

NOTICE**Government of Maharashtra
Urban Development Department,**Mantralaya, Mumbai-400 032.
Date : 06.05.2015**Maharashtra
Regional and
Town
Planning Act,
1996**

No. TPS-1815/CR-49/15/Section20(3)/UD-13: **WHEREAS**, the Government in Urban Development Department has sanctioned the Regional Plans for various Regions in Maharashtra as mentioned in Scheduled-A appended hereto (hereinafter referred to as "the said Regional Plans") under Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide various Notifications (hereinafter referred to as "the said Notifications") from time to time, which have come into force, with effect from the dates as stipulated under the said Notifications;

And whereas, the said Regional Plan has been sanctioned along with their Special Development Control Regulations (hereinafter referred to as "the said Special Regulations");

And whereas, as per the sanctioned Special Regulation of the said Regional Plan, permitting residential development in Agriculture/ No Development Zone in villages where no specific residential zones is shown in a peripheral or zone plan or in the villages outside the zone plan where plans are not prepared for Natural Expansion of all settlement around gaathan area/ extended gaathan area/ new gaathan area/ rehabilitated area/ project sites developed by Government/ existing authorised settlement etc. upto certain distance along the periphery of the Gaathan limit is permitted in accordance with the population of the village as per the 1991 or 2001 census year, as the case may be (hereinafter referred to as "the said Regulation");

And whereas, the Government is of the opinion that as per the said regulation such residential development in Agricultural/ No Development Zone upto certain distance along the periphery of the Gaathan limit is to be permitted in accordance with the population of the village as per *latest census* and on *payment of premium* and it is necessary in public interest to modify the said Regulation by inserting new proviso as specifically described in **Schedule-B** appended hereto and for that purpose it is necessary to modify the said Regulation of the Regional Plan as per the provisions of Section 20(2) of the said Act. (hereinafter referred to as the "proposed modification");

Now therefore, as provided in sub-section 3 of Section 20 of the said Act, the Government hereby declares its intention to make the proposed modification and for that purpose, invites suggestions and/or objections from any person with respect to the proposed modification. Suggestions and/or objections in this regard shall be submitted to the concerned Divisional Joint Director of Town Planning who is hereby appointed as the "Officer" for giving hearing in respect of the suggestions and/or objections received in this regard and submit his report to the Government.

Suggestions and/or objections received by the Concerned Divisional Joint Director of Town Planning, within a period of 30 (thirty) days only from the date of publication of this Notice in the Official Gazette will be considered.

This Notice shall be made available for inspection to the general public during office hours on all working days at the following offices:

- Office of the Director of Town Planning, Central Building, Pune-411 001.
- Office of the Joint Director of Town Planning, Nagpur/ Amravati/ Aurangabad/ Pune/ Nashik/ Konkan Division.
- The Collector of the concerned district.

This Notice shall also be published on the Government web site www.maharashtra.gov.in as well as on the web site of Director of Town Planning www.dtp.maharashtra.gov.in.

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

SEAL

Sd/-
(Sanjay Saoji)
Under Secretary to Government**Schedule-A**

Accompaniment to the Government in Urban Development Department Notice bearing No. TPS-1815/CR-49/15/Section20(3)/UD-13, dated 06.05.2015.

Sr. No.	Name of sanctioned Regional Plan	Name of the Officer Appointed
1.	Kolhapur-Ichalkaranji Region	Joint Director of Town Planning, Pune Division, Pune, S.No. 74/2, Sahakarnagar, Sarang Society, Above Bank of Maharashtra, Pune-411 009.
2.	Sangli-Miraj Region	
3.	Nagpur Region	Joint Director of Town Planning, Nagpur Division, Nagpur, Old Secretariat, Room No. 108/109, First Floor, Civil Lines, Nagpur-440 001.
4.	Chandrapur-Ballarpur Region	
5.	Nashik Region	Joint Director of Town Planning, Nashik Division, Nashik, New Central Administrative Building, First Floor, Divisional Commissionerate, Nashik Road-422 001.
6.	Ahmednagar Region	
7.	Jalgaon-Bhusaval Region	
8.	Aurangabad-Jalna Region	Joint Director of Town Planning, Aurangabad Division, Aurangabad, MHADA Building, Second Floor, Opp. Hotel Printravel, Station Road, Aurangabad-431 001.
9.	Aurangabad Region	
10.	Amravati Region	Joint Director of Town Planning, Amravati Division, Amravati, 'Nilgiri', Dr. Agarwal Building, Vijay Colony, Congress Nagar Road, Amravati-444 606.
11.	Akola-Vashim Region	
12.	Ratnagiri-Sindhudurg Region	Joint Director of Town Planning, Konkan Division, Navi Mumbai, Konkan Bhavan, Third Floor, CBD Belapur, Navi Mumbai-400 614.
13.	Raigad Region	
14.	Mumbai Metropolitan Region	

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

SEAL

Sd/-
(Sanjay Saoji)
Under Secretary to Government**Schedule-B**

Accompaniment to the Government in Urban Development Department Notice bearing No. TPS-1815/CR-49/15/Section 20(3)/UD-13, dated 06.05.2015.

Following new proviso is proposed to be added below the existing regulations of permitting residential development in Agriculture/ No Development Zone in case of villages where no specific residential zone is shown in a peripheral or zone plan or in case of the villages outside the zone plan where plans are not prepared for Natural Expansion of gaathan areas/ extended gaathan area/ new gaathan area/ rehabilitated area/ project sites developed by Government/ existing authorised settlement etc. upto certain distance from such settlement as mentioned in regulations of the respective Regional Plan in accordance with the census population.

New Proviso :

Notwithstanding anything contained in the above regulation, such residential development in Agriculture/ No Development Zone shall be permitted based on latest census population instead 1991 or 2001 census population, as the case may be, only on payment of premium at the rate 50% of non-agriculture potential rate of the said land as prescribed in the Annual Statement of Rates of the year granting such residential developments. If rate of such land is not available in the Annual Statement of Rates then adjoining non-agriculture potential rate of land shall be considered. Such premium shall be deposited in the concerned Branch Office of the Town Planning Department for crediting the same into the Government treasury.

Provided further that where more than 50 percent of area of the Survey Number/ Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number/ Gat Number within one ownership shall be considered for development on payment of premium as above.

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

SEAL

Sd/-
(Sanjay Saoji)
Under Secretary to Government

DGIPR 2015/2016/1035