                                                                                    |
|-----|----------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 2   | SM-2<br>(M-3)  | Reservation No. 24<br>(Ext. to M.S.E.B) | Survey No. 173, Sheet No. 22, Plot No. 19, Mouje Malkapur, Reservation No. 24 (Extension to MSEB) is to be deleted and land thereunder included in the Residential Zone.                                                                                     | Refused to accord sanction to proposal under section 30 and proposal under section 26 is sanctioned.   |
| 3   | SM-3<br>(M-4)  | Public/Semi-Public Zone                 | Mouje Malkapur, Sheet No. 14, Plot No. 59, deleted from Public / Semi - Public and land thereunder included in the Residential Zone.                                                                                                                         | Refused to accord sanction to proposal under section 30 and proposal under section 26 is sanctioned.   |
| 4   | SM-4<br>(M-7)  | Reservation No. 25<br>(Truck Terminal)  | Mouje Malkapur, S. No. 136, Reservation No. 25 (Truck Terminal) partly deleted and land thereunder included in the Residential Zone And, 15 m. wide North-South D. P. Road is to be proposed.                                                                | Refused to accord sanction to proposal under section 30 and proposal under section 26 is sanctioned.   |
| 5   | SM-5<br>(M-8)  | Public-Semi/Public Zone                 | Mouje Malkapur, Sheet No. 23, Plot No. 13, Public-Semi/Public Zone is to be deleted and land thereunder included in the Residential Zone as shown on the plan.                                                                                               | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |
| 6   | SM-6<br>(M-10) | 15m wide DP Road                        | Mouje Malkapur, S.No.73, 15m. wide D.P. Road for Chikhli road to S.No. 72 (Sanctioned Layout) is to be deleted and land thereunder included in Residential Zone.                                                                                             | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |
| 7   | SM-7<br>(M-11) | Reservation No. 28<br>(Sports Centre)   | Mouje Malkapur, S. No. 73, Reservation No. 28 (Sports Centre) is to be deleted and land thereunder included in Residential Zone.                                                                                                                             | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |
| 8   | SM-8<br>(M-13) | Public/Semi-public Zone                 | Mouje Malkapur, S.No.17, Public / Semi-public Zone is to be deleted and land thereunder included in the Residential Zone as shown on the plan.                                                                                                               | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |
| 9   | SM-9<br>(M-18) | Reservation No. 11<br>(Garden)          | M-18, Mouje Malkapur, S. No. 258, Reservation No. 11 ( Garden) is to be deleted and land so released is included in the adjacent Reservation No. (Sewage Treatment Plant/STP) as shown on the plan. (Modification suggested by Municipal Council, Malkapur). | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |

उपरोक्त भागशः मंजूर अंतिम विकास योजना - मलकापूर [ मूळ हद्द ( दुसरी सुधारित)], जनतेच्या अवलोकनार्थ मुख्याधिकारी, मलकापूर 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](http://www.maharashtra.gov.in) या संकेतस्थळावर उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रसाद रा. शिंदे,  
अवर सचिव.

भाग १-अ (असा.) (अ. वि. पु.) म. शा. रा., अ. क्र. ८५.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, Dated 19<sup>th</sup> August, 2026.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTIFICATION

No. TPS-2625-170-CR-8-2025-DP Sanction (Partly)-UD-30.—

Whereas, the Municipal Council, Malkapur, Dist. Buldhana, being the Planning Authority (hereinafter referred to as "the

said Planning Authority") *vide* its Resolution No. 14, dated the 29<sup>th</sup> July, 2020, declared its intention under section 23(1), read with section 38(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 Divisional Supplement dated the 03-09<sup>th</sup> June, 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 6<sup>th</sup> December, 2022 and published the notice to that effect in the Official Gazette, Amravati Divisional Supplement dated the 2<sup>nd</sup> January, 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.04, dated the 04<sup>th</sup> July, 2023 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 that effect in the Official Gazette, Amravati Divisional, Supplement dated the 06<sup>th</sup> October, 2023 respectively 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. 3145/2023, dated the 30<sup>th</sup> October, 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 Government is of the opinion that, the said Draft Development Plan shall be sanctioned partly, excluding the Substantial Modifications (as EP-1 to EP-24) as specified in SCHEDULE-B appended to Notice No.TPS-2625-170-CR-8-2025-EP Publish-UD-30, dated the 19<sup>th</sup> August, 2026;

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 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 hereby:-

01. A) Accords sanction to the said Draft Development Plan of the Area within Municipal Council, Malkapur, as specified in SCHEDULE-A (as SM-1 to SM-9) appended hereto, excluding the Substantial Modifications (as EP-1 to EP-24) as specified in SCHEDULE-B appended to Notice No. TPS-2625-170-CR-8-2025-EP Publish-UD-30, dated the 19<sup>th</sup> August, 2026.

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 and Town Planning (Amendment) Act, 2024, for sanctioning the said Draft Development Plan up to and inclusive of date 19<sup>th</sup> August, 2026.

C) The aforesaid Sanctioned Development Plan of the area within Municipal Council, Malkapur shall come into force, after 30 days from the publication of this Notification in the *Official Gazette*.

**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-2625-170-CR- 8-2025-EP Publish-UD-30, dated the 19<sup>th</sup> August, 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 02<sup>nd</sup> December, 2020, as amended from time to time, shall be applicable to the said Area of the Malkapur Nagar Parishad, Dist. Buldhana.

3) The Clause No. 3.3.12 of UDCPR shall be applicable to decide Corner Rounding of roads shown in Development Plan.

4) Excluding Gat No.174 and Gat No.140/ Sheet No.21, Plot No.5 other lands shown in the Industrial Zone according to the sanctioned Development Plan, as well as the lands where existing industrial use is currently present or was present earlier but is now closed, 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 lands in accordance with the provisions of Regulation No. 4.8.1 of the UDCPR.

*SCHEDULE - A*

**Development Plan-Malkapur, [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-2625-170-CR-8-2025-DP Sanction (Partly)-UD-30, Dated the 19<sup>th</sup> August, 2026)

| Sr. No. | Modifications | Proposal as per Development Plan Published under section 26 of the M.R.T.P. Act, 1966. | Proposal as per Development Plan submitted to State Government for sanction under section 30 of the M.R.T.P. Act, 1966.                                                                                                                                         | Modification sanctioned by the Government under section 31(1) of the M.R.T.P. Act, 1966.               |
|---------|---------------|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| (1)     | (2)           | (3)                                                                                    | (4)                                                                                                                                                                                                                                                             | (5)                                                                                                    |
| 1       | SM-1 (M-2)    | 12 mt. DP road                                                                         | S. No. 147, Mouje Malkapur, 12 mt. wide D. P. Road is to be deleted and land thereunder is included in the Residential Zone.                                                                                                                                    | Refused to accord sanction to proposal under section 30 and proposal under section 26 is sanctioned.   |
| 2       | SM-2 (M-3)    | Reservation No. 24 (Ext. to M.S.E.B)                                                   | Survey No. 173, Sheet No. 22, Plot No. 19, Mouje Malkapur, Reservation No. 24 (Extension to MSEB) is to be deleted and land thereunder included in the Residential Zone.                                                                                        | Refused to accord sanction to proposal under section 30 and proposal under section 26 is sanctioned.   |
| 3       | SM-3 (M-4)    | Public/Semi-Public Zone                                                                | Mouje Malkapur, Sheet No. 14, Plot No. 59, deleted from Public / Semi - Public and land thereunder included in the Residential Zone.                                                                                                                            | Refused to accord sanction to proposal under section 30 and proposal under section 26 is sanctioned.   |
| 4       | SM-4 (M-7)    | Reservation No. 25 (Truck Terminal)                                                    | Mouje Malkapur, S. No. 136, Reservation No. 25 (Truck Terminal) partly deleted and land thereunder included in the Residential Zone And, 15 m. wide North-South D. P. Road is to be proposed.                                                                   | Refused to accord sanction to proposal under section 30 and proposal under section 26 is sanctioned.   |
| 5       | SM-5 (M-8)    | Public-Semi/Public Zone                                                                | Mouje Malkapur, Sheet No. 23, Plot No. 13, Public-Semi/Public Zone is to be deleted and land thereunder included in the Residential Zone as shown on the plan.                                                                                                  | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |
| 6       | SM-6 (M-10)   | 15m wide DP Road                                                                       | Mouje Malkapur, S.No.73, 15m. wide D.P. Road for Chikhli road to S.No. 72 (Sanctioned Layout) is to be deleted and land thereunder included in Residential Zone.                                                                                                | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |
| 7       | SM-7 (M-11)   | Reservation No. 28 (Sports Centre)                                                     | Mouje Malkapur, S. No. 73, Reservation No. 28 (Sports Centre) is to be deleted and land thereunder included in Residential Zone.                                                                                                                                | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |
| 8       | SM-8 (M-13)   | Public/Semi-public Zone                                                                | Mouje Malkapur, S.No.17, Public / Semi-public Zone is to be deleted and land thereunder included in the Residential Zone as shown on the plan.                                                                                                                  | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |
| 9       | SM-9 (M-18)   | Reservation No. 11 (Garden)                                                            | M-18, Mouje Malkapur, S.No.258, Reservation No. 11 ( Garden) is to be deleted and land so released is included in the adjacent. Reservation No. (Sewage Treatment Plant/STP) as shown the on the plan. (Modification suggested by Municipal Council, Malkapur). | Refused to accord sanctioned to proposal under section 30 and proposal under section 26 is sanctioned. |

The aforesaid final Development Plan of the Municipal Council, Malkapur, Dist. Buldhana partly sanctioned by the 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, Municipal Council, Malkapur, Dist. Buldhana.

This Notification is available on the Government of Maharashtra website [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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. ८६.

### नगर विकास विभाग

मंत्रालय, मुंबई -४०० ०३२, दिनांक १९ ऑगस्ट, २०२६.

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

### सूचना

क्रमांक टिपीएस-२६२५-१७०-प्र.क्र.८-२०२५-ईपी प्रसिद्धी-नवि-३०.—

ज्याअर्थी, मलकापूर नगरपरिषद, 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) सह कलम ३८ (१) अन्वयेच्या तरतुदीनुसार ठराव क्र. १४, दिनांक २९ जुलै, २०२० अन्वये, प्रारूप विकास योजना [मूळ 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, दिनांक ०३-०९ जून, २०२१ रोजी प्रसिध्द 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 प्रसिध्द करण्यास ठराव क्र. ०१, दिनांक ०६ डिसेंबर, २०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये, दिनांक ०२ जानेवारी, २०२३ अन्वये सूचना / हरकती मागविण्यासाठी प्रसिध्द केली आहे;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाचे 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. ०४, दिनांक ०४ जुलै, २०२३ रोजीच्या ठरावान्वये असे बदल प्रसिध्द करण्याचे ठरवून, या बदलांसह (यापुढे “उक्त फेरबदल” असे संबोधिलेले आहे.) प्रारूप विकास योजना उक्त अधिनियमाचे कलम २८ (४) अन्वये महाराष्ट्र शासन राजपत्र, अमरावती विभागीय पुरवणीमध्ये दिनांक ०६ ऑक्टोबर, २०२३ रोजी प्रसिध्द केले आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. ३१४५/२०२३, दिनांक ३० ऑक्टोबर, २०२३ अन्वये सादर केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त विकास योजनेबाबत आवश्यक त्या चौकशी नंतर तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त प्रारूप विकास योजनेस, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार शासन अधिसूचना क्र. टिपीएस-२६२५-१७०-प्र.क्र.८-२०२५-वि. यो. मंजुरी (भागशः)-नवि-३०, दिनांक १९ ऑगस्ट, २०२६ अन्वये, (एस.एम.-१ ते एस.एम.-९), प्रस्तुत सूचना क्र. टिपीएस-२६२५-१७०-प्र.क्र.८-२०२५-ईपी प्रसिद्धी-नवि-३०, दिनांक १९ ऑगस्ट, २०२६ व त्यासोबतच्या परिशिष्ट-ब मधील सारभूत बदल (ई.पी.-१ ते ई.पी.-२४) वगळून भागशः मंजुरी देण्यात आली आहे;

आणि ज्याअर्थी, प्रस्तुत सूचनेसोबतच्या परिशिष्टातील सारभूत फेरबदल उक्त मंजूर विकास योजनेतून वगळले असून सदर वगळलेले सारभूत फेरबदल विकास योजना नकाशावर (ई.पी.-१ ते ई.पी.-२४) दर्शविले आहेत;

आता, त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार 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 प्रसिध्द झालेल्या दिनांकापासून

३० दिवसांच्या आत जनतेकडून सूचना/हरकती मागविण्यात येत आहे.

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 त्याबाबत अहवाल शासनास पुढील कार्यवाहीसाठी सादर करणेसाठी “अधिकारी” म्हणून नियुक्ती करण्यात येत आहे.

### परिशिष्ट-ब

विकास योजना—मलकापूर (मूळ हद्द दुसरी सुधारित), जि. बुलढाणा

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

(शासन सूचना क्र. टिपीएस-२६२५-१७०-प्र.क्र. ८-२०२५-ईपी. प्रसिध्दी-नवि-३०, दिनांक १९ ऑगस्ट, २०२६ चे सहपत्र)

| अ. क्र. | वगळलेला भाग | 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 मंजुरीसाठी 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       | EP-1 (M-1)  | 30m wide DP road, Residential Zone                                                                        | S. No. 148, 144 & 146 Mouje Malkapur, 30 mt. wide North- South D. P. Road on the Southern side of MSM English School is to be reduced to 15m. wide road 7.5 m. road width is to be deducted from either side (East-West). And, land thereunder is included in the Residential Zone. | i. Width of 30m. wide DP road passing through Gat No.144,145,146 is proposed to be reduced to 15m. and the land so released is proposed to be included in Predominant Adjacent Zone, as shown on plan D-3.<br>ii. New 15m. wide and 12m. wide road are proposed, as shown on plan D-3.<br>iii. Changes shown on plan D-3 are to be proposed and 30m. wide road passing through Gat No.148,172,173 is proposed to be deleted and the land so released is proposed to be included in Predominant Adjacent Zone, as shown on plan D-3. |
| 2       | EP-2 (M-5)  | Reservation No. 19 (Town Hall)                                                                            | Mouje Malkapur, S. No. 246, Reservation No. 19 (Town Hall) is to be deleted and land thereunder included for Public/Semi-public Zone.                                                                                                                                               | Reservation No. 19 (Town Hall) is proposed to be deleted and land so released is proposed to be included in Public/Semi-public Zone.                                                                                                                                                                                                                                                                                                                                                                                                |
| 3       | EP-3 (M-6)  | Commercial Zone                                                                                           | Mouje Malkapur, S. No. 246, Commercial Zone (Bank) is to be deleted and included in Public/Semi-public Zone for the Educational purpose (Govind Vishnu High School).                                                                                                                | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 4       | EP-4 (M-9)  | Reservation No. 26 (SH)                                                                                   | Mouje Malkapur, S. No. 137, and 138, Reservation No. 26 (Slaughter House) is to be deleted and land thereunder included in the Residential Zone.                                                                                                                                    | Reservation No. 26 (Slaughter House) and Reservation No. 27 (Parking) are proposed to be merged and redesignated as Reservation No. 26-A (Playground).                                                                                                                                                                                                                                                                                                                                                                              |
|         | (M-14)      | Reservation No. 27 (Parking)                                                                              | Mouje Malkapur, S. No. 137, Reservation No. 27 (Parking) is to be deleted and land thereunder included in the Residential Zone as shown on the plan.                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5       | EP-5 (M-12) | Reservation No. 01 (Housing for Dishoused)                                                                | Mouje Malkapur, S. No. 17, Reservation No. 01, (Housing for Dishoused) is to be deleted and land thereunder included in the Residential Zone.                                                                                                                                       | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6       | EP-6 (M-15) | Reservation No. 21 (Play Ground), Residential Zone.                                                       | Reservation No. 21(Play Ground) is to be extended towards North and West side as shown on the plan. (Modification suggested by Municipal Council, Malkapur).                                                                                                                        | i. A new Reservation No. 21A (Convenience Shopping) is to be proposed on southern side of Existing East-West Road, as shown on plan.<br>ii. Reservation No. 21 (Play Ground) is proposed to be extended towards North and West side upto New Reservation No. 21 A (Convenience Shopping), as shown on the PI                                                                                                                                                                                                                        |

## परिशिष्ट-ब—चालू

| (१) | (२)             | (३)                                                                                         | (४)                                                                                                                                                                                                           | (५)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|-----------------|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7   | EP-7<br>(M-16)  | Reservation No. 42<br>(Municipal Purpose)                                                   | Reservation No. 42 (Municipal Purpose) is to be redesignated as "Fire Brigade & Municipal Quarters" as shown on the plan. (Modification suggested by Municipal Council, Malkapur).                            | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 8   | EP-8<br>(M-17)  | Survey No. 184 Mouje Malkapur, Existing road                                                | Survey No. 184, Mouje Malkapur Existing road is to be extended upto W.T.P. (Water Treatment Plant) as 3 m. Wide road, as shown on the plan (Modification suggested by Municipal Council, Malkapur).           | Existing road from Bhagwan Maveer Road till Existing WTP is proposed to be widened to 9 m., as shown on plan D8.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 9   | EP-9<br>(M-19)  | Public/Semi-Public Zone                                                                     | Service line is shown on the back side of Sub-District Hospital. (Modification suggested by Municipal Council, Malkapur).                                                                                     | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 10  | EP-10<br>(M-20) | Reservation No. 20<br>(Municipal Purpose)                                                   | Reservation No. 20 (Municipal Purpose) and Service line is to be deleted and land so Released is reserved for Shopping Complex as shown on the plan. (Modification suggested by Municipal Council, Malkapur). | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 11  | EP-11<br>(M-21) | Residential Zone                                                                            | Mouje Malkapur, S. No. 248, Open Space is to be shown as per Sanctioned Layout. (Modification suggested by Municipal Council, Malkapur).                                                                      | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 12  | EP-12<br>(M-22) | Residential Zone                                                                            | Mouje Malkapur, S. No. 247, Open Space is to be shown as per Sanctioned Layout. (Modification suggested by Municipal Council, Malkapur).                                                                      | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 13  | EP-13<br>(M-23) | Existing road                                                                               | Mouje Malkapur, S. No. 247 & 248, 9 m. wide proposed road is to be deleted and 9 m. wide Existing is shown on the plan. (Modification suggested by Municipal Council, Malkapur).                              | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 14  | EP-14           | Residential Zone                                                                            | Residential Zone                                                                                                                                                                                              | New reservation Garden is to be proposed on North-East side of Survey No. 277, as shown on plan D1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 15  | EP-15           | Residential Zone                                                                            | Residential Zone                                                                                                                                                                                              | New reservation Children's Play Ground is to be proposed in Survey No. 186 (Pt.), as shown on plan D2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 16  | EP-16           | Residential Zone,<br>Commercial Zone                                                        | Residential Zone,<br>Commercial Zone.                                                                                                                                                                         | New reservation Parking and Shopping Center is to be proposed in Survey No. 155 (Pt.), as shown on plan D6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 17  | EP-17           | Residential Zone,<br>Reservation No. 46<br>(Garden),<br>Reservation No. 47<br>(Play Ground) | Residential Zone, Reservation No. 46<br>(Garden), Reservation No. 47 (Play<br>Ground)                                                                                                                         | <p>i. A new Reservation (Shopping Center vegetable Market and Parking) is to be proposed on Northern side of MDR 8 in Survey No. 477, as shown on plan D9.</p> <p>ii. Reservation No. 46 (Garden) is proposed to be shifted to the Northern side of new Reservation (Shopping Centre, Vegetable Market and Parking) in Survey No. 477, as shown on plan D9.</p> <p>iii. Reservation No. 47 (Play Ground) is proposed to be shifted on land under Reservation No. 46 (Garden) proposed under section 26, as shown on plan D9.</p> <p>iv. Land under Reservation No. 47 (Play Ground) proposed under section 26 is proposed to be redesignated as Trenching Ground, as shown on plan D9.</p> <p>v. A new 9 m. wide North-South DP road is to be proposed on Western side of New Reservation Garden and Shopping Centre, Vegetable Market and Parking, as shown on plan D9.</p> |

परिशिष्ट-ब—चालू

| (१) | (२)   | (३)                               | (४)                               | (५)                                                                                                                |
|-----|-------|-----------------------------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 18  | EP-18 | 12 m wide road                    | 12 m wide road                    | 12 m wide East-West Road is proposed to be widened to 15 m, as shown on plan D 11.                                 |
| 19  | EP-19 | Residential Zone                  | Residential Zone                  | A new 15 m wide North-South road passing through Survey No. 9, 10, 24/43 is to be proposed, as shown on plan D 13. |
| 20  | EP-20 | Residential Zone                  | Residential Zone                  | Green belt is to be proposed in Survey No. 250 (Pt.), as shown on plan D 14.                                       |
| 21  | EP-21 | Residential Zone                  | Residential Zone                  | Green belt is to be proposed in Gaothan, as shown on plan D 15.                                                    |
| 22  | EP-22 | Reservation No. 16 (Garden)       | Reservation No. 16 (Garden)       | Area under Reservation No. 16 (Garden) is increased, as shown on plan D 16.                                        |
| 23  | EP-23 | Public/Semi-Public Zone           | Public/Semi-Public Zone           | New reservation Shopping Centre is to be proposed in Survey No. 181, as shown on plan D 17.                        |
| 24  | EP-24 | Residential Zone, Industrial Zone | Residential Zone, Industrial Zone | Gat. No. 174 and Gat No. 140/Sheet No. 21, Plot No. 5 is proposed to be included in Residential Zone.              |

०२. विभागीय सहसंचालक, नगर रचना, अमरावती विभाग, अमरावती "निलगिरी" डॉ. अग्रवाल यांची इमारत, कॉंग्रेसनगर 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 करण्यात येत आहे.

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

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

३. मुख्याधिकारी, मलकापूर नगरपरिषद, जि. बुलढाणा.

सदरची सूचना महाराष्ट्र शासनाचे [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,

प्रसाद रा. शिंदे,  
अवर सचिव.

भाग १-अ (असा.) (अ. वि. पु.) म. शा. रा., अ. क्र. ८७.

URBAN DEVELOPMENT DEPARTMENT  
Mantralaya, Mumbai 400 032, Dated 19<sup>th</sup> August, 2026.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NOTICE

No. TPS-2625-170-CR-8-2025-EP Publish -UD-30.—

Whereas, the Municipal Council Malkapur, Dist. Buldhana, being the Planning Authority (hereinafter referred to as "the said Planning Authority") vide its Resolution No. 14, dated the 29<sup>th</sup> July, 2020, declared its intention under section 23(1), read with section 38(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 03<sup>rd</sup>-09<sup>th</sup> June, 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 06<sup>th</sup> December, 2022 and published the notice to that effect in the *Official Gazette*, Amravati Division Supplement dated the 02<sup>nd</sup> January, 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.04 dated the 04<sup>th</sup> July, 2023 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 that effect in the *Official Gazette*, Amravati Division, Supplement dated the 06<sup>th</sup> October, 2023 respectively 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.3145/2023 dated the 30<sup>th</sup> October, 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 Government in Urban Development Department *vide* Notification No. TPS-2625-170-CR-8-2025-DP Sanction (Partly)/UD-30, dated the 19<sup>th</sup> August, 2026, has sanctioned a part of the said Draft Development Plan, as specified in SCHEDULE-A (as SM- 1 to SM-9) appended to it, excluding the substantial modifications (as EP-1 to EP-24) as specified in SCHEDULE-B appended with this Notice bearing No. TPS-2625-170-CR-8-2025-EP Publish-UD-30, dated 19<sup>th</sup> August, 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-24;

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

*Modifications Proposed by the Government under section 31(1) of the Maharashtra Regional & Town Planning Act, 1966.*

(Accompaniment to the Government Notice No. TPS-2625-CR-170-8-2025-EP Publish -UD-30, Dated the 19<sup>th</sup> August, 2026).

| Sr. No. | Excluded Part | Proposal as per Development Plan published under section 26 of the M.R.T.P. Act, 1966. | Proposal as per Development Plan submitted to State Government for sanction under section 30 of the M.R.T.P. Act, 1966.                                                                                                                                                              | Proposed as published by the Government under section 31(1) of the M.R.T.P. Act, 1966.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------|---------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1)     | (2)           | (3)                                                                                    | (4)                                                                                                                                                                                                                                                                                  | (5)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1       | EP-1 (M-1)    | 30m wide DP road, Residential Zone                                                     | S. No. 148, 144 & 146 Mouje Malkapur, 30 mt. wide North- South D. P. Road on the Southern side of MSM English School is to section reduced to 15m. wide road 7.5 m. road width to be deducted from eitherside (East-West). And, land thereunder is included in the Residential Zone. | <ol style="list-style-type: none"> <li>i. Width of 30m. wide DP road passing though Gat No.144,145,146 is proposed to be reduced to 15m. and the land so released is proposed to be included in Predominant Adjacent Zone, as shown on plan D-3.</li> <li>ii. New 15m. wide and 12m. wide road are proposed, as shown on plan D-3.</li> <li>iii. Changes shown on plan D-3 are to be proposed and 30m. wide road passing through Gat No.148, 172, 173 is proposed to be included in Predominant Adjacent Zone, as shown on plan D-3.</li> </ol> |

*SCHEDULE - B -Contd.*

| (1) | (2)             | (3)                                                       | (4)                                                                                                                                                                                                           | (5)                                                                                                                                                                                                                                                                                                                 |
|-----|-----------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2   | EP-2<br>(M-5)   | Reservation No. 19<br>(Town Hall)                         | Mouje Malkapur, S. No. 246, Reservation No. 19 (Town Hall) is to be deleted and land thereunder included for Public/Semi-public Zone.                                                                         | Reservation No. 19 (Town Hall) is proposed to be deleted and land so released is proposed to be included in Public/Semi-public Zone.                                                                                                                                                                                |
| 3   | EP-3<br>(M-6)   | Commercial Zone                                           | Mouje Malkapur, S. No. 246, Commercial Zone (Bank) is to be deleted and included in Public/Semi-public Zone for the Educational purpose (Govind Vishnu High School).                                          | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                         |
| 4   | EP-4<br>(M-9)   | Reservation No. 26<br>(SH)                                | Mouje Malkapur, S. No. 137, and 138, Reservation No. 26 (Slaughter House) is to be deleted and land thereunder included in the Residential Zone.                                                              | Reservation No. 26 (Slaughter House) and Reservation No. 27 (Parking) are proposed to be merged and redesignated as Reservation No. 26-A (Playground).                                                                                                                                                              |
|     | (M-14)          | Reservation No. 27 (Parking)                              | Mouje Malkapur, S. No. 137, Reservation No. 27 (Parking) is to be deleted and land thereunder included in the Residential Zone as shown in the plan.                                                          |                                                                                                                                                                                                                                                                                                                     |
| 5   | EP-5<br>(M-12)  | Reservation No. 01 (Housing for Dishoused)                | Mouje Malkapur, S. No. 17, Reservation No. 01, (Housing for Dishoused) is to be deleted thereunder included in the Residential Zone.                                                                          | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                         |
| 6   | EP-6<br>(M-15)  | Reservation No. 21<br>(Play Ground),<br>Residential Zone. | Reservation No. 21(Play Ground) is to be extended towards North and West side as shown on the plan. (Modification suggested by Municipal Council, Malkapur).                                                  | i. A new Reservation No. 21A (Convenience Shopping) is to be proposed on southern side of Existing East-West Road, as shown on plan.<br><br>ii. Reservation No. 21 (Play Ground) is proposed to be extended towards North and West side upto New Reservation No. 21 A (Convenience Shopping), as shown on the Plan. |
| 7   | EP-7<br>(M-16)  | Reservation No. 42<br>(Municipal Purpose)                 | Reservation No. 42 (Municipal Purpose) is to be redesignated as "Fire Brigade & Municipal Quarters" as shown on the plan. (Modification suggested by Municipal Council, Malkapur).                            | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                         |
| 8   | EP-8<br>(M-17)  | Survey No. 184 Mouje Malkapur, Existing road              | Survey No. 184, Mouje Malkapur Existing road is to be extended upto W.T.O. (Water Treatment Plant) as 3 m. Wide road, as shown on the plan (Modification suggested by Municipal Council, Malkapur).           | Existing road from Bhagwan Maveer Road till Existing WTP is proposed to be widened to 9 m., as shown on plan D8.                                                                                                                                                                                                    |
| 9   | EP-9<br>(M-19)  | Public/Semi-Public Zone                                   | Service line is shown on the back side of Sub-District Hospital. (Modification suggested by Municipal Council, Malkapur).                                                                                     | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                         |
| 10  | EP-10<br>(M-20) | Reservation No. 20<br>(Municipal Purpose)                 | Reservation No. 20 (Municipal Purpose) and Service line is to be deleted and land so Released is reserved for Shopping Complex as shown on the plan. (Modification suggested by Municipal Council, Malkapur). | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                         |
| 11  | EP-11<br>(M-21) | Residential Zone                                          | Mouje Malkapur, S. No. 248, Open Space is to be shown as per Sanctioned Layout. (Modification suggested by Municipal Council, Malkapur).                                                                      | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                         |
| 12  | EP-12<br>(M-22) | Residential Zone                                          | Mouje Malkapur, S. No. 247, Open Space is to be shown as per Sanctioned Layout. (Modification suggested by Municipal Council, Malkapur).                                                                      | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                         |

*SCHEDULE - B -Contd.*

| (1) | (2)             | (3)                                                                                         | (4)                                                                                                                                                                                 | (5)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----|-----------------|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 13  | EP-13<br>(M-23) | Existing road                                                                               | Mouje Malkapur, S. No. 247 & 248, 9 m. wide proposed road is to be deleted and 9 m. wide Existing is shown on the plan.<br>(Modification suggested by Municipal Council, Malkapur). | Modification under section 30 is proposed to be sanctioned.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 14  | EP-14           | Residential Zone                                                                            | Residential Zone                                                                                                                                                                    | New reservation Garden is to be proposed on North East side of Survey No. 277, as shown on plan D1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 15  | EP-15           | Residential Zone                                                                            | Residential Zone                                                                                                                                                                    | New reservation Children's Play Ground is to be proposed in Survey No. 186 (Pt.), as shown on plan D2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 16  | EP-16           | Residential Zone,<br>Commercial Zone                                                        | Residential Zone,<br>Commercial Zone.                                                                                                                                               | New reservation Parking and Shopping Center is to be proposed in Survey No. 155 (Pt.), as shown on plan D6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 17  | EP-17           | Residential Zone,<br>Reservation No. 46<br>(Garden),<br>Reservation No. 47<br>(Play Ground) | Residential Zone, Reservation No. 46<br>(Garden), Reservation No. 47 (Play<br>Ground)                                                                                               | <p>i. A new Reservation (Shopping Center vegetable Market and Parking) is to be proposed on Northern side of MDR 8 in Survey No. 477, as shown on plan D9.</p> <p>ii. Reservation No. 46 (Garden) is proposed to be shifted to the Northern side of new Reservation (Shopping Centre, Vegetable Market and Parking) in Survey No. 477, as shown on plan D9.</p> <p>iii. Reservation No. 47 (Play Ground) is proposed to be shifted on land under Reservation No. 46 (Garden) proposed under section 26, as shown on plan D9.</p> <p>iv. Land under Reservation No. 47 (Play Ground) proposed under section 26 is proposed to be redesignated as Trenching Ground, as shown on plan D9.</p> <p>v. A new 9 m. wide North-South DP road is to be proposed on Western side of New Reservation Garden and Shopping Centre, Vegetable Market and Parking, as shown as plan D9.</p> |
| 18  | EP-18           | 12 m wide road                                                                              | 12 m wide road                                                                                                                                                                      | 12 m wide East-West Road is proposed to be widened to 15 m, as shown on plan D 11.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 19  | EP-19           | Residential Zone                                                                            | Residential Zone                                                                                                                                                                    | A new 15 m wide North-South road passing through Survey No. 9, 10, 24/43 is to be proposed, as shown on plan D 13.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 20  | EP-20           | Residential Zone                                                                            | Residential Zone                                                                                                                                                                    | Green belt is to be proposed in Survey No. 250 (Pt.), as shown on plan D 14.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 21  | EP-21           | Residential Zone                                                                            | Residential Zone                                                                                                                                                                    | Green belt is to be proposed in Gaothan, as shown on plan D 15.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 22  | EP-22           | Reservation No. 16 (Garden)                                                                 | Reservation No. 16 (Garden)                                                                                                                                                         | Area under Reservation No. 16 (Garden) is increased, as shown on plan D 16.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 23  | EP-23           | Public/Semi-Public Zone                                                                     | Public/Semi-Public Zone                                                                                                                                                             | proposed New reservation Shopping Centre is to be proposed in Survey No. 181, as shown on plan D 17.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 24  | EP-24           | Residential Zone,<br>Industrial Zone                                                        | Residential Zone, Industrial Zone                                                                                                                                                   | Gat. No. 174 and Gat No. 140/Sheet No. 21, Plot No. 5 is proposed to be included in Residential Zone.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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 Malkapur, Dist.Buldhana.

This Notice shall also on be made available the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in)

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

PRASAD R. SHINDE,  
Under Secretary.