

प्रादेशिक योजना, सातारा
महाराष्ट्र प्रादेशिक नियोजन व नगर
रचना अधिनियम १९६६ चे कलम
१५(१) अन्वये मंजूर करणेबाबत.

अधिसूचना
महाराष्ट्र शासन,
नगर विकास विभाग,
शासन निर्णय क्रमांक : टिपीएस-१९१७/१५८५/प्र.क्र.१५०/१७/नवि-१३
मंत्रालय, मुंबई-४०० ३२.
दिनांक : ०८/०१/२०१८

- पहा:- १) विभागीय आयुक्त पुणे विभाग पुणे तथा अध्यक्ष, प्रादेशिक नियोजन मंडळ, सातारा यांचे पत्र
क्र. प्रा.प्रा.यो.सातारा/ कलम १६(४)/सादरीकरण /ससंप्रायोसा/२८९८, दि.१४/०९/२०१७.
२) संचालक, नगर रचना, महाराष्ट्र राज्य पुणे यांचा अहवाल पत्र क्र. प्रा.यो. सातारा/छाननी/कलम
१५(१) व १६ (४)/टिपीकी-१/५३८५, दि.१२/१०/२०१७.

शासन निर्णय :- सोबतची शासकीय अधिसूचना व नोटीस (इंग्रजी व मराठी) महाराष्ट्र शासनाच्या
साधारण राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(रा.से.पवार)

अवर सचिव, महाराष्ट्र शासन

प्रति :-

- १) मा. विरोधी पक्ष नेता, महाराष्ट्र विधानसभा, विधानमंडळ, मंत्रालय, मुंबई-३२
- २) मा. विरोधी पक्ष नेता, महाराष्ट्र विधानपरिषद, विधानमंडळ, मंत्रालय, मुंबई-३२
- ३) मा. मुख्यमंत्री महोदय यांचे सचिव, मंत्रालय, मुंबई - ३२.
- ४) मा. राज्यमंत्री, नगर विकास यांचे खाजगी सचिव, मंत्रालय, मुंबई - ३२.
- ५) मा. प्रधान सचिव (नवि-१) नगर विकास विभाग, महाराष्ट्र राज्य, मंत्रालय, मुंबई - ३२.
- ६) मा. प्रधान सचिव महसूल व वन विभाग, महाराष्ट्र राज्य, मंत्रालय मुंबई - ३२.
- ७) सह सचिव तथा संचालक, नगर विकास विभाग, मंत्रालय, मुंबई-३२.

प्रति,

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे,
- २) सहसंचालक, नगर रचना, पुणे विभाग, पुणे.

/- त्यांना विनंती करण्यात येते की, त्यांनी प्रादेशिक योजना मंजूरीच्या अनुषंगाने
अधिप्रमाणित करावयाचे नकाशे ५ (पाच) प्रतीत शासनाकडे पाठवावेत.

- ३) विभागीय आयुक्त, पुणे विभाग, पुणे, तथा अध्यक्ष, प्रादेशिक नियोजन मंडळ, सातारा.
- ४) सहायक संचालक, नगर रचना, सातारा शाखा सातारा.

- ५) जिल्हाधिकारी, सातारा.
- ६) सहायक संचालक, नगर रचना, प्रादेशिक योजना, सातारा तथा सदस्य-सचिव, प्रादेशिक नियोजन मंडळ, सातारा.
- ७) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, सातारा जिल्हा सातारा.
- ८) व्यवस्थापक, शासकीय मुद्रणालय, येरवडा, पुणे.
/- त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना व नोटीस महाराष्ट्र शासनाच्या साधारण राजपत्राच्या भाग-१, पुणे विभागीय पुरवणीमध्ये प्रसिद्ध करून त्याच्या २५ प्रती या विभागास व प्रत्येकी २५ प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, सहसंचालक, नगर रचना, पुणे विभाग, पुणे व सहायक संचालक, नगर रचना, सातारा शाखा, सातारा चांना पाठवाव्यात).
- ९) कक्ष अधिकारी, माहिती व जन संपर्क संचालनालय, मंत्रालय, मुंबई - ३२.
/- त्यांना विनंती करण्यात येते की, सोबत पाठविलेली अधिसूचना व नोटीस शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
- १०) कक्ष अधिकारी, (न.वि.-२९), नगर विकास विभाग, मंत्रालय, मुंबई-३२.
/- यांना विनंती करण्यात येते की, सदरची अधिसूचना व नोटीस या विभागाच्या वेबसाईटवर प्रसिध्द करण्यात यावी.)
- ११) निवड नस्ती (न.वि.-१३).



अधिसूचना
महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मंबई - ४०००३२.
दि.०८/०१/२०१८

क्रमांक- टिपीएस-१९१७/१५८५/प्र.क्र.१५०/१७/नवि-१३:- ज्याअर्थी, प्रदेशातील जमिनीचा वापर आणि विकासाचे सुयोग्य नियोजन करण्यासाठी प्रादेशिक नियोजन मंडळ गठीत करणेबाबत महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यापुढे उक्त अधिनियम असे उल्लेखिलेला) मध्ये तरतूदी नमूद आहेत :

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३ च्या उपकलम (१) मधील शक्तींचा वापर करून महाराष्ट्र शासन, नगर विकास विभागाकडील अधिसूचना क्र.टिपीएस-१९१२/३४८/प्र.क्र.१०३/१२/पु.वां.क्र.५०/नवि-१३, दि.१५/१०/२०१२ अन्वये सातारा जिल्हयाच्या संपूर्ण महसुली क्षेत्रासाठी (महाबळेश्वर-पांचगणी प्रदेश हट सोडून) सातारा प्रदेशाची (यापुढे उक्त प्रदेश असा उल्लेखिलेला) स्थापना केली असून महाराष्ट्र शासन, राजपत्र पुणे विभाग भाग-१ पुरवणीमध्ये दि.०१/११/२०१२ ते ०७/११/२०१२ रोजी पृष्ठ क्र.१ ते ३ वर प्रसिध्दीकरण करणेत आले आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम-४ उप कलम (१) मधील तरतूदीनुसार शासन नगर विकास विभागाकडील अधिसूचना टीपीएस. -१९१२/५६४/प्र.क्र. १०७/१२/ पुर्नबांधणी क्र.५३/नवि-१३, दि.०३/१२/२०१२ अन्वये महाराष्ट्र शासनाने सातारा प्रादेशिक नियोजन मंडळ (यापुढे उक्त प्रादेशिक नियोजन मंडळ असे उल्लेखिलेले) स्थापन केले असून सदर अधिसूचना महाराष्ट्र शासन राजपत्रामध्ये पुणे विभागीय पुरवणीमध्ये, दि.२०/१२/२०१२ ते २६/१२/२०१२ रोजी पृष्ठ क्र.१ ते ३ वर प्रसिध्द करणेत आली आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त प्रदेशाचे सर्वेक्षण करून, उक्त प्रदेशाचा विद्यमान जमीन वापर नकाशा आणि प्रारूप प्रादेशिक योजना (यापुढे उक्त प्रारूप प्रादेशिक योजना " असे उल्लेखिलेली) तयार करून नागरिकांकडून सूचना / हरकती मागविणेसाठी उक्त अधिनियमातील कलम १६ चे उप कलम (१) मधील तरतूदीनुसार दि.३०/०३/२०१७ रोजी प्रसिध्द केली आणि त्याबाबतचे प्रसिध्दीकरण, महाराष्ट्र शासन राजपत्र, असाधारण भाग-१,पुणे विभागीय पुरवणी, दि.३०/०३/२०१७ मध्ये पृष्ठ क्र.१ व ३ वर झालेले आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त अधिनियमाचे कलम १० उप कलम (३) अन्वये गठीत केलेल्या प्रादेशिक नियोजन समितीचा उक्त योजने संबंधीचा अहवाल, सूचना आणि सादरीकरण विचारात घेऊन उक्त अधिनियमातील कलम १६ मधील तरतूदीनुसार उक्त प्रादेशिक योजनेमध्ये आवश्यक असे फेरवदल केलेली उक्त प्रारूप प्रादेशिक योजना प्रादेशिक नियोजन समितीच्या अहवालासह उक्त अधिनियमाचे कलम १५ उप कलम (१) आणि कलम १६ उप कलम (४) मधील तरतूदीनुसार दि.१४/०९/२०१७ रोजीच्या पत्रान्वये शासनास मंजूरीसाठी सादर केली आहे ;

आणि ज्याअर्थी, महाराष्ट्र शासनाने आवश्यक ती चौकशी करून आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून उक्त प्रारूप प्रादेशिक योजना सोबतच्या परिशिष्टातील फेरवदलासह मंजूर करणेचे प्रस्तावित केले आहे ;



आणि त्याअर्था, उक्त अधिनियमाचे कलम १५ उपकलम (१) तसेच प्रादेशिक नियोजन मंडळ नियमावली १९६७ मधील तरतूद क्र.७ तसेच अनुषंगीक इतर सर्व प्राप्त शक्तींचा वापर करून महाराष्ट्र शासन;

अ) उक्त सातारा प्रदेशाच्या प्रारूप प्रादेशिक योजनेस सोबतच्या परिशिष्टातील (परिशिष्ट अ, ब) नमूद फेरबदलासह मंजूरी देत आहे.

ब) उक्त सातारा प्रदेशाकरिता मंजूर प्रादेशिक योजनेची अधिसूचना महाराष्ट्र शासन राजपत्रामध्ये प्रसिध्द झाल्यानंतर २ महिन्यांनंतरची तारीख ही सदर प्रादेशिक योजनेची अमलात आलेली तारीख म्हणून गृहित धरावी. आणि उक्त प्रादेशिक योजनेस सातारा प्रदेशाची अंतिम प्रादेशिक योजना (२०१६-२०३६) म्हणून संबोधण्यात येत आहे.

क) प्रारूप प्रादेशिक योजना विद्यमान जमिन वापर नकाशा तयार करण्यासाठी मुदतवाढ :- महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियमाचे कलम १३ व महाराष्ट्र प्रादेशिक नियोजन मंडळ, १९६७ मधील नियम क्र.५ (३) नुसार विद्यमान जमिन वापर नकाशा तयार करण्यासाठी दि. २०/१२/२०१४ ते ३१/०३/२०१६ या तारखेपर्यंत मुदतवाढ देण्यात येत आहे.

ड) प्रादेशिक नियोजन मंडळास मुदतवाढ :-

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियमाचे कलम ४ (१) नुसार गठीत करण्यात आलेल्या प्रादेशिक नियोजन मंडळास, महाराष्ट्र प्रादेशिक नियोजन मंडळ, १९६७ मधील नियम क्र. २ (१) अन्वये दि. २०/१२/२०१६ ते दि. १४/०९/२०१७ पर्यंत वाढविण्यास मान्यता देण्यात येत आहे.

सदरची अधिसूचना नागरिकांच्या अवलोकनासाठी शासन संकेतस्थळ www.maharashtra.gov.in. (कायदे व नियम) वर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(रा.म.पवार)

अवर सचिव, महाराष्ट्र शासन

सुचना
महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई-४०० ०३२.
दिनांक : ०८/०१/२०१८

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ च्या कलम १७ अन्वयेची
नोटीस

महाराष्ट्र
प्रादेशिक
नियोजन व
नगर रचना
अधिनियम,
१९६६

क्रमांक :- टीपीएस १९१७/१५८५/प्र.क्र.१५०/१७/नवि-१३:- सातारा प्रदेशातील जमिनीचा वापर आणि
विकासाचा समतोल व सुयोग्य नियोजन करण्यासाठी सातारा जिल्ह्याची प्रादेशिक योजना, महाराष्ट्र
शासनाने, नगर विकास विभागाची अधिसूचना क्रमांक. टीपीएस १९१७/१५८५/प्र.क्र.१५०/१७/नवि-१३,
दिनांक ०८/०१/२०१८ द्वारे महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ (महाराष्ट्र अधिनियम
१९६६ चा ३७ वा) मधील कलम १५(१) च्या तरतुदीनुसार मंजूर केली आहे.

शासनाने मंजूर केलेल्या सातारा प्रदेशाची अंतिम प्रादेशिक योजना, (२०१६-२०३६) ची प्रत
नागरीकांना पाहण्यासाठी खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत
अवलोकनासाठी ठेवणेत आली आहे.

- अ) जिल्हाधिकारी, सातारा.
ब) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद, सातारा, जिल्हा सातारा.
क) सहायक संचालक, नगर रचना, सातारा शाखा, सातारा.

मंजूर प्रादेशिक योजनेची प्रमाणित प्रत किंवा सदर मंजूर प्रादेशिक योजनेच्या कोणत्याही भागाची
प्रमाणित प्रत ही सहायक संचालक, नगर रचना, शाखा - सातारा, जिल्हा परिषद, विस्तारित इमारत,
खोली क्र.२० ते २४, सातारा. पिन-४१५००१, यांच्या कार्यालयात नागरीकांना योग्य त्या किंमतीत
विक्रीसाठी उपलब्ध आहे.

सातारा प्रदेशाची चर उल्लेखिलेली मंजूर प्रादेशिक योजना मंजूर प्रादेशिक योजनेची अधिसूचना
महाराष्ट्र राजपत्रामध्ये प्रसिध्द झाल्यानंतर २ महिन्यांनी अंमलात येईल, आणि त्या योजनेला अंतिम
सातारा प्रादेशिक योजना (२०१६-२०३६) असे संबोधण्यात येईल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



(रा.प्र.षवार)

अवर सचिव, महाराष्ट्र शासन.

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai-400 032
NOTIFICATION
Date:08/01/2018.

Maharashtra
Regional and
Town
Planning Act
1966

No. TPS-1917/1585/C.R.150/17/UD-13 -Whereas the Maharashtra Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred "the said Act") provides for the establishment of regions to regulate use of lands regions, and for planned & balanced development;

And whereas, in exercise of the powers conferred under the provisions of sub-section (1) of Section 3 of the said Act, the Government of Maharashtra constituted a Region to be called the Satara Region for the entire area within jurisdiction of the Satara district, excluding Mahableshwar Pachgani Region (hereinafter referred to as the said Region) the limits of which have been detailed under the Notification, Urban Development Department No.TPS-1912/348/CR103/12/Reconstructed No.50/UD-13, dated 15/10/2012, published in the Maharashtra Government Gazette, Pune Division, Part-I, dated 01/11/2012 to 07/11/2012;

And whereas, by the Government Notification, Urban Development Department No. TPS-1912/564/CR 107/12/ Reconstruction No.53/UD-13, dated 03/12/2012 issued under sub-Section (1) of Section 4 of "the said Act", the Government of Maharashtra further constituted a Regional Planning Board to be called as the Satara Regional Planning Board" (hereinafter referred to as "the said Board") published in the Maharashtra Government Gazette, Pune Division, Part-I, dated 20/12/2012 to 26/12/2012 at Page No. 1 to 3;

And whereas, the said Board after carrying out necessary surveys for preparing an Existing Land Use Map of the said Region, prepared and published a draft Regional Plan for the said region (hereinafter referred to as "the said draft Regional Plan") for inviting suggestions and/or objections from the public in accordance with the provisions of sub-Section (1) of Section 16 of the said Act 1966 on 30/03/2017 and a Notice to that effect was published in the Maharashtra Government Gazette, Pune Division, Part -1 dated 30/03/2017, on page No. 1 to 3;

And whereas, the said Board, after considering the report of the Regional Planning Committee appointed by it under sub-Section (3) of Section 10 of the said Act, on the suggestions / objections and representations in respect of the said Regional Plan, modified the said Regional Plan in accordance with the provisions of Section 16 of the said Act and submitted such modified Regional Plan together, with the report of Regional Planning Committee for approval of Government under sub-Section (1) of Section 15 read with sub-Section (4) of Section 16 of the said Act vide its letter No.2898 dated 14/09/2017;

And whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune proposes to approve the said Draft Regional Plan with certain modifications, specified in Schedule appended hereto;

Now, therefore, in exercise of the powers conferred by sub-Section (1) of Section 15 of the said Act and under clause 7 of the Regional Planning Board Regulation 1967 and all other powers enabling it in this behalf, the Government of Maharashtra hereby,

(a) Accords sanction to the said Draft Regional Plan of satara subject to the modifications specified in the Schedule (Schedule A and B) appended hereto,



(b) Fixes the date after two months of appearing this Notification in the Maharashtra Government Gazette as the date on which the Final Regional Plan, of satara Region as sanctioned by the Government, shall come into force and shall be called "Final Regional Plan of Satara Region (Year 2016-2036).

(c) **Extension of time limit to prepare Existing Land Used Map -**

Sanctions the necessary extension of time limit in exercise of the powers conferred in accordance with Rule No.5 (3) of the Maharashtra Regional Planning Board Rules 1967 and section 3 of the said Act to prepare Existing Land Use Map from 20/12/2014 to 31/03/2016.

(d) **Extension of time limit For Regional Planning Board -**

Sanctions the necessary extension of time limit in exercise of the powers conferred in accordance with Rule No. 2 (1) of Maharashtra Regional Planning Board Rules 1967 for extensions of Regional Planning Board from 20/12/2016 to 14/09/2017.

This Notification is also available for inspection of the public on the Government web site [www..maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे व नियम).

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



(R.M.Pawar)

Under Secretary to Government

NOTICE
GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
Mantralaya, Mumbai-400 032
Date :08/01/2018

Notice under Section 17 of the Maharashtra Regional & Town Planning Act 1966:

No.TPS-1917/1585/C.R.150/17/UD-13. Notice is hereby given that for balanced / planned development of the Satara District, the Regional Plan of Satara has been sanctioned by the Government vide Urban Development Department's Notification No. TPS- 1917/1585/ C.R.150/17/UD-13 dated 08/01/2018 under the provisions of Section 15(1) of the Maharashtra Regional & Town Planning Act 1966;

A copy of approved Final Regional Plan of Satara (2016-2036) as sanctioned by the Government is made available for inspection of the public during office hours on all working days in the following offices -

- (a) Collector, Satara.
- (b) Chief Executive Officer, Zilla Parishad, Satara.
- (c) Assistant Director of Town Planning, Satara Branch, Satara.

A copy or copies thereof or any extract there from certified to be correct is available for sale to the public at reasonable prices in the office of the Assistant Director of Town Planning, Branch Office, Z.P. annex Bldg.,Room No.20 to 24 ,Satara-415001.

The Regional Plan of Satara Region as a sanctioned by the Government shall come into force after two months from publication of Notification in the Maharashtra Government Gazette and the same shall be called the "Final Regional Plan of the Satara Region (2016-2036)".

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




(R.M.Pawar)
Under Secretary to Government

SCHEDULE - A

Accompaniment to the Government Notification No. TPS -1917/1585/C.R.150/17/UD-13,
Dated : 08/01/2018.

Sr. No	Modification No.	Proposal as per plan published u/s 16(1) of M.R.T.P. Act.1966	Proposal as per plan Submitted u/s-16(4) of M.R.T.P. Act.1966	Modification Sanctioned by Government u/s 15(1) of M.R.T.P. Act.1966
1) Satara Urban Growth Centre				
Modification of Zones				
1	M-1	Agricultural Zone lands from village Karanje, Saidapur and Kondve Tal. Satara situated on Southern side of Venna river as shown on plan, Kondve - S.No.53, 54, 55 and others. Saidapur - S.No.7, 8, 9, 10, 11, 12pt and others. Karanje - S.No. 63pt, 67pt, 66pt, 120pt, 123 pt, 121, 237 and others.	The lands from village Karanje, Saidapur and Kondve Tal.Satara situated on Southern side of Venna river are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP Act, 1966.
2	M-2.1	Agricultural Zone lands situated on North-East Side of Village Karandwadi Tal. Satara as shown on plan. Karandwadi S.No.120, 141, 143 and others.	The lands situated on North-East Side of Village Karandwadi Tal. Satara are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP act, 1966.
3	M-2.2	Agricultural Zone Lands situated on South-West side on village Karandwadi. S.No.60, 59, 58, 65, 67 and others as shown on Plan.	The lands situated on South-West side on village Karandwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands retained as per the plan published under section 16 (1) of MR&TP act, 1966.
4	M-4.3	"Agricultural" Zone - The lands situated on Western and Southern side of Venna River from village Kodoli Tal. Satara as shown on plan. Kodoli - S.No.28, 27, 25, 35, 136, 118,119 and others.	The lands situated on Western and Southern side of Venna River from village Kodoli Tal. Satara are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP Act, 1966.



5	M-12.1	<p>"Agricultural" Zone - The lands from village Panmalewadi Tal. Satara situated on Northern side of Venna River as shown on plan.</p> <p>Panmalewadi S.No. 252, 254, 256, 272, 273 and others.</p>	<p>The lands from village Panmalewadi Tal. Satara situated on Northern side of Venna River are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP Act, 1966.</p>
6	M-12.2	<p>"Agricultural" Zone - The lands from village Panmalewadi and Varye Tal. Satara situated on Northern side of Venna River as shown on plan.</p> <p>Panmalewadi S.No. 414, 415, 416, 417, 418 and others.</p>	<p>The lands from village Panmalewadi and Varye Tal. Satara situated on Northern side of Venna River are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16 (1) of MR & TP act, 1966.</p>
7	M-14.1	<p>"Agricultural" Zone - The lands from village Mhasve and Varye Tal. Satara situated on Northern and Southern side of National Highway No. 4 as shown on plan.</p> <p>Mhasve-S.No.64, 65, 66, 70, 91 to 103 and others.</p> <p>Varye-S.No.541, 542, 543, 544, 545 and others</p>	<p>The lands from village Mhasve and Varye Tal. Satara situated on Northern and Southern side of National Highway No. 4 are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of land is retained as per the published plan under section 16 (1) of MR & TP act, 1966.</p>
8	M-17.1	<p>"Agricultural" Zone - The lands from village Wadhe Tal. Satara situated on Northern side of Venna river as shown on plan.</p> <p>Wadhe- S.No.344 to 358, 402 to 406, 75 to 80 and others.</p>	<p>The lands from village Wadhe Tal. Satara situated on Northern side of Venna river are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.</p>	<p>Zoning of lands is retained as per the published plan under section 16 (1) of MR & TP act, 1966.</p>

9	M-3.3	"Public/ Semi Public" Zone - The land bearing S.No./G.No. 116 (pt) of village Kondve.	Land included in "Public/ Semi Public" Zone from S.No./G.No. 116 (pt) of village Kondve, is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
10	M-4.2	"Public Utility" Zone - The land bearing S.No. 243 of village Kodoli.	Land included in "Public Utility" Zone from S.No. 243 of village Kodoli, is deleted from "Public Utility" Zone and included in "Residential" Zone as shown on the plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
Modification of Roads				
11	M-3.2	Alignments of 24 M. wide road from village Kondve passing through Gt. No. 122, 141, 142 153, 154, 156 and others.	Alignments of the 24 M. wide road is modified and area under road included in Residential Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
12	M-4.1	Widening of State Highway No.140 for 45 Meter width passing through S.No. 2, 3, 4, 8, 9, 13, 14, and others from village Khindwadi and S.No. 318, 338, 345 and others from village Kodoli.	Widening of State Highway No.140 for 45 Meter width passing through Khindwadi to Kodoli is deleted and realignment for said road is done after survey by PWD, Satara and Town Planning Department.	Widening of State Highway No.140 for 45 M width passing through Khindwadi to Kodoli is refused but the existing width or width as per land acquisition of State Highway No. 140 whichever is more, is retained.
13	M-6.1	Proposed 18 Meter wide road passing through S.No.58, 59 of village Khed.	Proposed 18 Meter wide road passing through S.No.58, 59 of village Khed, is deleted and included in Residential Zone as shown on plan.	Proposed 18 M wide road passing through S.No.58, 59 of village Khed, is reinstated as per the published plan u/s 16(1) of M.R. and T.P. Act 1966.
14	M-6.2	The change in Alignment of the proposed 12 Meter wide road passing through S.No.24 of village Khed.	Alignment of the proposed 12 Meter wide road passing through S.No.24 is changed and area there under is included in Residential Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.



15	M-6.3	The change in Alignment of the proposed 18 Meter wide road passing through S.No.52 and 53 of village Khed.	Alignment of the proposed 18 Meter wide road passing through S.No.52 and 53 of village Khed is changed and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
16	M-7.1	Proposed 12 Meter wide road passing through S.No. 34, 35 and 36 of village Godoli shown on published plan.	Proposed 12 Meter wide road passing through S.No. 34, 35 and 36 of village Godoli is deleted and area there under is included in "Residential" Zone shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
17	M-7.2	Residential Zone proposed in S. No. 94, 95, 96 and 167 in village Godoli.	12 M. wide road is proposed in S.No. 94, 95, 96 and 167 in village Godoli as shown on Plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
18	M-14.2	Proposed 18 Meter wide road from S.No. 329 to 360 of village Wadhe and Mhasve as per published plan.	Proposed 18 Meter wide road from S.No. 329 to 360 of village Wadhe and Mhasve is deleted and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
19	M-1.2	Proposed alignment of 18 Meter wide road at village Wadhe passing through S.No. 207, 208, 210 and Karnje S.No.130, 132.	18 M. wide road at village Wadhe and Karnje is modified and area thereunder is included in Green Zone as shown in plan.	Proposed alignment of 18 M. wide road at village Wadhe retained as per published plan U/s16(1) of M.R. and T.P. Act 1966.
20	M-16.1	Proposed 15 Meter wide road passing through S.No. 537, 536, 525 and 526 at village Varye.	Proposed 15 Meter wide road passing through S.No. 537, 536, 525 and 526 at village Varye is deleted and area there under is included in "Agricultural / No-Development" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
21	M-17.2	Proposed alignment of 18 Meter wide road on Northern side of existing Canal at village Wadhe passing through S.No. 362, 363, 364.	Alignment of 18 M. wide road on Northern side of existing Canal is modified and area thereunder is included in Residential Zone as shown in plan.	Proposed alignment of 18 M. wide road is retained as per published plan under section 16 (1) of MR&TP act, 1966.

18/11/16



22	M-17.3	Proposed alignment of 18 Meter wide road on Northern side of Venna river at village Wadhe passing through S.No.25, 26, 27, 33, 76,77,113and others.	Proposed alignment of 18 Meter wide road on Northern side of Venna river at village Wadhe is deleted as shown in plan.	Proposed alignment of 18 Meter wide road is retained as per published plan under section 16 (1) of MR & TP act, 1966.
2) Wai Urban Growth Centre				
23	M-1	"Industrial" Zone from village Shelarwadi, Tal.Wai land bearing S.No.209, 211, 215, 274 and others.	Land excluded from "Industrial" Zone and included in "Agricultural / No-Development" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R.&T.P. Act 1966.
24	M-2	"Agricultural" Zone- The lands bearings S.No.140, 151, 157, 197, 205, 228 and others from village Wai Tal.Wai situated on North-West side of Wai Municipal Council.	The lands bearing S.No.140,151,157,197, 205, 228 and others from village Wai situated on North-West side of Wai Municipal Council are deleted from "Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP act, 1966.
	M-3	"Agricultural" Zone-The lands bearing S.No.43, 51, 57, 362, 363, 495, 510, 650 703 and others from village Wai Tal.Wai situated on East-North side of Wai Municipal Council.	The lands bearing S.No.43, 51, 57, 362, 363, 495, 510, 650 703 and others from village Wai situated on East & North side of Wai Municipal Council are deleted from "Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan under section 16 (1) of MR&TP act, 1966.
25	M-4	12 M. road shown on plan in S.No.17, 27, 28, 29 and 35 of village Siddhanathwadi.	12 M. road in S.No.17, 27, 28, 29 and 35 of village Siddhanathwadi, is deleted and area there under is included in 'Residential" Zone and alignment of existing road is retained as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
26	M-5	12 M. proposed road as shown on plan in S.No. 9, 12, 17, 27 of village Siddhanathwadi Tal Wai.	Proposed 12 M. road is deleted and area thereunder included in Residential Zone and Existing road in S.No.9, 12, 17, 27 of village Siddhanath wadi is widen to 12 M.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.



27	M-6	Land included in "Residential" Zone from S.No. 60 of village Songirwadi.	Land included in "Residential" Zone from S. No. 60 of village Songirwadi, is deleted from "Residential" Zone and included in "Public Utility" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of M.R. and T.P. Act 1966.
28	M-7	Green Belt to the Northern side of Krishna River in S.No.628,631,634, 638,643,644,652,653 & 681 of village Wai Tal Wai.	Existing road in Green Belt to the Northern side of Krishna River is shown on plan in S.No. 628, 631, 634, 638,643, 644, 652,653 & 681 of village Wai Tal Wai.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
29	M-8	Agricultural zone to the Northern side of Krishna River as shown on plan in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai.	Existing roads in Agricultural zone to the Northern side of Krishna River are shown in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai as shown on Plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
30	M-9	Existing road shown in land bearing S.No.532, 534, 571,572 & 568 of village Wai.	State Highway No.139 in S.No.532, 534, 571, 572 & 568 of village Wai is widened to 45 M. as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
31	M-10	Proposed Road widening of 24 M. in S.No.567, 568 and 569 of village Wai Tal Wai.	Road widening of 24 M. is reduced to 18 M. and deleted area is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
32	M-11	Proposed 18 Meter and 15 Meter wide road passing through S.No.651, 644, 634, 631, 623, 628, 627, 630, 632, 611, 554, 553 and 640 at village Wai.	Proposed 18 Meter and 15 Meter wide road passing through S.No.651, 644, 634, 631, 623, 628, 627, 630, 632, 611, 554, 553 and 640 at village Wai is deleted and area there under is included in "Agricultural / No-Development" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.



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33	M-12	Agricultural zone to the East side of Wai Municipal Council in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai.	Existing roads in Agricultural zone to the East side of Wai Municipal Council are marked in S.No.554, 555, 603, 606, 608, 609, 618, 619, 620, 623, 624, 637, 641, & 648 of village Wai as shown on Plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966 and in addition 15 M. new road proposed as shown on Plan.
	M-13	"Agricultural" Zone - The lands bearing S.No.238 of village Wai.	Land bearing S. No. 238 of village Wai, is deleted from "Agricultural" Zone and included in "Public Utility" Zone as shown on Plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.
34	M-14	Proposed 15 M. wide road passing through S.No.481, 482, 484, 504,503, 507, 502,485,486 of village Wai.	Proposed 15 Meter wide road passing through S.No.481, 482, 484, 504, 503, 507, 502, 485, 486 of village Wai is deleted and area there under is included in adjacent zone as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.

3) Phaltan Urban Growth Centre

35	M-1	"Agricultural" Zone - The lands bearing S.No.19 (pt) 21, 22, 26, 29, 30,33,35, 36, 24 from village Chaudharwadi and S.No.60 ,61 (Pt) of Village Sastewadi.	The lands bearing S.No.19 (pt) 21, 22, 26, 29, 30, 33, 35, 36, 24 from village Chaudharwadi and S.No.60, 61(Pt) of Village Sastewadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
36	M-2	"Agricultural" Zone - The lands bearing S.No.60, 61, 59, 58, 57, 56, 55, 54, 52, 47, 48, 49 from village Sastewadi.	The lands bearing S.No.60, 61, 59, 58, 57, 56, 55, 54, 52, 47, 48, 49 from village Sastewadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
37	M-3	"Agricultural" Zone - The lands bearing S.No.47, 48, 49 from village Sastewadi and S.No.39, 38, 37 from village	The lands bearing S.No.47, 48, 49 from village Sastewadi and S.No.39, 38, 37 from village Algudewadi are deleted from "Agricultural" Zone and	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.



		Algudewadi.	included in "Residential" Zone as shown on plan.	
38	M-4	"Agricultural" Zone - The lands bearing S.No.47, 40, 58, 46, 44, 43, 42, 41, 35, 39, 38 from village Dhuldev.	The lands bearing S.No.47, 40, 58, 46, 44, 43, 42, 41, 35, 39, 38 from village Dhuldev are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16(1) of MR&TP Act, 1966.
39	M-5	"Agricultural" Zone the lands bearing S.No.29 to 41(pt), 45 to 47, 52 to 57, 62 to 65, 83 to 90, 92 to 96 etc. from village Pharandwadi.	The lands bearing S.No.29 to 41(pt), 45 to 47, 52 to 57, 62 to 65, 83 to 90, 92 to 96 etc. from village Pharandwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
40	M-5	"Agricultural" Zone -The lands bearing S.No.92, 93, 94, 95, 96, 90 from village Kolki.	The lands bearing S.No.92, 93, 94, 95, 96, 90 from village Kolki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
41	M-6	"Agricultural" Zone - The lands bearing S.No.130, 129,127, 128,125, 109,123,111,112,103,105,110,87,107 from village Zirapwadi.	The lands bearing S.No.130,129,127,128, 125,109,123,111,112,103,105,110,87,107 from village Zirapwadi are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16(1) of MR&TP Act, 1966.
42	M-7	"Public-Semi Public" Zone - The lands bearing S.No.108 (pt) from village Zirapwadi.	The land bearing S.No.108 (pt) from village Zirapwadi is deleted from "Public-Semi Public" Zone and included in "Residential" Zone as shown on plan.	The land bearing S.No.108 (pt) from village Zirapwadi Tal. Phaltan is deleted from "Public-Semi Public" Zone and included in "Agricultural" Zone as shown on plan.
43	M-8	"Agricultural" Zone - The lands bearing S.No.03, 04, 05, 06, 10, 08,10, 11, 12,16, 17, 18, 20,21,22,23, 31, 32, 41, 42, 43.	The land bearing S.No.03,04,05,06,10, 08,10,11,12,16,17,18, 20,21,22,23,31,32,41, 42,43,34,39,40,38,33, 35 from village Jadhavwadi and	The lands bearing S.No.39, 42 (pt), 43(pt), 44(pt) are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on Plan and zoning for remaining lands is retained as per the published



		34, 39, 40, 38, 33, 35 from village Jadhavwadi, and S.No.21, 22, 23, 26, 27 from village Thakurki.	S.No.21, 22, 23, 26, 27 from village Thakurki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	plan u/s 16 (1) of MR&TP Act, 1966.
44	M-10	"Agricultural" Zone - The lands bearing S.No.29, 28, 30, 32, 33, 34, 35, 24, 36, 18, 17, 15, 42, 43, 45, 46, 47, 48, 49, 50, 51, 54, 91, 66, 67, 68, 70, 71, 74, 75, 69, 72, 73, 83, 84 from village Thakurki.	The lands bearing S.No.29, 28, 30, 32, 33, 34, 35, 24, 36, 18, 17, 15, 42, 43, 45, 46, 47, 48, 49, 50, 51, 54, 91, 66, 67, 68, 70, 71, 74, 75, 69, 72, 73, 83, 84 from village Thakurki are deleted from "Agricultural" Zone and included in "Residential" Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
45	M-11	Change of boundary of Phaltan Municipal Council. The land bearing S.No.82 from Pharandwadi and S.No.50 of Sastewadi.	The land bearing S.No.82 from Pharandwadi and S.No. 50 of Sastewadi. included in Phaltan Urban Growth Center is deleted and included in Phaltan Municipal Council as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
Modification in Roads				
46	M-12	Proposed 18 Meter wide road shown on plan in S.No.17, 18, 19, 21, 22 of village Pharandwadi.	Proposed 18 Meter wide road shown on plan in S.No.17, 18, 19, 21, 22 of village Pharandwadi, is deleted and area there under is included in "Residential" Zone and New 18 meter wide road is proposed in S.No. 13, 14, 17 of village Pharandwadi as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
47	M-13	Proposed 24 Meter wide road shown on plan in S.No.10 of village Pharandwadi.	Proposed 24 Meter wide road shown on plan in S.No.10 of village Pharandwadi, is deleted and area there under is included in "Residential" Zone and New 18 meter wide road is proposed on boundary of S.No.9, 10, 11 from village Pharandwadi as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.

48	M-14	Change of boundary of Phaltan Municipal Council. The land bearing S.No.5 from Thakurki Tal.Phaltan	The land bearing S.No.5 from Thakurki Tal.Phaltan included in Phaltan Urban Growth Center is deleted and included in Phaltan Municipal Council as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR & TP act, 1966.
49	M-15	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.41, 53, 37, 42, 44, 65, 66, 50, 68, 69,72,67 from village Phaltan	The land bearing S.No.41, 53, 37, 42, 44, 65,66,50,68,69,72,67 from village Phaltan which are shown in Phaltan Municipal Council are deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
50	M-16	Proposed 18 M. wide road in village Jadhavwadi passing through S.No.44, 45, 42, 10 etc. and village Zirapwadi passing through S.No.109, 111, 119, 121, 128 etc.	Proposed 18 Meter wide road is widened to 24 M. wide Ring road as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
51	M-17	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.116 from village Phaltan	The land bearing S.No.116 from village Phaltan which is shown in Phaltan Municipal Council is deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
52	M-18	Change of boundary of Phaltan Urban Growth Complex. The land bearing S.No.123 from village Phaltan	The land bearing S.No.123 from village Phaltan which is shown in Phaltan Municipal Council is deleted from Phaltan Municipal Council and included in Phaltan Urban Growth Complex and area there under is included in Agricultural Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.

10/11/16



53	M-19	Proposed 18 meter wide road passing through land bearing S.No.31, 34, 39, 52, 55 of village Kolaki and S.No.129, 130 of village Zirapwadi.	Proposed 18 Meter wide road in S.No. 31, 34, 39, 52, 55 of village Kolaki and S.No.129, 130 of village Zirapwadi is deleted and area there under is included in "Residential" Zone as shown on plan.	Proposed 18 meter wide road is retained as per plan published u/s 16 (1) of MR& TP Act, 1966.
4) Shirwal Rural Growth Centre				
54	M-1	Residential Zone The lands from S.No. 1100 (pt), 1110 (pt), 1111(pt), 1114 (pt), 1116(pt), of Village Shirwal Tal. Khandala	The lands from S.No. 1100 (pt), 1110 (pt), 1111(pt), 1114 (pt), 1116(pt), of Village Shirwal Tal. Khandala are deleted from Residential Zone and included in Industrial Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
55	M-2	Proposed 30 M. wide road S.No.910 to 923, 925 to 931, 882 , 884, 885, 875 to 879, 942 , 854, 853 850 & etc. of village Shirwal Tal.Khandala	Proposed 30 M. wide road width is reduced to 18 M. wide & deleted area from road is included in Adjoining Zone in S.No.910 to 923, 925 to 931, 882 , 884, 885, 875 to 879, 942 , 854, 853 850 & etc. of village Shirwal Tal.Khandala as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
56	M-3	Proposed road winding of 15 M. S.No. 1309 to 1315, 1319 to 1321, 1325 to 1334 & etc. of village Shirwal Tal.Khandala	Proposed road winding of 15 M. is deleted & deleted area is included in Residential Zone in S.No.1309 to 1315, 1319 to 1321, 1325 to 1334 & etc. of village Shirwal Tal.Khandala And alignment of existing road is retained as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
57	M-4	Proposed 18 mtr. wide road in S.No.950 to 952 of village Shirwal Tal.Khandala	Proposed 18 mtr. wide road in S.No.950 to 952 of village Shirwal Tal.Khandala is deleted and included in Residential Zone. As shown on plan.	Proposed 18 meter wide road is retained as per plan published u/s 16 (1) of MR&TP Act, 1966.
58	M-5	"Public/ Semi Public" Zone from S.No. 390 & 391 of village Shirwal	Land included in "Public/ Semi Public" Zone from S.No. 390 & 391 of village Shirwal	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.



		Tal.Khandala	Tal.Khandala is deleted (excluding Grampanchayat Office) from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	
59	M-6	Proposed 30 M. wide road in S. No.597 to 602 of village Shirwal Tal. Khandala	Proposed road width 30 M. is reduced to 18 M. with change in alignment & deleted area included in Residential Zone as shown on plan.	Road alignment is retained as per the plan published u/s 16 (1) of M.R.T.P.Act 1966 with reduced width of 18 M.
60	M-7	Vacant Land shown in S.No.11 of village Shirwal Tal Khandala	Land in S.No.11 of village Shirwal Tal Khandala is included in "Residential Zone". As shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
61	M-8	"Agricultural" Zone - The lands bearing S.No.16,18 from Village Moh Traf Shirwal Tal Khandala	The lands bearing S.No.16, 18 from Village Moh Traf Shirwal Tal Khandala situated on Western side of Odha/Nala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
62	M-9	"Public/ Semi Public" Zone from S.No. 1397 of village Shirwal Tal. Khandala	Land included in "Public/ Semi Public" Zone from S.No. 1397 of village Shirwal Tal. Khandala is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
63	M-10	"Agricultural" Zone lands bearing S.No.334, 344 etc. of village Moh tarf shirwal.	Land deleted from Agricultural Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4)of MR&TP act, 1966.
64	M-11	Proposed 18 M. wide road passing through S.No. 414, 416 to 418, 420, 421, 424 to 427, 430, 431, 433 to 435, 438 to 442, 446 to 448, 1381, 474 to 482, 450 to 468, of village Moh Terf ShirwalTal.Khandala.	Proposed 18 M. wide road is widened to 30 M. in S.No. 414, 416 to 418, 420, 421, 424 to 427, 430, 431, 433 to 435, 438 to 442, 446 to 448, 1381, 474 to 482, 450 to 468, of village Moh Terf Shirwal Tal. Khandala as shown on plan.	Sanctioned as per plan submitted u/s 16(4) of MR&TP act, 1966.



65	M-12	Vacant Land shown in S.No. 1386 & 1387 of Village Shirwal Tal Khandala	Land bearing S.No. 1386 & 1387 of Village Shirwal Tal Khandala is included in "Residential Zone" as shown on plan.	Land bearing S.No. 1386 & 1387 of Village Shirwal Tal Khandala is included in "Agricultural Zone".
66	M-13	"Agricultural" Zone - The lands bearing S.No.608,485, 490, 659, 894,853 etc. from Village Shirwal Tal Khandala	The lands bearing S.No.608, 485, 490, 659, 894,853 etc. from Village Shirwal Tal Khandala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
67	M-14	Proposed 18 M. wide road passing through S.No. 851 to 854, 857 to 860, 865 to 872, 819, 886, 887, 900, 705 to 707, 701, 693, 694, 670, 672 to 674, 631, 630, 626, 627, 623, 655 & etc. of village Shirwal	Proposed 18 M. wide road is widened to 30 M. in S.No. 851 to 854, 857 to 860, 865 to 872, 819, 886, 887, 900, 705 to 707, 701, 693, 694, 670, 672 to 674, 631, 630, 626, 627, 623, 655 & etc. of village Shirwal as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
68	M-15	Proposed 30 Meter wide road from S.No.496 to 499, 384, 340, 494 of village ShirwalTal. Khandala	Proposed 30 Meter wide road from S.No.496 to 499, 384, 340, 494 of village Shirwal Tal. Khandala is deleted and area there under is included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
69	M-16	"Agricultural" Zone-The lands bearing S.No.577, 600,601, 488,489 and others from Village Shindewadi Tal. Khandala	The lands bearing S.No.577, 600,601, 488,489 and others from Village Shindewadi Tal.Khandala are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
5) Umbraj-Godwadi Rural Growth Centre				
70	M-1	Proposed 24 M. wide road passing through in S. No. 49, 48, 45, 51, 53, 55, 66, 64, of village Godwadi & S.No. 191, 192, 198, 134, 135, 136, 137, 138, 118, 119, 120 of Village Umbraj	Proposed road 24 M. wide passing through S. No. 49, 48, 45, 51, 53, 55, 66, 64, of village Godwadi & S.No. 191, 192, 198, 134,135, 136, 137, 138, 118, 119, 120 of Village Umbraj Tal. Karad is reduced to 18 M. wide as shown on plan.	Proposed road 24 M. wide road is retained as per published plan u/s 16 (1) of MR&TP Act, 1966.



71	M-2	Proposed 24 Meter wide road passing through S.No.90 to 93, 86, 87, 79, 80, 101, 117 of village Umbraj Tal. Karad	Proposed 24 Meter wide road passing through S.No.90 to 93, 86, 87, 79, 80, 101, 117 of village Umbraj Tal. Karad is deleted and included in Residential Zone as shown on plan.	Proposed 24 Meter wide road is sanctioned with change in alignment as shown on Plan.
72	M-3	Residential Zone in S.No.90 to 93, 79, 80, 84, 86, 117 of village Umbraj Tal. Karad	New alignment of 18 M. wide road passing through S.No.90 to 93, 79, 80, 84, 86, 117 of village Umbraj Tal. Karad is proposed as shown on plan.	New alignment of road passing through S.No.90 to 93, 79, 80, 84, 86, 117 is sanctioned as per plan submitted u/s 16 (4) with 24 M. width as shown on Plan.
73	M-4	Proposed 24 M. wide road passing through S. No. 15 to 17, 22 to 30 of Village Umbraj Tal. Karad.	Proposed change in width of road from 24 M. to 18 M. in S.No.15 to 17, 22 to 30 of Village Umbraj Tal. Karad as shown on plan.	Proposed road 24 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
74	M-5	"Public/ Semi Public" Zone from S.No. 169 (pt), 170(pt) of village Umbraj Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No. 169 (pt), 170(pt) of village Umbraj Tal. Karad is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
75	M-6	"Public/ Semi Public" Zone from S.No. 168(pt), 169(pt), of village Umbraj Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No.168(pt), 169(pt), of village Umbraj Tal. Karad is deleted from "Public/Semi Public" Zone and included in "Commercial" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
6) Bawdhan Rural Growth Centre				
76	M-1	"Agricultural" Zone- The lands bearing S.No.234 Pt., 231, 230, 261, 340 and others of village Bawdhan Tal. Wai situated on East side of Wai-Satara road	The lands bearing S.No.234 Pt., 231,230, 261,340 and others of village Bawdhan Tal.Wai are deleted from Agriculture Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.



7) Vidni Rural Growth Centre				
77	M-1	G.No.266 of village Vidni Tal.Phaltan	G.No.266 of village Vidni as shown on published plan is corrected as G.No.256 and G.No.287.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
8) Saidapur-Banwadi Rural Growth Centre				
78	M-1	"Agricultural" Zone - The lands bearing S.No.83,84 and others from village Banwadi Tal Karad	The lands bearing S.No.83, 84 and others from village Banwadi Tal Karad are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
79	M-2	"Agricultural" Zone - The lands bearing S.No.14 to 19 and others from village Banwadi Tal Karad	The lands bearing S.No.14 to 19 and others from village Banwadi Tal Karad situated on Eastern side of Banwadi Gaothan are deleted from Agricultural Zone and included in Residential Zone as shown on plan.	Zoning of lands is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
80	M-3	Residential zone S.No. 53, 54, 51, 276, 277, 6, 7, of Village Saidapur, Tal Karad.	Existing roads in Residential zone to the Southern side of Canal are shown on plan in S.No. 53, 54, 51, 276, 277, 6, 7, of Village Saidapur Tal Karad as shown on Plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
81	M-4	Proposed 18 Meter wide road passing through S.No. 7,6, 276, 277 of village Saidapur Tal. Karad	Proposed 18 Meter wide road passing through S.No.7,6, 276, 277 of village Saidapur Tal. Karad is deleted and included in Residential Zone as shown on plan.	Proposed road 18 M. wide is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
82	M-5	"Public/ Semi Public" Zone from S.No. 130 of village Saidapur Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No. 130 of village Saidapur Tal. Karad is deleted from "Public/Semi Public" Zone and included in "Residential" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.



9) Rethre (bk) Rural Growth Centre

83	M-1	"Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad as shown on published plan, is deleted from "Public/Semi Public" Zone and included in "Agricultural" Zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
84	M-2	"Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad	Land included in "Public/ Semi Public" Zone from S.No.1(pt) of village Rethre (bk) Tal. Karad as shown on published plan, is deleted from "Public/Semi Public" Zone and included in "Green Belt" as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR & TP act, 1966.
85	M-3	Existing Road adjacent to G.No.1118, 1697, 1723 Pt. and others of village Rethre (bk) Tal.Karad	Existing Road adjacent to G.No.1118, 1697, 1723 Pt. and others of village Rethre (bk) Tal. Karad is deleted and included in adjacent zone as shown on plan.	Existing road is retained as per the published plan u/s 16 (1) of MR & TP Act, 1966.
86	M-4	Proposed two 15 Meter wide roads passing through S.No.1447 to 1449, 1678, 1420, 1422, 1423, 1418, 1680 and others of village Rethre (bk) Tal.Karad	Proposed two 15 Meter wide roads passing through S.No.1447 to 1449, 1678, 1420, 1422, 1423, 1418, 1680 and others of village Rethre (bk) Tal.Karad are deleted and included in adjacent zone as shown on plan.	Proposed two roads of 15 M. wide are retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
87	M-5	Proposed 18 M. wide road passing through S.No.1561, 1562, 1565 and others of Village. Rethre (bk) Tal.Karad	Proposed 18 M. road widening passing through S.No.1561, 1562, 1565 and others of Village. Rethre (bk) Tal.Karad is deleted and included in adjacent zone as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
88	M-6	Agricultural zone - S.No.1413, 1414, 1387, 1393, 1395, 1177, 1181, 1180, 1187, 1222, 1223, 1232, 1248 to 1250 of Village Rethre (bk) Tal.Karad.	Existing roads shown in Agricultural zone in S.No.1413, 1414, 1387, 1393, 1395, 1177, 1181, 1180, 1187, 1222, 1223, 1232, 1248 to 1250 of Village Rethre (bk) Tal.Karad as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.

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89	M-7	Proposed 15 Meter wide road passing through S.No 697, 692, 693, 696, 476 and others of village Rethre (bk) Tal.Karad	Proposed 15 Meter wide road passing through S.No 697, 692, 693, 696, 476 and others of village Rethre (bk) Tal. Karad is deleted and included in adjacent zone as shown on plan.	Proposed road 15 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
90	M-8	Proposed 15 M. wide road passing through S.No.492 to 495 of village Rethre (bk) Tal. Karad	Proposed 15 M. road widening in S.No.492 to 495 of village Rethre (bk), Tal.Karad is deleted and included in adjacent zone as shown on plan.	Proposed road 15 M. wide is retained as per the published plan u/s 16 (1) of MR&TP Act, 1966.
10) Satara Region				
91	M-1	Boundary of M.I.D.C. Kesurdi Tal. Khandala	Land deleted from "Industrial" Zone is included in "Agricultural / No-Development" Zone considering MIDC boundaries as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
92	M-2	Colour code of Sahyadri Tiger Project boundry & core area	Modification is made regarding change of colour code of Sahyadri Tiger Project boundry & core area in index as shown on plan.	Sanctioned as per plan submitted u/s 16 (4) of MR&TP act, 1966.
93	M-3	Newly Proposed six Rural Growth Centers in region.	Detail Plans of following Six new rural Growth Centers are submitted to Government at the time of submission for sanction. 1. Pusesawali Tal.Khatav 2.Pusegaon Tal.Khatav 3.Aundh Tal.Khatav 4.Gondawale(bk.) Tal.Maan 5. Mallharpeth Tal.Patan. 6.Kudal Tal.Jawali.	This proposal is not accepted.



(R.M. Pawar)

Under Secretary to Government

SCHEDULE -'B'

Accompaniment to the Government Notification No:TPS-1917/1585/ C.R-150/17/U.D-13,
dated 08/01/2018

**Development Control & Promotion Regulations for
Satara Region.
PART I**

The Standardized Development Control & Promotion Regulations for Regional Plan Area in Maharashtra Sanctioned by the Government vide Notification No.TPS-1812/157/CR-71/12 Reconstruction No.34/12/RP/UD-13, dated 21/11/2013 along with modifications sanctioned by Government from time to time shall be applicable. Also, Clarification given by the Director of Town Planning, Maharashtra State, Pune under the provision of Section 46 of the M.R.& T.P.Act,1966in respect of said regulations shall also be applicable :-

Part II

In addition to the Regulations as mentioned in "Part I", the Special Regulations suggested by Regional Planning Board, Satara for Regional Plan Satara area treated as "Part II" with the modifications suggested by Government while Sanction as below; (The suggestions which are given by Regional Planning Board, Satara but not covered under the following modifications are considered as rejected by Government while giving sanction to the Regional Plan)

M-1 Regulations for proposed Buffer Zone up to 2.5 k.m. areal distance around Mahabaleshwar Pachgani Region.

The following Regulations is applicable for the proposed Buffer Zone :-

Proposed Land-use Zone	Permissible Users	Permissible F.S.I.
Lands falling within 50 mt.distance from the boundary of Mahabaleswar-Pachgani Region	No development shall be allowed	
Agriculture /No Development Zone	All users permissible in Agriculture zone in the sanctioned Regional Plan, Satara as per Regulation no 22.5	a) Maximum permissible F.S.I. shall be 0.75 for the lands falling within permissible peripheral distance from the gaothan. b) Maximum permissible F.S.I. shall be as per regulation no.22.5 for the lands falling beyond such permissible distance.
Forest	Development shall be permissible	as per M-23
Eco- Sensitive Area	Users permissible shall be as per MoEF notification dt. 27.2.2017	a)Maximum permissible F.S.I. shall be 0.75 for the lands falling within permissible peripheral distance from the gaothan. b) Maximum permissible F.S.I. shall be as per



		regulation no.22.5 for the lands falling beyond such permissible distance.
Core & Buffer Zone of Sahyadri Tiger Project	Permissible users & F.S.I. shall be as per the Development Control Regulations being prepared for this Zone by the Local Advisory Committee headed by Divisional Commissioner, Pune. Till such Regulations are framed, for the peripheral area of the gaothans falling in Buffer Zone, the users permissible in the Agriculture Zone shall be allowed with the approval of Competent Authority of the Forest Department. In the Core Zone, no development shall be permissible.	For gaothans in Buffer Zone a) Maximum permissible F.S.I. shall be 0.75 for the lands falling within permissible peripheral distance from the gaothan. b) Maximum permissible F.S.I. shall be as per regulation no.22.5 for the lands falling beyond such permissible distance.
Area of Growth Centre / Urban Complex within the Buffer Zone	As per the Land use proposed in such Growth Centre / Urban Complex Plan.	0.75 F.S.I. shall be permissible for the proposed Residential Land use Zone and for the proposed Agriculture/ No Development Zone, the F.S.I. for users permissible shall be as per Regulation No.22.5

M-2 CONSERVATION ZONE IN SATARA REGION:-

Regulations for proposed Conservation Zone submitted by Regional Planning Board are refused and directives given to Director of Town Planning, Maharashtra State, Pune that he should prepare Regulations for the Conservation Zone considering the environmental norms and make it applicable after following the provisions of Maharashtra Regional & Town Planning Act 1966.

M-3 Regarding committed Development:-

Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before **28/03/2017 (i.e. date of resolution of the RP Boards for the publication)** shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in toto as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.

M-4 Draftsman's errors:

- i) 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 concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.
- ii) Drafting errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and situation on ground by the concerned District



Collector/Authority with prior approval of Divisional Joint Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.

M-5 Power to change alignment of proposed Roads in Regional Plan other than Classified Roads:

This provision is applicable as per clause 6.5.2.1 (iii) of Standardize DCPR of Regional Plans in Maharashtra.

M-6 Development permissible along National Highways & State Highways within specific distances:

This provision is kept in abeyance.

M-7 Change of Alignment of Bypass Road / Ring Roads:

Bypass/Ring Roads which are proposed in Regional Plan or required for the Towns/Cities/Villages shall be finalized by PWD department after detailed survey and the finalized alignment of such road will be the part of Regional Plan.

M-8 Following new uses are permissible in Agriculture / No Development Zone permissible as per Regulation No.22.5 -

a) Roads & Bridges, Railways, Ropeway, Underground pipelines, Cables & like purposes in any zone. If any road / ring road / express way declare by the State or Central Highway Authority, the alignment of such declared road shall deemed to be the part of the Regional Plan and for this procedure under Section 20 of MRTP Act, 1966 is not necessary.

b) All projects of public interest undertaken by Central & State Government, bodies or public authorities controlled by the Government.

c) Residential Development adjacent to Gaathan in Rural area -

The Residential Development along the periphery of Gaathan boundary shall be permissible as per the criteria given below-

Sr. No.	Category of Village (Populations as per latest census)	Development allowed
1	Up to 5000	500 M
2	Above 5000 and up to 10000	750 M
3	Above 10000	1000 M
4	For Villages in Eco sensitive Zone	200 M

Note:- The population shall be considered as per the latest census.

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority /Branch Office of the Town Planning Department for crediting the same into the Government Treasury. Such premium charges shall be recovered at the time of tentative approval of the Development permission.

Provided that, where more than 50 % 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.

Provided also that for the areas which are converted into Municipal Councils / Nagar Panchayat within the Regional Plan (under the provision of Maharashtra Municipal Council, Nagarpanchayat and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such residential development (without considering the guidelines therein). Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations viz. Hills and Hill tops and within the required Buffer Zone / prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.

Provided further that, this regulation shall also be applicable for villages which are covered in growth center/peripheral plan area till such growth center/peripheral plans are prepared and published. For the villages for which growth center/peripheral plans are prepared and published, this regulation shall not be applicable.

Provided also that this regulation shall also be applicable to all declared /Notified Gaathan under MLRC irrespective of its position shown on Regional Plan or not.

d) Development in Gairan Lands/ Government Lands-

Developments/ Construction in Gairan Lands/ Government Lands is permissible for any public purpose for Central & State Government/ Departments Projects including rehabilitation in any zone. In such cases FSI shall be as applicable for PSP zone.

Note- The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

e) Regulations for development of tourism and hospitality services under Community Nature Conservation around wildlife sanctuaries and national parks.

Government in Urban Development Department vide Resolution No.TPS-1816/CR-563/16/Section-20(4)/UD-13 dated 20.09.2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under-

Applicability- These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/ No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and national parks in the State of Maharashtra. The provisions of existing Regional Plans / Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

Regulation- For the lands situated within 5 km distance (or up to a limit of notified eco-sensitive zone, whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.



Permissible users and built up area-

The users permissible in Agricultural Zone/ No Development Zone area shall be as follows:-

- a) Agriculture, Farming, development of wild animal shelters, plantation and allied uses.
- b) Tourist homes, Resorts, Hotels etc. with Rooms/ suites, support areas for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape elements, and only one observation tower per tourist resort up to the height of 15 mt. with platform area up to 10 sq.mt. in permanent/ semi-permanent structural components.

The norms for buildings will be as follows-

- i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.
- ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.
- iii) The Fencing/ fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.
- iv) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.
- v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No 1 ltr. of sewage shall go into the natural stream.

If in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/ operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/ justification received, any decision to shut down the unit may be taken, by the respective authority.

vi) The owner shall establish effective systems for collection, segregation, composting and /or reuse of different types of solid waste collected during the construction and operational phase of the development.

vii) The plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.

viii) Natural streams/ slopes/ terrain shall be kept as it is, except for the built-up area.

ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.

x) For the development of such type already taken place, Condition no. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.



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xi) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No.15-31/2012-NTCA, dated 15/10/2012 published in the Gazette of India Ext. pt III S-4 dated 08/11/2012 and Government of Maharashtra as amended time to time shall be used as guidelines.

xii) All regulations prescribed in Eco-Sensitive zone Notification of concerned National Park/ Wildlife Sanctuary should be strictly followed and all clearances required should be taken.

f) Film studios at appropriate location having ground floor structure only with the built up area not exceeding 12.5 % of the *gross plot area excluding Regional Plan roads & any regional plan proposal* with the condition that proper landscaping is done & trees are planted at the rate of 400 trees per hecter.

g) Mangal Karyalaya / Lawns-

i) Minimum area for Mangal Karyalaya shall be 0.40 Hect. with FSI of 0.20. It may be permitted along with essential guest rooms, not exceeding 30% of area of Mangal Karyalaya. Area for Parking shall be 40% of gross area, which shall be properly earmarked and bounded by bifurcating wall.

ii) Lawns for ceremony shall be 0.80 Ha. with FSI of 0.20. Area for parking, shall be 40% of gross area.

iii) The plot shall abut on road having width of minimum 15m.

iv) Such user shall be allowed only on payment of premium at the rate of 10% of the land rate as per ASR of the respective year.

h) With the prior approval of the Authority/Collector, manufacturing of Fireworks/ Explosives and Storage of Magazine/ Explosives may be permitted beyond 2 Km of Gaothan Settlement/Gaothan Boundary subject to No Objection Certificate from the Chief Controller of Explosives. Also the conditions imposed regarding distance of existing and proposed development other than Gaothan from the site shall be mandatory to the concerned as specified by the Explosive Department.

M-9 To allow Farm house layout in No Development Zone:

This provision is not accepted.

M-10 Development in Non-declared Gaothans:

This provision is not accepted.

M-11 Development in areas above 1000 M. of Mean Sea Level:

Directives given to Director of Town Planning, Maharashtra State, Pune that he should prepare Regulations for these areas considering the environmental norms and make it applicable after following the provisions of Maharashtra Regional & Town Planning Act 1966.

M-12 Development in Green Belt along Water Course (River & Nala's)

Following uses shall be permissible:

- i) Agriculture,
- ii) Tree Plantation, Gardens, River front development, Landscaping, Recreational open space etc.
- iii) Development of pedestrian pathways, Jogging track, Cycle track, Boat club etc.
- iv) Swimming pool, club house, recreational facilities excluding 15 m. belt along river bank, 9m. belt along nala and subject to other provisions in these regulations.



Provided that, if the owner / developer hands over the land earmarked as green belt to the Planning Authority for above purposes free of cost and free from encumbrances, then FSI of such land shall be permissible to be utilised on the land remaining after handing over the land under green belt.

M-13 Regulation for development around natural lake, along river and reservoir etc.-

Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within -

- a) the belt of 200 m. from the edge of natural lakes;
- b) the belt of 30 m. from the edge of river along both the side ,if HFL is not available. And if HFL is available then such 30 m. distance shall be measured from the HFL;
- c) the belt of 500 m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department;

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

M-14 Development in the vicinity of Airport-

This Regulation shall be included after getting the data from Airport Authority about restrictions to development in Funnel Zone such as Distance from Runway & permissible height of building.

M-15 Development within 500M from Jail premises-

The developments within 500m. from the jail premises may be permitted with prior consent of the committee constituted in this regard vide government order no.UOR-81-2013-UD-11,Dated 4 December, 2013. This provision shall be subject to the orders issued as per notification by the Home Department and amended from time to time.

M-16 Width of Roads to be considered while granting Development Permissions -

Sr. No.	Category of Road	Width	Remarks
1	National Highways	60 m.	Width inclusive of 12.00 mt. wide Service Road on both sides.
2	State Highways	45 m.	Width inclusive of 9.00 mt. wide Service Road on both sides.
3	Major of District Roads	24 m.	No service road required.
4	Other District Roads	18 m.	No service road required.
5	Road Village to Village	15 m.	No service road required.



Note:-

1) If the width of any existing road / proposed road above is more than width specified in the table above, then the greater width shall prevail.

2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time.

3) The development permission along the above classified roads shall be granted considering the total width of Roads.

4) The road widening to the classified roads shown in municipal boundary is rejected and the width of classified roads shall be considered as per classification of road decided by concerned authority.

M-17 Development adjacent Military Area-

The developments /construction will be permitted according to the directive given by the Government from time to time.

M-18 Heritage Regulations For Conservation of Heritage Sites (Both Natural & Man Made) For Satara Regional Plan:

Government has sanctioned Heritage regulations for Mahabaleshwar-Pachgani Regional Plan void notification dt.06/11/2015, this regulation also applicable for Satara Regional Plan.

M-19 Mobile Tower Policy - Regulations for setting up of Telecommunication Cell Site(s) / Base Station(s) in installation of the equipment for Telecommunication Network in the State of Maharashtra shall be as per the policy sanctioned for other Regional Plan vide Notification No.TPS-1810/1975/CR New 65/12/RP/UD-13, dated 04/03/2014.

M-20 Special Township Policy - Regulation for development of Integrated Township Policy in the State of Maharashtra shall be as per the policy sanctioned for the Regional Plan vide Notification No.TPS-1816/CR-368/ 15/20(4)/UD-13, dated 09/11/2016.

M-21 Regulation No.13.3.11 regarding Amenity Space is replaced by following regulation Provision for Amenity Space-

a) In Residential layout or sub-division of land more than 0.4 ha. (excluding the area under R.P. roads or road widening) in area or subdivision under Group Housing Scheme, an area admeasuring not less than 10% of the total area of the land, shall be reserved, in addition to 10% area required as open space in layout or subdivision, for Amenity Space.

b) Following users shall be permissible in the Amenity Space 1) Educational facilities, 2)Recreational facilities like play ground, garden, park, children's play ground, Sports complex, Stadium, Club House etc. 3)Multipurpose hall, 4) Convention Centers, 5) Cultural Centers, 6) Post offices, 7) Library, 8) Dispensary, Maternity Home, Hospital, 9) Police Station, 10) Fire Brigade, etc.11)Parking 12) Additional Public utility users with the permission of Director of Town Planning.

c) Amenity spaces may be developed by Collector / Future Planning Authority / Land owner / Developer subject to following:-

Development of amenity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the respective Authority.



The priority for development of particular amenity in particular Residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be develop for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other services, etc. then, such amenity space shall be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of the opinion that, the amenity space is not required for above mentioned purposes then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.

Provided further that, if the amenity space is less than 200sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority.

Provided further that, this regulation shall not be applicable where entire development permission is for amenities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission -

- i) shall be limited to the area provided in earlier permission.
- ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v)

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

M-22 Following Regulation No 6.9 is added after existing regulation no 6.8:-

6.9 - Solid Waste Disposal shall be the responsibility of owner/developer and condition to that effect shall be incorporated in development permission to achieve zero discharge.



M-23 -Uses Permissible in Forest Zone-

The development as may be required by the Ministry of Forests or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry / Department of Forest or its Authorities.

M-24 Uses Permissible in Defence Zone-

The development as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry of Defence or its Authorities.

M-25 Area Specific Zones & Regulations -

List of activities prohibited or to be regulated within the Eco-sensitive Zone shall be governed by the Environment (Protection) Act, 1986. The boundaries of the designated or Notified as Eco-sensitive Zone in respect of Bird Sanctuary, Wildlife Sanctuary and other project shall be as per the final notification issued under Environment (Protection) Act, 1986. All conditions regarding designations, development including Buffer Zone mentioned in respect Act shall be applicable.

M-26 The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification and by an order in writing.

M-27 Existing boundaries of the establishments like MIDC, NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected by the respective authority in consultation with Joint Director, Town Planning. If any private property is included within the PSP Zone / Forest Land Use Zone / Defence Zone and if the owner establish that the private / individual ownership of land vest with him then the land use adjoining to such zone shall be assigned to piece of such land by the Authority in consultation with Divisional Joint Director, Town Planning.

M-28 Existing Features Shown on Regional Plan - The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Merely mention of particular existing use on Regional Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of s. no., alignment of existing road / nala and other physical features of land shall be as per measurement plan of Land Records Department.




(R.M. Pawar)

Under Secretary to Government