

राजन अ.कोप
सह सचिव

अ.शा.प.क्र.टिपीबी ४३१२/प्र.क्र.१/कॅम्प/१२/नवि-११

नगर विकास विभाग,
मंत्रालय, मुंबई ४०० ०३२.
दिनांक : २७ जून, २०१२.

विषय : अभिलेख निर्मितीबाबत

प्रिय श्री. पाटील,

दिनांक २१ जून, २०१२ रोजी मंत्रालयास लागलेल्या आगीमुळे बऱ्याच प्रमाणामध्ये नस्त्यांची पुनर्बांधणी करणे आवश्यक झाले आहे, हे आपल्याला माहित आहेच. या संबंधात संचालक, नगर रचना यांनी त्यांचे दिनांक २३.६.२०१२ रोजीचे पत्रान्वये आपणास सूचना निर्गमित केलेल्या आहेतच. त्या अनुषंगाने विभागीय स्तरावर नगरपालिका/नगर पंचायत यांचे शासनाकडे प्रलंबित असलेल्या प्रस्तावांबाबत यादी तयार करून मुख्य कार्यालयाने शासनास सादर केलेली आहे. या यादीमधील विविध नगरपालिका/नगर पंचायतीचे प्रस्ताव संचालनालयाकडून प्राप्त होतीलच तथापि, या व्यतिरिक्त आपल्या विभागातील अशा नगरपालिका/नगरपंचायतीचे काही प्रस्ताव शासनाकडे सादर झाले असतील तर त्यांचा आढावा आपल्या स्तरावर घेण्यात यावा, असे आपणास सूचित करण्याचे मला आदेश आहेत. आपल्या विभागातील प्रत्येक नियोजन प्राधिकरणांचा या अनुषंगाने आढावा घेऊन अशा प्रकरणांच्या नस्त्या तयार करून प्रत्येक पानावर जबाबदार अधिका-यांनी साक्षांकित (initials) करून पाठविण्यात याव्यात. ही कार्यवाही कोणत्याही परिस्थितीत ३० जून, २०१२ पूर्वी पूर्ण करण्यात यावी. आपल्या विभागातील संबंधित शाखा अधिका-यांना याबाबत शीघ्रतीशीघ्र सूचना देण्यात याव्यात.

T.P.-

दु-सवर

२/७/१२ रोजी
उ.शा.प. क्र. ००५

प्रति,

AAATPS

प्रत,

उप संचालक, नगर रचना,
कोकण भवन/पुणे/औरंगाबाद/नाशिक/अमरावती/नागपूर

संचालक, नगर रचना यांना माहिती व आवश्यक त्या कार्यवाहीस्तव

नगररचना आणि मुल्यनिर्धारण विभाग
पुणे विभाग, पुणे
आवक क्रमांक :-

दिनांक 03 JUL 2012
श्री. जगदाके रमेश

अधिक्षक / न.र. / उ.सं.न.र.

आपला के.ल.के.

(राजन अ.कोप)



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-पुणे विभागीय पुरवणी

वर्ष - १, अंक - १५]

मंगळवार, जून ५, २०१२ / ज्येष्ठ १५, शके १९३४

[पृष्ठे २३, किंमत : ८.००

असाधारण क्रमांक ११

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

dated 4th June 2012

Maharashtra Regional and Town Planning Act, 1966

No. TPS-1911/1445/CR-270/11/DP SANCTION/UD-13.—Whereas, the Panchgani Municipal Council (hereinafter referred to as the "said Municipal Council") being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to "the said Act") vide its Resolution No. 661, dated 29th September 2001, declared its intention under Section 23 (1) read with Section 38 of the said Act to prepare the Revise Draft Development Plan for the Municipal limits and notice of such declaration was published at pages 519, 520 in the Maharashtra Government Gazette, Pune Division, Part I Supplement, dated 14th March 2002;

and whereas, "the said Municipal Council" has appointed the Town Planning Officer under Section 24 of the said Act as per Deputy Director of Town Planning, Pune Division, Pune, letter No. 482, dated 5th March 2002 to carry out surveys of the entire area within area of intention declared, as required under Section 25 of the said Act, and to prepare the Draft Development Plan and submitted to the Panchgani Municipal Council for publication under sub-section (1) Section 26 of the said Act and further action as mentioned in the said Act;

and whereas, considering the failure of the said Municipal Council to publish the Draft Development Plan required under Section 26 of the said Act and also the fact that the said Municipal Council has not submitted the application to extend the time limit for publication, Government vide Order No. TPS-1810/252/CR-2140/2010/UD-13, dated 26th February 2010 has appointed Deputy Director of Town Planning, Pune Division, Pune as "the Officer" as per provisions of Section 162 of the said Act (hereinafter referred to as "the said Officer") to exercise the powers of the said Municipal Council to complete the legal procedure required under Sections 26 to 30 of the said Act and to submit the Draft Development Plan to Government for sanction;

and whereas, the said Officer published the Draft Development Plan under Section 26 (1) of the said Act (hereinafter referred to as the "said Draft Development Plan") by issuing a public notice, which have been published in Maharashtra Government Gazette, Pune Division, Part I Supplement,

dated 13th may 2010 on pages 2110 to 2112 inviting suggestions and/or objections for the said Draft development Plan within stipulated period of 60 (sixty) days from the date of the said Notice;

and whereas, after considering the suggestions and objections received on the published Draft Development Plan, Planning Committee has submitted its report to the said Officer and whereas, the said Officer vide Resolution No. 2, dated 5th may 2011 has accepted as the modifications suggested by the Planning Committee, in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act and decided to submit the said Development Plan to the Government for sanction under Section 30 of the said Act;

and whereas, the said Officer before submitting the said Draft Development Plan to Government under Section 30 of the said Act, has published the said Draft Development Plan so modified for public information under sub-section (4) of Section 28 by a notice published in Maharashtra Government Gazette, Pune Division, Part I Supplement, dated 5th May 2011 on pages 21 to 23;

and whereas, in accordance with the provisions of sub-section (30) of the said Act, the said Officer has submitted the said Draft Development Plan to the Government of Maharashtra for sanction vide letter No. 974, dated 6th June 2011;

and whereas, in accordance with the Section 31 (1) of the said Act, the State Government has to sanction the Draft Development Plan within six months (i. e. upto 5th December 2011) or within the extended time period not exceeding six months (i. e. up to 5th June 2012) in aggregate, from the date of submission under Section 30 of the said Act;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has decided to sanction the part of the said Draft Development Plan along with Building Bye-laws and Development Control Regulations with modifications as specified in Schedule "A" appended hereto and excluding the substantial modifications which are required to be published under Section 31 of the said Act (as EP-1, EP-2...) as specified in Schedule "B" appended to the Notice No. TPS-1911/1445/CR-270/11/EP publish/UD-13, dated 4th June 2012.

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

(a) Extends the period under Section 31 (1) of the said Act for sanctioning the said Draft Development Plan from 6th December 2011 upto and inclusive of 5th June 2012.

(b) Sanctions the said Draft Development Plan for Panchgani Municipal Council along with Building Bye-laws and Development Control Regulations, submitted by the said Officer subject to modification specified in Schedule of Modifications namely Schedule "A" appended hereto and excluding the Substantial Modifications as specified in Schedule "B" appended to the Notice No. TPS-1911/1445/CR-270/11/EP publish/UD-13, dated 4th June 2012.

(c) Since the Ministry of Environment and Forest, Government of India has declared Mahabaleshwar-Panchgani Region as Eco-Sensitive Zone vide its Notification, dated 17th January 2001 according to the notification, the concurrence to the Sub-Zonal Master Plan i. e. Development Plan of Panchgani Municipal Council has to be obtained from Ministry of Environment and Forest, Government of India, this sanctions to the said Draft Development Plan as per the provisions of Maharashtra Regional and Town Planning Act, 1966 by Government of Maharashtra is subject to concurrence of the Ministry of Environment and Forest, Government of India.

(d) After the concurrence from Ministry of Environment and Forest Department, Government of India, notification regarding the date of implementation of the said Development Plan along with its Development Control Regulation (excluding the said Excluded Parts of the Development Plan as mentioned in the Schedule "B") will be issued separately under the provision of Section 31 (4) of the said Act.

Note-

(1) The aforesaid Final Development Plan sanctioned with conditions by the State Government shall be kept open for inspection by the general public during working hours on all working days for a period of one year coming into force of this notification in the office of Panchgani Municipal Council.

(2) The reservations/allocations/designations which are not appeared in the Schedule "A" and Schedule "B" are hereby sanctioned for the respective purpose as designated in the Final Development Plan.

(3) Areas of reserved sites mentioned in the Report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

(4) Draftsman's errors which are required to be corrected as per actual situation on site/or as per survey records, sanctioned layout, etc. shall be corrected by the Chief Officer, Panchgani Municipal Council, Panchgani after due verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

(5) While granting Development permission outside the congested area, the Chief Officer shall confirm from TILR that the land is not included in the Forest alike Zone.

This Notification is also available on Government's website www.urban.maharashtra.gov.in

DEVELOPMENT PLAN, PANCHGANI (II Revised)

Schedule "A"

Modifications Sanctioned by Government under Section 31 (1) of Maharashtra Regional and Town Planning Act, 1966
(Appended to Government Notification No. TPS-1911/1445/CR-270/11/DP Sanction/UD-13, dated 4th June 2012)

Modification No.	Proposal as per published Draft Development Plan under Section 26 of the MR and TP Act, 1966	Modifications made under Section 28 (4) and shown on submitted Draft Development Plan under Section 30 of the MR and TP Act, 1966	Modifications Sanctioned by Government under Section 31 (1) of MR and TP Act, 1966
1	2	3	4
SM-1	Proposed Agriculture Zone in F. P. No. 387.	M-2	Part of land from S. No. 387 is proposed to be deleted and included in Residential Zone. S. No. 387 is reinstated in Agriculture Zone as per published Plan under Section 26.

Schedule "A"—contd.

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SM-2	Site No. 4 (Police Department), Site No. 5 (Parking).	M-4	Site No. 4 (Police Department) is proposed to be deleted and land thereunder included in Residential Zone. Site No. 5 (Parking) is proposed to be partly re-designated as (Police Department) shown as plan. Remaining land from Site No. 5 to the North of Site No. 4 is proposed to be deleted and included in Residential Zone.	Site No. 4 and Site No. 5 both are reinstated as per published Plan under Section 26.
SM-3	Existing Playground shown in F. P. No. 263.	M-5	Land shown as existing Playground in F. P. No. 263 is proposed to be included in PSP Zone.	Existing Playground is shown as per published Plan under Section 26.
SM-4	Table Land and Conservation Zone (Site No. 13).	M-6	Proposed to be renamed as Table Land and Bio-Diversity Zone (Site No. 13).	Nomenclature shall be "Table Land and Conservation Zone" (Site No. 13) as per published Plan under Section 26.
SM-5	Proposed Agriculture Zone shown in F. P. No. 282 (pt.) to the North of Dandeghar road.	M-7	Land from F. P. No. 282 to the North of Dandeghar road is proposed to be included in Residential Zone.	Agriculture Zone is reinstated in F. P. No. 282 as per published Plan under Section 26.
SM-6	Proposed Agriculture Zone shown in S. No. 68 (pt.) and S. No. 69 (pt.) (Mouje Godavali) to the North of Khingar. road.	M-8	Land from S. No. 68 (pt.) and S. No. 69 (Mouje Godavali) to the North of Khingar road is proposed to be included in Residential Zone.	Agriculture Zone is reinstated in S. No. 68 (pt.) and Site No. 69 (pt.) (Mouje Godavali) as per published Plan under Section 26.
✓ SM-7	Proposed Agriculture Zone in S. No. 56 (pt.) (Mouje Godavali).	M-9	Land from S. No. 56 (pt.) (Mouje Godavali) is proposed to be included in Residential Zone.	Agriculture Zone in S. No. 56 (Mouje Godavali) is reinstated as per published Plan under Section 26.

- SM-8 Proposed Residential Zone in F. P. Nos. 17, R. S. No. 21, 23, 26, 27, 28.
- SM-9 Site No. 21 (CPG)
- SM-10 Proposed 9 m. wide road to the North and West of Site No. 17 as shown as plan.
- SM-11 Proposed Agriculture Zone and partly Residential Zone in Site No. 90.
- SM-12 Proposed Agriculture Zone in Site No. 8 (pt.), 12-A/3, 12-A/14 (Mouje Taighat).
- SM-13 Proposed Agriculture Zone in S. No. 15/1, 15/2, 15/3 (Mouje Taighat).
- M-71 New North-South 9 m. wide road is to be proposed along the common boundary of F. P. No. 17 and R. S. Nos. 21, 23, 26, 27, 28 as shown on plan.
- M-12 Part of area to the East side of Site No. 21 is proposed to be deleted and included in Residential Zone.
- M-17 Proposed 9 m. wide road to the North and West of Site No. 17 is proposed to be deleted and land thereunder included in Residential Zone. Area and shape of site is rearranged due to deletion of this road as shown on plan.
- M-15/16 A new side for Sewage Treatment Plant (Site No. 16) is to be proposed in S. No. 90 along with new North-South 9 m. wide approach road to this site.
- M-18/19 Land form S. Nos. 8 (pt.), 12-A/3, 12-A/4 (Mouje Taighat) is proposed to be included in Residential Zone along with 9 m. wide road as shown as plan.
- M-20 Land form Site No. 15/1, 15/2, 15/3 (Mouje Taighat) is proposed to be included in Residential Zone.
- New proposed road is deleted and zoning of land is reinstated as per published Plan under Section 26.
- Site No. 21 (CPG) is reinstated as per published Plan under Section 26.
- Site No. 17 and all proposed 9 m. wide road are reinstated as per published Plan under Section 26.
- Refused to Sanction as submitted under Section 30 and land use zoning reinstated as per published Plan under Section 26.
- Proposed Residential Zone and new Development Plan road is deleted and land thereunder is reinstated in Agriculture Zone as per published Plan under Section 26.
- Agricultural Zone in S. Nos. 15/1, 15/2, 15/3 (Mouje Taighat) is reinstated as per published Plan under Section 26.

Schedule "A"—contd.

1	2	3	4
SM-14	Proposed Agriculture Zone in F. P. No. 530 (Mouje Taighat).	M-21	Agricultural Zone in P. F. No. 530 (Mouje Taighat) is reinstated as per published Plan under Section 26.
SM-15	Proposed Agriculture Zone in S. Nos. 14 (pt.), 16 (pt.) 19 (pt.) 45, 46 (Mouje Godavali).	M-23	Agricultural Zone in S. Nos. 14 (pt.), 16 (pt.) 19 (pt.) 45, 46 (Mouje Godavali) is reinstated as per published Plan under Section 26.
SM-16	Proposed Agriculture Zone in F. P. No. 414 (pt.) to the North of Site No. 3.	M-24	Agricultural Zone in F. P. No. 414 (pt.) to the North of Site No. 3 is reinstated as per published Plan under Section 26.
SM-17	F. P. No. 433 (OAKS High School)		Proposed to be sanctioned as shown as submitted Plan under Section 30.
SM-18	Chapter VIII/8.5— Disposal Of Urban Waste (Garbage)		Modifications sanctioned as made under Section 28 (4) and submitted to Government under Section 30 of the MR and TP Act, 1966.
	The Garbage's is collected and carried in trucks to the compost depot as mentioned in Para No. 8.3 hereinabove. However, it is not further treated. For proper disposal of solid waste, it is possible for the Municipal Councils to sort bio-degradable solid waste and compost it by means of Vermi-Culture and also make an income by selling it to farmers. Similarly plastic from remaining waste shall be separated for further recycling. The waste left behind after segregation and recycling should be disposed off in a proper manner.		
	The Garbage's is collected and carried in trucks to the compost depot as mentioned in Para No. 8.3 hereinabove. However, it is not further treated. For proper disposal of solid waste, it is possible for the Municipal Councils to sort bio-degradable solid waste and compost it by means of Vermi-Culture and also make an income by selling it to farmers. Similarly plastic from remaining waste shall be separated for further recycling. The waste left behind after segregation and recycling should be disposed off in a proper manner.		

- SM-19 Chapter XIII (2) - H-Hill Slope Area.
(A/A-4) Terracing.-Making the level of ground parallel to the horizon by way of cutting or filling is termed as terracing.
- SM-20 Chapter XIII (2) - H-Hill Slope Area.
(C) Alternative for Development of land partly filling in the Hill Slope Area..
- SM-21 Chapter XIII (3) (I) - Title.
Completion Certificate.
- Chapter XIII (2)-H-Hill Slope Area
(A/A-4) Terracing.-Making the level of ground parallel to the horizontal by way of cutting or filling is termed as terracing.
- Chapter XIII (2)-H- Hill Slope Area
(C) Alternative for Development of land partly filling in the Hill Slope Area..
- Chapter XIII (3) (I) - Title.
Completion Certificate.
- Modification sanctioned as made under Section 28 (4) and submitted to Government under Section 30 of the MR and TP Act, 1966.
- Word "Alternative for" is deleted.
- Title is changed to Completion Certificate and Occupancy Certificate.

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

SUNIL MARALE,
Under Secretary,
Government of Maharashtra.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

dated 4th June 2012

Maharashtra Regional and Town Planning Act, 1966

No. TPS-1911/1445/CR-270/11/EP Publish/UD-13.—Whereas, the Panchgani Municipal Council (hereinafter referred to as "the said Municipal Council") being the Planning Authority within its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to "the said Act") vide its Resolution No. 661, dated 29th September 2001, declared its intention under Section 23 (1) read with Section 38 of the said Act to prepare the Revised Draft Development Plan for the Municipal limits and notice of such declaration was published at pages 519, 520 in the Maharashtra Government Gazette, Pune Division, Part I Supplement, dated 14th March 2002; and whereas, the said Municipal Council has appointed the Town Planning Officer under Section 24 of the said Act as per Deputy, Director of Town Planning, Pune Division, Pune, letter No. 482, dated 5th March 2002 to carry out surveys of the entire area within area of intention declared, as required under Section 25 of the said Act, and to prepare the Draft Development Plan and submitted to the Panchgani Municipal Council for publication under sub-section (1) Section 26 of the said Act and further action as mentioned in the said Act;

and whereas, considering the failure of the said Municipal Council to publish the Draft Development Plan required under Section 26 of the said Act and also the fact that the said Municipal Council has not submitted the application to extend the time limit for publication, Government vide Order No. TPS-1810/252/CR-2140/2010/UD-13, dated 26th February 2010 has appointed Deputy Director of Town Planning, Pune Division, Pune as the "Officer" as per provisions of Section 162 of the said Act (hereinafter referred to as "the said officer") to exercise the powers of the said Municipal Council to complete the legal procedure required under Sections 26 to 30 of the said Act and to submit the Draft Development Plan to Government for sanction;

and whereas, the said Officer published the Draft Development Plan under Section 26 (1) of the said Act (hereinafter referred to as "the said Draft Development Plan") by issuing a public notice, which have been published in Maharashtra Government Gazette, Pune Division, Part I, Supplement, dated 13th May 2010 on pages 2110 to 2112 inviting suggestions and/or objections for the said Draft Development Plan within stipulated period of 60 (sixty) days from the date of the said Notice;

and whereas, after considering the suggestions and objections received on the published Draft Development Plan, Planning Committee has submitted its Report to the said Officer and whereas, the said Officer vide Resolution No. 2, dated 5th May 2011 has accepted all the modifications suggested by the Planning Committee, in the said Draft Development Plan under sub-section (4) of Section 28 of the said Act and decided to submit the said Development Plan to the Government for sanction under Section 30 of the said Act;

and whereas, the said Officer before submitting the said Draft Development Plan to Government under Section 30 of the said Act, has published the said Draft Development Plan so modified for public information under sub-section (4) of Section 28 by a notice published in Maharashtra Government Gazette, Pune Division, Part I Supplement, dated 5th May 2011 on pages 21 to 23;

and whereas, in accordance with the provisions of sub-section (30) of the said Act, the said Officer has submitted the said Draft Development Plan to the Government of Maharashtra for sanction vide letter No. 974, dated 6th June 2011;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has sanctioned the part of the said Development Plan submitted by the said Officer on conditions as mentioned in the notification No. TPS-1911/1445/CR-270/11/DP SANCTION/UD-13, dated 4th June 2012 with modifications as specified in Schedule "A" appended thereto, excluding the substantial modifications as specified in Schedule "B" appended hereto;

and whereas, Government proposes to make certain substantial modifications which are excluded are marked as EP-1, EP-2... in Schedule "B" appended hereto;

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

(a) Gives notice for 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 one month from the date of publication of this notice in the Maharashtra Government Gazette.

(b) Appoints the Deputy Director, Town Planning, Pune Division, Pune as an "Officer" under Section 31 (2) of the said Act to hear all the filing suggestions/objections as stated in (a) above within stipulated period and submit his Report thereupon to Government for further necessary action.

All suggestions or objections regarding substantial modifications mentioned in Schedule "B" that may be received by the Deputy Director of Town Planning, Pune Division, Pune having its office at S. No. 74/2, Sahakamagar, Pune-411 009, within the stipulated period of one month shall only be considered.

Schedule "B"—contd.

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EP-3	Proposed 9 m. wide approach road for Table Land shown from S. No. 56 (Mouje-Godavali) (from South-East corner).	M-10	Proposed 9 m. wide approach road for Table Land is to be deleted and land there under included in Residential Zone and Conservation Zone.	9 m. wide approach road is proposed to be deleted and land there under partly included in Agriculture and partly in Conservation Zone as shown on plan.
EP-4	Base Map showing Site No. 22, 23, 24 Sidharthnagar and around area as shown on plan.	M-13	Base Map showing Site No. 22, 23, 24 Sidharthnagar and surrounding area, is proposed to be corrected as shown on plan.	Base Map correction is proposed to be sanctioned as shown in submitted plan under Section 30.
EP-5	Site No. 23 (Housing for Urban Poor).	M-14	Site No. 23 (Housing for Urban Poor) is proposed to be deleted and land there under included in PSP Zone.	Proposed to be sanctioned as per submitted plan under Section 30.
EP-6	Site No. 17 (Earth quake rehabilitation and Slum Dwellers and Urban Poor).	M-22	Site No. 17 (Earth quake rehabilitation and Slum Dwellers and Urban Poor).	New Site for STP is to be shown as per existing construction made by Municipal Councils in South-East corner of Site No. 17. On remaining land the Site No. 17 is continued.
EP-7	Site No. 16 (Shopping Centre)		Site No. 16 proposed to be deleted and land there under included in PSP Zone.	Proposed to be sanctioned as shown in submitted plan under Section 30.
EP-8	Site No. 15 (Parking)		Site No. 15 is to be redesignated as Open Parking.	Proposed to be sanctioned as per submitted plan under Section 30.

Note-

(A) Copy of the said Notice along with Schedule "B" and the Plan showing the proposed substantial modifications shall be available for inspection to general public in the following offices during office hours on all working days.

1. The Deputy Director of Town Planning, Pune Division, S. No. 74/2, Shahkamagar, Pune-411 009.
2. Assistant Director, Town Planning, Satara Branch, Satara.
3. Panchgani Municipal Council, Panchgani (District Satara).

(B) This notice is also available at Government's website www.urban.maharashtra.gov.in

DEVELOPMENT PLAN, PANCHGANI (II Revised)

Schedule "B"

Substantial Modifications Proposed by Government under Section 31 (1) of Maharashtra Regional and Town Planning Act, 1966 (Appended to Government Notification No. TPS-1911/1445/CR-270/11/EP Public/UD-13, dated 4th June 2012

Modification No.	Proposal as per published Plan under Section 26 of the MR and TP Act, 1966.	Modifications made under Section 28 (4) and shown on submitted Plan under Section 30 of the MR and TP Act, 1966	Substantial Modifications Sanctioned by Government under Section 31 (1) of the MR and TP Act, 1966
EP-1	Proposed Residential Zone in F. P. Nos. 395, 396, 403 and Agriculture Zone in F. P. No. 397, 398, 399.	9 mt. North-South road is to be proposed from F. P. Nos. 404 up to the F. P. No. 399. Also North-South road of 6 mt. width is shown towards east side of above road as shown on plan.	9 mt. and 6 mt. Development Plan Road are proposed to be Sanctioned as per submitted plan under Section 30.
EP-2	Proposed 12 mt wide North-South road is shown in F. P. No. 255.	Proposed 12 m. wide North-South road is to be deleted and land there under included in Residential Zone and new 12 m. wide road is to be proposed starting from F. P. No. 252 up to the F. P. No. 253 as shown as plan.	Proposed to be sanctioned as per submitted plan under Section 30.