

विकास योजना- साक्री, जि. धुळे.

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६ चे कलम ३१(१) अन्वये
भागशः मंजूरीबाबत अधिसूचना...

महाराष्ट्र शासन

नगर विकास विभाग,

चौथा मजला, मंत्रालय,

मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,

मुंबई : ४०० ०३२.

दिनांक : १४.०१.२०२५

शासन निर्णय क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/वि.यो.भागशः मंजूरी/२०२४/नवि-९,

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासन साधारण राजपत्रात प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार नवि-९



(Signature)

(धैर्यशील ह. पाटील)

कक्ष अधिकारी, महाराष्ट्र शासन.

प्रत,

- १) मा. मुख्यमंत्री महोदयांचे अपर मुख्य सचिव, मंत्रालय, मुंबई-४०० ०३२.
- २) मा. उपमुख्यमंत्री महोदयांचे सचिव, मंत्रालय, मुंबई-४०० ०३२.
- ३) मा. उपमुख्यमंत्री महोदयांचे सचिव, मंत्रालय, मुंबई-४०० ०३२.
- ४) मा. सभापती, महाराष्ट्र विधानपरिषद, महोदयांचे सचिव, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ५) मा. अध्यक्ष, महाराष्ट्र विधानसभा, महोदयांचे सचिव, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ६) मा. विरोधी पक्षनेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ७) मा. उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ८) मा. उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ९) अपर मुख्य सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई-४०० ०३२.
- १०) संचालक (नगर रचना) तथा सह सचिव नगर विकास विभाग, मंत्रालय, मुंबई-४०० ०३२.

प्रति,

- १) संचालक, नगर रचना, महाराष्ट्र राज्य पुणे.
- २) विभागीय आयुक्त, नाशिक विभाग, नाशिक.
- ३) विभागीय सहसंचालक, नगर रचना, नाशिक विभाग, नाशिक.
- ४) जिल्हाधिकारी, धुळे.
- ५) सहायक संचालक, नगर रचना, धुळे शाखा, धुळे.

(त्यांना कळविण्यात येते की, सोबतच्या अधिसूचनेच्या अनुषंगाने अधिप्रमाणित करण्यात यावयाच्या मंजूर विकास योजना नकाशाच्या पाच प्रती शासनास विहित मार्गाने सादर करण्यात याव्यात.)

६) मुख्याधिकारी, साक्री नगर पंचायत, साक्री, जि. धुळे.

७) व्यवस्थापक, शासकिय मुद्रणालय, येरवडा, पुणे.

/- त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्राच्या भाग-१ नाशिक विभाग, नाशिक पुरवणी भाग १ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व सहसंचालक, नगर रचना, नाशिक भाग, नाशिक, सहायक संचालक, नगर रचना, धुळे शाखा, धुळे व मुख्याधिकारी, साक्री नगर पंचायत, जि. धुळे यांना पाठवाव्यात.

८) निवडवस्ती (नवि-३०).



महाराष्ट्र शासन
नगर विकास विभाग,
चौथा मजला, मंत्रालय,
मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,
मुंबई : ४०० ०३२.
दिनांक : १४.०१.२०२५

अधिसूचना

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना, अधिनियम १९६६

क्रमांक - टिपीएस-१०२४/०२/प्र.क्र.४२/वि. यो. भागशः मंजूरी/२०२४/नवि-९: ज्याअर्थी, प्रशासक तथा मुख्याधिकारी, साक्री नगर पंचायत, जि. धुळे यांनी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना, अधिनियम १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यापुढे "उक्त अधिनियम" असा उल्लेख करण्यात आलेला आहे.) चे कलम २३(१) सह कलम ३८(१) अन्वयेच्या तरतूदीनुसार प्रशासकीय ठराव क्र.०९, दि.२५.०१.२०२१ अन्वये, साक्री नगर पंचायतीची प्रारूप विकास योजना (यापुढे "उक्त प्रारूप विकास योजना" असे संबोधिलेले आहे.) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, पृष्ठ क्र.१ व २ वर, दि.१८-२४.०३.२०२१ अन्वये प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम २४ अन्वयेच्या तरतूदीनुसार सह संचालक, नगर रचना, नाशिक विभाग, नाशिक यांनी त्यांचे आदेश क्र.४२५, दि.०१.०४.२०२१ नूसार सहायक संचालक, नगर रचना, धुळे शाखा, धुळे यांची "नगर रचना अधिकारी" म्हणून नियुक्ती केलेली आहे (यापुढे "उक्त नगर रचना अधिकारी" असे संबोधिलेले आहे.);

आणि ज्याअर्थी, उक्त नगर रचना अधिकारी यांनी, उक्त अधिनियमाच्या कलम २५ अन्वये साक्री नगर पंचायत हद्दीतील (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिलेले आहे.) जमिनीचे (यापुढे "उक्त क्षेत्र" असे संबोधिलेले आहे.) सर्वेक्षण करून, विद्यमान वापर नकाशा तयार करून तो दि.१०.०५.२०२२ रोजीच्या पत्रान्वये, उक्त नियोजन प्राधिकरणास हस्तांतरित केला आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजना तयार करून ती उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिध्द करण्यास ठराव क्र.०१, दि.१८.०१.२०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग-१अ, नाशिक विभागीय पुरवणी, दि.२४-३०.११.२०२२ रोजी पृष्ठ क्र.२३ ते २४ वर सूचना / नकाशा / ठराव विषयासाठी प्रसिध्द झाली आहे;



आणि ज्याअर्थी, उक्त प्रसिध्द प्रारुप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करुन उक्त अधिनियमाच्या कलम २८(२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल दि.०६.०२.२०२३ रोजी उक्त नियोजन प्राधिकरणाकडे सादर केला आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८(४) अन्वये उक्त प्रारुप विकास योजनेत काही बदल करुन, ठराव क्र.०१, दि.१७.०३.२०२३ अन्वये असे बदल प्रसिध्द करण्याचे ठरवून, या बदलांसह (यापुढे "उक्त फेरबदल" असे संबोधिलेले आहे.) प्रारुप विकास योजना उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग १अ, नाशिक विभागीय पुरवणीमध्ये दि.०६-१३.०४.२०२३ रोजी प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतूदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र.१००/२०२३, दि.२१.०४.२०२३ अन्वये सादर केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम-३१(१) मधील तरतूदीनुसार उक्त विकास योजनेबाबत आवश्यक त्या चौकशीनंतर तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त विकास योजना, सूचना क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/ईपी प्रसिध्दी/२०२४/नवि-९, दि.१४.०१.२०२५ सोबतच्या परिशिष्ट-ब मधील (ई.पी.-१ ते ई.पी.-१६) सारभूत बदल, वगळून भागशः मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

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

क) साक्री नगर पंचायतीतील उक्त क्षेत्राच्या उक्त प्रारुप विकास योजनेस, सूचना क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/ईपी प्रसिध्दी/२०२४/नवि-९, दि.१४.०१.२०२५ सोबतच्या परिशिष्टातील (ई.पी.-१ ते ई.पी.-१६) सारभूत बदल वगळून, प्रस्तुत अधिसूचनेसोबतच्या परिशिष्ट-अ मधील एस.एम.-१ ते एस.एम.-४ नुसार मंजूरी देण्यात येत आहे.



ख) उक्त अधिनियमाच्या कलम ३१(१) नुसार उक्त विकास योजनेच्या मंजूरीसाठी दि.१४.०१.२०२५ हा दिवस धरून मुदतवाढ मंजूर करण्यात येत आहे.

ग) साक्री नगर पंचायतीच्या उक्त क्षेत्राची उक्त प्रारूप विकास योजना, प्रस्तुत अधिसूचना शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसानंतर अंमलात येईल.

टिप:-

- १) जी आरक्षणे / नामाभिधान, प्रस्तुत अधिसूचनेसोबतच्या "परिशिष्ट-अ" तसेच सूचना क्र. टिपीएस-१०२४/०२/प्र.क्र.४२/ईपी प्रसिद्धी/२०२४/नवि-९, दि. १४.०१.२०२५ सोबतच्या "परिशिष्ट-ब" मध्ये नमूद नाहीत, अशी आरक्षणे त्या-त्या प्रयोजनासाठी उक्त विकास योजनेत दर्शविण्यात आल्यानुसार मंजूर करण्यात येत आहे.
- २) शासन अधिसूचना, नगर विकास विभाग क्र.टिपीएस-१८१८/प्र.क्र.२३६/१८/कलम-३७(१कक)(ग) व कलम २०(४)/नवि-१३, दि.०२.१२.२०२० अन्वये मंजूर केलेली एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, त्यानंतर वेळोवेळीच्या बदलांसह साक्री नगर पंचायत, जि. धुळे क्षेत्राकरिता लागू राहिल.
- ३) साक्री नगर पंचायतीच्या गावठाण क्षेत्राचा तपशिल असलेल्या नकाशामध्ये पिवळ्या रंगाने दर्शविलेले क्षेत्र हे रस्ते म्हणूनच निर्देशित राहिल.
- ४) साक्री शहराच्या विकास योजनेत काही रस्त्यांना कोपरा गोलाई (Corner Rounding) दर्शविण्यात आलेली नाही. अशा जोडाच्या ठिकाणी रस्त्यांचे रुंदीच्या अनुषंगाने एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.३.३.१२ मधील तरतूदीनुसार कोपरा गोलाई विचारात घेण्यात यावी.
- ५) साक्री शहराच्या विकास योजनेमध्ये वर्गीकृत रस्त्यांची रुंदी ही, एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली मधील विनियम क्र.३.३.८ बाबत शासनाच्या नगर विकास विभागाकडील दि.२३.१२.२०२१ रोजीच्या स्पष्टीकरणानुसार विचारात घेण्यात यावी.
- ६) साक्री शहराच्या विकास योजनेमध्ये ज्या जमिनीवर विद्यमान औद्योगिक वापर अस्तित्वात आहे अथवा पूर्वी अस्तित्वात असून सद्यस्थितीत बंद झालेला आहे, अशा जमिनी प्रस्तुतच्या विकास योजनेत जरी विविध विभागात निर्देशित केल्या असतील तरीही, त्या जमिनीमधील विकास परवानगी प्रकरणी एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.४.८.१ नुसार उक्त नियोजन प्राधिकरणास निर्णय घेणे बंधनकारक राहिल.



उपरोक्त भागशः मंजूर अंतिम विकास योजना - साक्री, जनतेच्या अवलोकनार्थ मुख्याधिकारी, साक्री नगर पंचायत, जि. धुळे यांच्या कार्यालयात, सदर विकास योजना अंमलात आल्याच्या दिनांकापासून एक महिन्यापर्यंत उपलब्ध करण्यात येत आहे.

सदरची अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे/नियम) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे नावाने आदेशाने.



(धैर्यशील ह. पाटील)

कक्ष अधिकारी, महाराष्ट्र शासन

परिशिष्ट-अ

मंजूर विकास योजना - साक्री (जिल्हा धुळे)

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये शासनाने मंजूर केलेले फेरबदल.
(शासन अधिसूचना क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/वियो भागशः मंजूरी/२०२४/नवि-९, दि. १४.०१.२०२५ चे सहपत्र)

| अनु. क्र. | बदल | स्थान | आरक्षण क्र. | महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव | महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव | शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार मंजूर केलेला फेरबदल |
|-----------|------------|---------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| १ | २ | ३ | ४ | ५ | ६ | ७ |
| 1 | SM-1 (M-2) | Gut Nos.88(Pt.), 89(Pt.), 90(pt.) & 92(Pt.) | Site No.14 | Site No.14-Play Ground | Site No.14-Play Ground is deleted and included in Residential Zone. | "Site No.14-Play Ground" is reinstated as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966. |
| 2 | SM-2 (M-4) | Gut No.47 | --- | Agriculture Zone | The land bearing Gut No.47 is deleted from Agriculture Zone and included in Residential Zone. | The land bearing Gut No.47 is reinstated in Agriculture Zone as per plan published u/s 26 of the |
| 3 | SM-3 | Water Bodies | --- | Water Bodies | Water Bodies | The flow direction of the water bodies in Development Plan, are shown. |



| | | | | | | |
|---|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | SM-4 | Gut Nos.62(Pt.), 63(Pt.), 64(Pt.), 65(Pt.), 67(Pt.), 68(Pt.), 77(Pt.), 78(Pt.), 79(Pt.), 87(Pt.), 88(Pt.), 93(Pt.), 94(Pt.), 95(Pt.) | --- | Agriculture Zone | Residential Zone | The lands bearing Gut Nos.62(Pt.), 63(Pt.), 64(Pt.), 65(Pt.), 67(Pt.), 68(Pt.), 77(Pt.), 78(Pt.), 79(Pt.), 87(Pt.), 88(Pt.), 93(Pt.), 94(Pt.), 95(Pt.) are reinstated in Agriculture Zone as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966. |
|---|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने



(Signature)

(धैर्यशील ह. पाटील)

कक्ष अधिकारी, महाराष्ट्र शासन.

GOVERNMENT OF MAHARASHTRA

URBAN DEVELOPMENT DEPARTMENT

4th FLOOR, MANTRALAYA,
MADAM KAMA MARG, HUTATMA RAJGURU CHOWK,
MUMBAI 400 032.

DATED : 14.01.2025

NOTIFICATION

The Maharashtra Regional & Town Planning Act, 1966

No.TPS-1024/02/CR-42/DP Part Sanction/2024/UD-9: Whereas, the Administrator and Chief Officer, Sakri Nagar Panchayat, Sakri, Dist. Dhule, *vide* his Administrative Resolution No.09, dated the 25.02.2021, declared his intention under section 23(1), read with section 38(1) of the Maharashtra Regional Planning and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) (hereinafter referred to as "the said Act") to prepare the Draft Development Plan (hereinafter referred to as "the said Draft Development Plan") and notice such declaration was published at Page Nos.1 to 2 in the *Official Gazette*, Part-1A, Nashik Division Supplement dated the 18-24.03.2021;

And whereas, the Joint Director of Town Planning, Nashik Division, Nashik has appointed the Assistant Director of Town Planning, Dhule Branch, Dhule as a "Town Planning Officer" (hereinafter referred to as "the said Town Planning Officer") under section 24 of the said Act, *vide* his Order No.425, dated the 01.04.2021;

And whereas, the said Town Planning Officer after carrying out surveys of the area of Sakri Nagar Panchayat (hereinafter referred to as "the said Area"), as required under Section 25 of the said Act, prepared the Existing Land User map and handed over it to the said Planning Authority *vide* his letter dated the 10.05.2022;

And whereas, the said Planning Authority has decided to publish a Draft Development Plan under section 26(1) of the said Act, *vide* its Resolution No.01, dated the 18.01.2022 and a notice to that effect is published at Page Nos.23 & 24 in the *Official Gazette*, Nashik Divisional Supplement, dated the 24-30.11.2022 for inviting suggestions and / or objections;

And whereas, after considering the suggestions and objections to the said Draft Development Plan received within stipulated period, the Planning Committee appointed under section 28(2) of the said Act, has submitted its report to the said Planning Authority on the 06.02.2023;

And whereas, after considering the Report of Planning Committee, the Planning Authority *vide* its Resolution No.01, dated the 17.03.2023, had decided to make some modifications and to publish such modifications in the said Draft Development Plan (hereinafter referred to as "the said Modifications"), which were published in the *Official*



Gazette, Nashik Divisional Supplement dated the 06-13.04.2023 under Section 28(4) of the said Act;

And whereas, in accordance with the provision of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan, along with the said Modifications to the Government for sanction *vide* its Marathi letter No.100/2023, dated the 21.04.2023;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of the opinion that, the said Draft Development Plan should be sanctioned partly, excluding the substantial Modifications (as EP-1 to EP-16) as specified in SCHEDULE-B appended to Notice No.TPS-1024/02/CR-42/EP Publish/2024/UD-9, dated the 14.01.2025;

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

01. A) Accords a sanction to the said Draft Development Plan of the Area within Sakri Nagar Panchayat, Dist. Dhule as specified in SCHEDULE-A appended hereto, excluding the substantial Modifications (as EP-1 to EP-16) as specified in SCHEDULE-B appended to Notice No.TPS-1024/02/CR-42 /EP Publish/2024/UD-9, dated the 14.01.2025.
- B) Extends the period prescribed under Section 31(1) of the said Act, for sanctioning the said Draft Development Plan up to and inclusive of dt. 14.01.2025.
- C) The said Sanctioned Development Plan called as the Final Development Plan of the Area within Sakri Nagar Panchayat, Sakri, Dist. Dhule, shall come into force, after 30 days from the publication of this Notification in the *official Gazette*.

Note:-

- 1) The reservations / allocations / designations which do not appear in the Schedule-A appended to this Notification and **Schedule-B** appended to Notice TPS-1024/02/CR-42 /EP Publish/2024/UD-9, dated the 14.01.2025, are hereby sanctioned for the respective purpose as designated in the Development Plan.
- 2) The Unified Development Control and Promotion Regulation sanctioned *vide* Notification No.TPS-1818/CR-236/48/Section 37(1)(c) and Section 20(4)/UD-13,



dated the 02.12.2020, as amended from time to time, shall be applicable to the said Area of the Sakri Nagar Panchayat, Dist. Dhule.

- 3) The area shown in yellow color in the map detailing the Gaothan area of Sakri Nagar Panchayat will be designated as roads only.
- 4) In the Development Plan of Sakri City, for some of roads the Corner Rounding has not been shown. The Corner Rounding should be considered as per the provision of Regulation No.3.3.12 of the Unified Development Control and Promotion Regulations, in accordance with the width of roads at such junctions.
- 5) In the Development Plan of Sakri City, the width of classified roads should be considered as per the Government clarification dated the 23.12.2021 from the Urban Development Department.
- 6) In the Development Plan of Sakri City, the land on which existing industrial use exists or has previously existed and is currently closed, even if such lands are indicated in various zones in the very Development Plan, the said Planning Authority shall be bound to take a decision as per Regulation No.4.8.1 of the Unified Development Control and Promotion Regulations, in the case of development permission in those lands.

The aforesaid final Development Plan of the Sakri Nagar Panchayat, Dist. Dhule partly sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period on **one month** from the date of coming into force of this Development Plan, in the office of the Chief Officer, Sakri Nagar Panchayat, Sakri, Dist. Dhule.

This Notification is available on the Government of Maharashtra website www.maharashtra.gov.in (Acts/Rules)

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



(Dhairyashil H. Patil)

Section Officer to Government

SCHEDULE-A

Sanctioned Development Plan – Sakri, Dist. Dhule

**Modifications Sanctioned by the Government under section 31(I) of the Maharashtra Regional & Town Planning Act, 1966
(Accompaniment to the Government Notification No.TPS-1024/02/CR-42/D.P. Part Sanction/2024/UD-9, Dt.14.01.2025)**

| Sr. No. | Modification | Location | Site No. | Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966. | Proposal as per Development Plan submitted to the Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966. | Proposal as sanctioned by the Government under section 31 (I) of the Maharashtra Regional and Town Planning Act, 1966. |
|---------|---------------|---------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1 | SM-1 (M-2) | Gut Nos.88(Pt.), 89(Pt.), 90(pt.) & 92(Pt.) | Site No.14 | Site No.14-Play Ground | Site No.14-Play Ground is deleted and included in Residential Zone. | Site No.14-Play Ground is reinstated as per plan published u/s 26 of the Maharashtra Regional and Town Planning |
| 2 | SM-2 (M-4) | Gut No.47 | --- | Agriculture Zone | The land bearing GutNo.47 is deleted from Agriculture Zone and included in Residential Zone. | The land bearing GutNo.47 is reinstated in Agriculture Zone as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966. |
| 3 | SM-3 | Water Bodies | --- | Water Bodies | Water Bodies | The flow direction of the water bodies in Development Plan, are shown. |



| | | | | | | |
|---|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | SM-4 | Gut Nos.62(Pt.), 63(Pt.), 64(Pt.), 65(Pt.), 67(Pt.), 68(Pt.), 77(Pt.), 78(Pt.), 79(Pt.), 87(Pt.), 88(Pt.), 93(Pt.), 94(Pt.), 95(Pt.) | --- | Agriculture Zone | Residential Zone | The lands bearing Gut Nos.62(Pt.), 63(Pt.), 64(Pt.), 65(Pt.), 67(Pt.), 68(Pt.), 77(Pt.), 78(Pt.), 79(Pt.), 87(Pt.), 88(Pt.), 93(Pt.), 94(Pt.), 95(Pt.) are reinstated in Agriculture Zone as per plan published u/s 26 of the Maharashtra Regional and Town Planning Act, 1966. |
|---|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



(Handwritten signature)

(Dhairiyashil H. Patil)

Section Officer to Government

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

विकास योजना- साक्री, जिल्हा धुळे
महाराष्ट्र प्रादेशिक नियोजन व
नगररचना अधिनियम, १९६६ चे कलम
३१(१) अन्वये प्रसिध्दीबाबत सूचना...

महाराष्ट्र शासन

नगर विकास विभाग,

चौथा मजला, मंत्रालय,

मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,

मुंबई : ४०० ०३२.

शासन सूचना क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/ईपी प्रसिध्दी/२०२४/नवि-९,

दिनांक : १४.०१.२०२५

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्राच्या, नाशिक विभागीय पुरवणीमध्ये प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,



(Signature)

(धैर्यशील ह. पाटील)

कक्ष अधिकारी, महाराष्ट्र शासन

प्रत,

- १) मा. मुख्यमंत्री महोदयांचे अपर मुख्य सचिव, मंत्रालय, मुंबई-४०० ०३२.
- २) मा. उपमुख्यमंत्री महोदयांचे सचिव, मंत्रालय, मुंबई-४०० ०३२.
- ३) मा. उपमुख्यमंत्री महोदयांचे सचिव, मंत्रालय, मुंबई-४०० ०३२.
- ४) मा. सभापती, महाराष्ट्र विधानपरिषद, महोदयांचे सचिव, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ५) मा. अध्यक्ष, महाराष्ट्र विधानसभा, महोदयांचे सचिव, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ६) मा. विरोधी पक्ष नेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ७) मा. उपसभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ८) मा. उपाध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
- ९) अपर मुख्य सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई-४०० ०३२.
- १०) संचालक (नगर रचना) तथा सह सचिव नगर विकास विभाग, मंत्रालय, मुंबई-४०० ०३२.

प्रति,

- १) विभागीय आयुक्त, नाशिक विभाग, नाशिक.
- २) जिल्हाधिकारी, धुळे.
- ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

४) विभागीय सह संचालक नगर रचना तथा सदस्य सचिव, विकास योजना छाननी समिती, नाशिक विभाग, नाशिक.

(प्रस्तुत प्रकरणी सोबतची सूचना, शासन परिपत्रक दि.१३.०९.२०१० मधील निदेशानुसार व खालील सूचनांनुसार जाहिरात म्हणून प्रसिद्ध करून घेणेबाबत सत्वर कार्यवाही करावी.)

| | | |
|---|--------------------------------------------------------------------------------------------|----------------------------------------------------|
| १ | जाहिरात देणाऱ्या कार्यालयाचे नाव | नगर विकास विभाग, मंत्रालय, मुंबई-३२. |
| २ | जाहिरात कोणत्या दिनांकापर्यंत द्यावयाची आहे ? | तात्काळ |
| ३ | प्रसिद्धीचे स्वरूप | स्थानिक |
| ४ | कोणत्या जिल्ह्यात | धुळे जिल्ह्यात |
| ५ | किती वृत्तपत्रात | एका मराठी व एका इंग्रजी वृत्तपत्रात |
| ६ | वृत्तपत्राचे नाव | सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात |
| ७ | किती वेळा ? | एकदा |
| ८ | जाहिरात खर्चाचे देयक ज्या अधिकाऱ्याकडे पाठवावयाचे त्याच्या कार्यालयाचे नाव व संपूर्ण पत्ता | मुख्याधिकारी, साक्री नगर पंचायत, साक्री, जि. धुळे. |

५) सहायक संचालक, नगर रचना, धुळे शाखा, धुळे.

(प्रस्तुत सूचनेच्या अनुषंगाने अधिप्रमाणित करावयाच्या भाग नकाशाच्या पाच प्रती विहित मार्गाने शासनास सत्वर सादर कराव्यात.)

६) मुख्याधिकारी, साक्री नगरपंचायत, साक्री, जि. धुळे.

(प्रस्तुत सूचनेचे वृत्तपत्रातील जाहिरात खर्चाचे देयक, नियमानुसार संबंधितांना अदा करण्यात यावे.)

७) व्यवस्थापक, शासकिय मुद्रणालय, येरवडा, पुणे.

(सोबतची सूचना महाराष्ट्र शासनाच्या साधारण राजपत्राच्या नाशिक विभागीय पुरवणी भाग-एक मध्ये प्रसिद्ध करून तिच्या प्रत्येकी १० प्रती या विभागास व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, विभागीय सह संचालक, नगर रचना, नाशिक विभाग, नाशिक, सहायक संचालक, नगर रचना, धुळे शाखा, धुळे व मुख्याधिकारी, साक्री नगरपंचायत, साक्री, जि. धुळे यांना पाठवाव्यात.)

८) निबडनस्ती (कार्यासन नवि-९).



महाराष्ट्र शासन

नगर विकास विभाग,

चौथा मजला, मुख्य इमारत, मंत्रालय,
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,

मुंबई - ४०० ०३२.

दिनांक : १४.०१.२०२५

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६.

क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/ईपी प्रसिध्दी/२०२४/नवि-९: ज्याअर्थी, प्रशासक तथा मुख्याधिकारी, साक्री नगरपंचायत, साक्री, जि. धुळे यांनी, महाराष्ट्र प्रादेशिक नियोजन व नगररचना, अधिनियम १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यापुढे "उक्त अधिनियम" असा उल्लेख करण्यात आलेला आहे.) चे कलम २३(१) सह कलम ३८(१) अन्वयेच्या तरतूदीनुसार प्रशासकीय ठराव क्र.०९, दि.२५.०१.२०२१ अन्वये, साक्री नगर पंचायतीची प्रारूप विकास योजना (यापुढे "उक्त प्रारूप विकास योजना" असे संबोधिलेले आहे.) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, नाशिक विभागीय पुरवणी, पृष्ठ क्र.१ व २ वर, दि.१८-२४.०३.२०२१ अन्वये प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम २४ अन्वयेच्या तरतूदीनुसार सह संचालक, नगर रचना, नाशिक विभाग, नाशिक यांनी त्यांचे आदेश क्र.४२५, दि.०१.०४.२०२१ नूसार सहायक संचालक, नगर रचना, धुळे शाखा, धुळे यांची "नगर रचना अधिकारी" म्हणून नियुक्ती केलेली आहे (यापुढे "उक्त नगर रचना अधिकारी" असे संबोधिलेले आहे.);

आणि ज्याअर्थी, उक्त नगर रचना अधिकारी यांनी, उक्त अधिनियमाच्या कलम २५ अन्वये साक्री नगर पंचायत (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिलेले आहे.) हद्दीतील जमिनीचे सर्वेक्षण करून, विद्यमान वापर नकाशा तयार करून दि.१०.०५.२०२२ रोजीच्या पत्रान्वये, तो उक्त नियोजन प्राधिकरणास हस्तांतरित केला आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त प्रारूप विकास योजना तयार करून ती उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिध्द करण्यास ठराव क्र.०१, दि.१८.०१.२०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग-१अ, नाशिक विभागीय पुरवणी, दि.२४-३०.११.२०२२ रोजी पृष्ठ क्र.२३ ते २४ वर प्रसिध्द झाली आहे. या सूचना केली जाणवण्यासाठी प्रसिध्द झाली आहे;



आणि ज्याअर्थी, उक्त प्रसिध्द प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करुन उक्त अधिनियमाच्या कलम २८(२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल दि.०६.०२.२०२३ रोजी उक्त नियोजन प्राधिकरणाकडे सादर केला आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८(४) अन्वये उक्त प्रारूप विकास योजनेत काही बदल करुन, ठराव क्र.०१, दि.१७.०३.२०२३ अन्वये असे बदल प्रसिध्द करण्याचे ठरवून, या बदलांसह (यापुढे "उक्त फेरबदल" असे संबोधिलेले आहे.) प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग १अ, नाशिक विभागीय पुरवणीमध्ये दि.०६-१३.०४.२०२३ रोजी प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतूदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र.१००/२०२३, दि.२१.०४.२०२३ अन्वये सादर केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम-३१(१) मधील तरतूदीनुसार उक्त विकास योजनेबाबत आवश्यक त्या चौकशीनंतर तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त विकास योजना, सूचना क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/ईपी प्रसिध्दी/२०२४/नवि-९, दि.१४.०१.२०२५ सोबतच्या परिशिष्ट-ब मधील (ई.पी.-१ ते ई.पी.-१६) सारभूत बदल, वगळून भागशः मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेस, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतूदीनुसार शासन अधिसूचना क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/वियो भागशः मंजूरी/२०२४/नवि-९, दि.१४.०१.२०२५ अन्वये, प्रस्तुत सूचना क्र.टिपीएस-१०२४/०२/प्र.क्र.४२/ईपी प्रसिध्दी/२०२४/नवि-९, दि.१४.०१.२०२५ सोबतच्या परिशिष्ट-ब मधील सारभूत बदल (ई.पी.-१ ते ई.पी.-१८) वगळून, भागशः मंजूरी देण्यात आली आहे;

आणि ज्याअर्थी, उक्त नमूद परिशिष्ट-ब मधील सारभूत फेरबदल उक्त मंजूर विकास योजनेतून वगळले असून सदर वगळलेले सारभूत फेरबदल विकास योजना नकाशावर (ई.पी.१ ते ई.पी.-१६) दर्शविले आहेत;

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



क) सोबत जोडलेल्या परिशिष्ट-ब मध्ये नमूद सारभूत स्वरूपांच्या फेरबदलांबाबत (ईपी-१ ते ईपी-१६) प्रस्तुत सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झालेल्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना / हरकती मार्गाविण्यात येत आहेत.

ख) विभागीय सह संचालक, नगर रचना, नाशिक विभाग, नाशिक यांची उक्त अधिनियमाच्या कलम ३१(२) अन्वये, उपरोक्त "क" मध्ये नमूद, विहित मुदतीत प्राप्त हरकती / सूचनांबाबत सुनावणी देणेसाठी व त्याबाबतचा अहवाल शासनास पृढील कार्यवाहीसाठी सादर करणेसाठी "अधिकारी" म्हणून नियुक्ती करण्यात येत आहे.

०२. विभागीय सह संचालक, नगर रचना, नाशिक विभाग, प्रशासकीय इमारत, विभागीय आयुक्त कार्यालय आवार, नाशिक रोड, नाशिक - ४२२ १०१ यांचेकडे, सादर सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसांच्या विहित कालमर्यादेत सोबतच्या परिशिष्ट-ब मधील सारभूत फेरबदलानुषंगाने प्राप्त होणाऱ्या हरकती / सूचना स्विकारून विचारात घेण्यात येतील.

०३. सादर सूचना त्यासोबतच्या परिशिष्ट-ब सह आणि प्रस्तावित सारभूत बदल दर्शविणाऱ्या नकाशासह जनतेच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करण्यात येत आहे.

१. विभागीय सहसंचालक, नगर रचना, नाशिक विभाग, नाशिक.
२. सहायक संचालक, नगर रचना, धुळे शाखा, धुळे.
३. मुख्याधिकारी, साक्री नगर पंचायत, साक्री, जि. धुळे.

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

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार



(Signature)

(धैर्यशील ह. पाटील)

कक्ष अधिकारी, महाराष्ट्र शासन


पुनर्प्रसिद्ध विकास योजना - साक्री, जिल्हा धुळे

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

(शासन सूचना क्र. टिपीएस-१०२४/०२/प्र.क्र.४२/ईपी प्रसिद्धी/२०२४/नवि-९, दि. १४.०१.२०२५ चे सहपत्र)

| अनु क्र. | वगळलेला भाग | स्थान | आरक्षण क्र. | महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिद्ध विकास योजनेनुसारचा प्रस्ताव | महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर योजनेनुसारचा प्रस्ताव | शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिद्ध केलेला फेरबदल |
|----------|-------------|-----------------------------------|-------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2 | 3 | 4 | 6 | 7 | 8 |
| 1 | EP-1 | Gut No.60(Pt.), 61(Pt.) & 62(Pt.) | --- | 18 mt. East-West D.P. Road | 18 mt. East-West D.P. Road | The width of East-West 15 mt. D.P. Road passing through Gut Nos.60(Pt.), 61(Pt.) & 62(Pt.), between two 18 mt. North-South D.P. Roads, is proposed to be curtailed to 12 mt. and the land so released is proposed to be included in adjoining zone, as shown on plan. |
| 2 | EP-2 (M-3) | Gut No.55(Pt.) | Site No.13 | Site No.13-Municipal Purpose | "Site No.13-Municipal Purpose" is deleted and included in Residential Zone. | The designation of "Site No.13" is proposed to be changed from "Municipal Purpose" to "Shopping Centre & Vegetable Market", as shown on plan. |
| 3 | EP-3 (M-5) | Gut No.177(Pt.) | Site No.23 | Site No.23-Play Ground | "Site No.23-Play Ground" is deleted and included in Residential Zone. | The land admeasuring 0.50 Hecter is proposed to be deleted from "Site No.23-Play Ground" keeping 0.60 Hecter land adjacent to East-West Road, intact in "Site |



| | | | | | | | |
|---|---------------|------------------|------------------------------|------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | | | | No.23-Play Ground" and the land so released is proposed to be included in Residential Zone, as shown on plan. |
| 4 | EP-4 (M-6) | Gut No.140(Pt.) | --- | Existing Dharmashala | | The land under Existing Dharmashala is deleted and included in Residential Zone. | The land bearing Gut No.140/2, Plot No.1 shown as "Existing Dharmashala" is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan. |
| 5 | EP-5 (M-7) | Gut No.256 (Pt.) | Site No.37 Site No.38 | Site No.37-Burial Ground Site No.38- Burial Ground | | 1) The northern strips of land bearing Gut No.256(pt.) are deleted from "Site No.37-Burial Ground" & "Site No.38- Burial Ground" and included in Agriculture Zone. | 1) "Site No.37-Burial Ground" and "Site No.38- Burial Ground" are proposed to be shifted in the land adjacent to the River at southern side of the East-West 15 mt. Development Plan Road and the lands so released are proposed to be included in Residential Zone, as shown on plan. |
| 6 | EP-6 | Gut No.256(Pt.) | Site No.29 | Site No.29-S.T.P.  | | Agriculture Zone | 2) The land bearing Gut No.256(Pt.) adjacent to North-South 12 mt. D.P. Road and near East-West 18 mt. D.P. Road at south, is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan. |
| | | | | | | | "Site No.29-S.T.P." is proposed to be shifted from its original location in Gut No.256(Pt.) |

| | | | | | | |
|---|------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | Gut Nos.256(Pt.), 259(Pt.) & 260(Pt.) | --- | Agriculture Zone | Agriculture Zone | to the lands mentioned below, and the land so released is proposed to be included in Agriculture Zone, as shown on plan - i) Gut No.256(Pt.) admeasuring 3.30 hector adjacent to the southern boundary of "Site No.30-Garden", as shown on plan. ii) Gut Nos.256(Pt.), 259(Pt.) & 260(Pt.) admeasuring 1.60 hector adjacent to the southern-eastern boundary of "Site No.35-Burial Ground", as shown on plan. |
| 7 | EP-7 | --- | Site No.34 | Agriculture Zone 18 mt. wide East-West D.P. Road | Agriculture Zone 18 mt. wide East-West D.P. Road | The area under "Site No.34-Housing for Dishoused" is proposed to be shown as Non-Congested Area, as shown plan. |
| 8 | EP-8 | Gut Nos.256(Pt.), 255(Pt.), 254(Pt.), 253(Pt.), 252(Pt.), 251(Pt.), 240(Pt.), 238(Pt.), 239(Pt.), 236(Pt.), 235(Pt.), 234(Pt.) & 60 | --- | Agriculture Zone 12 mt. East-West D.P. Road Residential Zone Agriculture Zone | The area under "Site No.34-Housing for Dishoused" shown as "Gaothan". 12 mt. East-West D.P. Road Residential Zone Agriculture Zone | The width of 12 mt. East-West D.P. Road is proposed to be widened to 18 mt., as shown on plan. This 18.00 mt. road is proposed to be extended on the southern boundaries of Gut Nos.233, 234 & 235, as shown on plan. |
| 9 | EP-9 | Gut Nos.256(Pt.), 253(Pt.), 254(Pt.), 252(Pt.), 237(Pt.), | --- | Agriculture Zone 12 mt. North-South D.P. Road | 1) 12 mt. North-South D.P. Road | 1) The East-West 12 mt. D.P. Road passing through Gut Nos.256(Pt.), 253(Pt.), & 254(Pt.), is proposed to be deleted and the land so released is proposed to be included |



| | | | | | | |
|----|-------|-------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | <p>2) 12 mt. East-West D.P. Road</p> <p>3) 12 mt. East-West D.P. Road</p> <p>Agriculture Zone</p> | <p>2) 12 mt. North-South D.P. Road</p> <p>3) 12 mt. North-South D.P. Road</p> <p>Agriculture Zone</p> | <p>in adjacent Zone, as shown on plan.</p> <p>2) The North-South 12 mt. D.P. Road passing through GutNos.256(Pt.) & 252(Pt.), is proposed to be deleted and the land so released is proposed to be included in adjacent Zone, as shown on plan.</p> <p>3) The width of the North-South 12 mt. D.P. Road passing through Gut Nos.256(Pt.) & 237(Pt.), is proposed to be widened to 15 mt. as shown on plan.</p> |
| 10 | EP-10 | Gut No.256(Pt.), 254(Pt.), 253(Pt.), 252(Pt.), 238(Pt.), 236(Pt.) | --- | <p>18 mt. East-West D.P. Road</p> <p>Agriculture Zone</p> | <p>18 mt. East-West D.P. Road</p> <p>Agriculture Zone</p> | <p>i) The East-West 18 mt. D.P. Road passing through Gut Nos.256(Pt.) & 252(Pt.), is proposed to be deleted and the land so released is proposed to be included in Agriculture Zone, as shown on plan.</p> <p>ii) To retain the connectivity of the 18 mt. East-West Road passing adjacent to the northern boundary of "Site No.34-Housing for Dishoused" this road is proposed to be extended up to the 18 mt. North-South Road passing adjacent to the eastern boundary of "Site No.32-Sport Complex", as shown on plan.</p> |



| | | | | | | |
|----|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | EP-11 | Gut No.70(Pt.), 71(Pt.), 72(Pt.), 75(Pt.), 76(Pt.), 79(Pt.), 80(Pt.), 84(Pt.), 85(Pt.), 86(Pt.), 97(Pt.), 98(Pt.), 100(Pt.) & 101(Pt.) | --- | 15 mt. East-West D.P. Road | 15 mt. East-West D.P. Road | <p>i) The East-West 15 mt. D.P. Road passing through Gut Nos.85(Pt.), 86(Pt.), 97(Pt.), 98(Pt.), 100(Pt.) & 101(Pt.), is proposed to be deleted and the land so released is proposed to be included in Agriculture Zone, as shown on plan.</p> <p>ii) The width of East-West 15 mt. D.P. Road passing through Gut No.70(Pt.), 71(Pt.), 72(Pt.), 75(Pt.), 76(Pt.), 79(Pt.), 80(Pt.) & 81(Pt.), is proposed to be curtailed to 9 mt. and the land so released is proposed to be included in Agriculture Zone, as shown on plan.</p> |
| 12 | EP-12 | Gut No.256(Pt.) & 237(Pt.) | --- | 12 mt. East-West D.P. Road | 12 mt. East-West D.P. Road | <p>The width of 12 mt. East-West D.P. Road passing through Gut Nos.256(Pt.) & 237(Pt.), adjacent to western boundary of "Site No.29-S.T.P." and northern boundary of "Site No.28-S.W.M.", is proposed to be widened to 15 mt., as shown on plan.</p> |
| 13 | EP-13 | Gaothan (City Survey Nos.477, 478, 480, 481 and the area towards south side | --- | Existing North-South Road | Existing North-South Road | <p>The width of Existing North-South Road passing through Gaothan (City Survey Nos.477, 478, 480, 481), is proposed to be widened to 9 mt. as shown in dotted lines, as shown on plan.</p> <p>(The building permissions on the lands</p> |



| | | | | | | |
|----|-------|-------------------------------------------------------|------------|------------------------------------------------|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14 | EP-14 | Gut Nos.168(Pt.), 169(Pt.), 170(Pt.) & 171(Pt.) | Site No.18 | Site No.18-W.T.P. | Site No.18-W.T.P. | abutting this road shall be granted considering the very widening of the road.) i) "Site No.18-W.T.P." (Part) proposed on Gut Nos.169(Pt.) & 170(Pt.) is proposed to be shifted on the land bearing Gut No.171(Pt.). Thus the Gut Nos. of the area under "Site No.18-W.T.P." will be 168(Pt.) & 171(Pt.), as shown on plan. ii) "Site No.28-S.T.P." is proposed to be deleted and the land so released is proposed to be included in Agriculture Zone, as shown on plan. |
| 15 | EP-15 | Gut Nos.154(Pt.) & 158(Pt.) | Site No.31 | Site No.31-Extension to Tribal Girls Hostel | Site No.31- Extension to Tribal Girls Hostel | The alignment of 12 mt. North-South D.P. Road adjoining NH-6 and 12 mt. lay out internal road, is proposed to be shifted on the eastern boundary of Gut No.158 and the land so released along with the western portion of "Site No.31-Extension to Tribal Girls Hostel" at the west side of the newly aligned 12 mt. road, is proposed to be included in Residential Zone, as shown on plan. |



| | | | | | | |
|----|-------|--------------------------------|------------|-------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16 | EP-16 | Gut Nos.111(Pt.) & 113(Pt.) | Site No.15 | Site No.15-Garden | Site No.15-Garden | The land bearing Gut No.113(Pt.) is proposed to be deleted from "Site No.15-Garden" and the land so released is proposed to be included in Residential Zone, as shown on plan. |
|----|-------|--------------------------------|------------|-------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,



(Handwritten signature)

(धैर्यशील ह. पाटील)

कक्ष अधिकारी, महाराष्ट्र शासन.

GOVERNMENT OF MAHARASHTRA

URBAN DEVELOPMENT DEPARTMENT

4th FLOOR, MANTRALAYA,
MADAM KAMA MARG, HUTATMA RAJGURU CHOWK.
MUMBAI 400 032.
DATED : 14.01.2025

NOTICE

The Maharashtra Regional & Town Planning Act, 1966

No.TPS-1024/02/CR-42/EP Publish/2024/UD-9: Whereas, the Administrator and Chief Officer, Sakri Nagar Panchayat, Dist.Dhule, *vide* his Administrative Resolution No.09, dated the 25.02.2021, declared his intention under section 23(1), read with section 38(1) of the Maharashtra Regional Planning and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) (hereinafter referred to as "the said Act"), to prepare the Draft Development Plan (hereinafter referred to as "the said Draft Development Plan") and notice such declaration was published at Page Nos.1 to 2 in the *Official Gazette*, Part-1A, Nashik Division Supplement dated the 18-24.03.2021;

And whereas, the Joint Director of Town Planning, Nashik Division, Nashik has appointed the Assistant Director of Town Planning, Dhule Branch, Dhule as a "Town Planning Officer" (hereinafter referred to as "the said Town Planning Officer") under section 24 of the said Act, *vide* his Order No.425, dated the 01.04.2021;

And whereas, the said Town Planning Officer after carrying out surveys of the area of Sakri Nagar Panchayat (hereinafter referred to as "the said Area"), as required under Section 25 of the said Act, prepared the Existing Land User map and handed over it to the said Planning Authority *vide* his letter dated the 10.05.2022;

And whereas, the said Planning Authority has decided to publish a Draft Development Plan under section 26(1) of the said Act, *vide* its Resolution No.01, dated the 18.01.2022 and a notice to that effect is published at Page Nos.23 & 24 in the *Official Gazette*, Nashik Divisional Supplement, dated the 24-30.11.2022 for inviting suggestions and / or objections;

And whereas, after considering the suggestions and objections to the said Draft Development Plan received within stipulated period, the Planning Committee appointed under section 28(2) of the said Act, has submitted its report to the said Planning Authority on 06.02.2023;

And whereas, after considering the Report of Planning Committee, the Planning Authority *vide* its Resolution No.01, dated the 17.03.2023, had decided to make some modifications and to publish such modifications in the said Draft Development Plan



(hereinafter referred to as “the said Modifications”), which were published in the *Official Gazette*, Chhatrapati Sambhajinagar Divisional Supplement dated the 06-13.04.2023 under Section 28(4) of the said Act;

And whereas, in accordance with the provision of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan, along with the said Modifications to the Government for sanction *vide* its Marathi letter No.100/2023, dated the 21.04.2023;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of the opinion that, the said Draft Development Plan should be sanctioned partly, excluding the substantial nature Modifications;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, *vide* Notification No.TPS-1024/02/CR-42/DP Part Sanction/2024/UD-9, dated the 14.01.2025, the State Government has sanctioned a part of the Draft Development Plan of the Area within the Sakri Nagar Panchayat, Dist. Dhule, as specified in SCHEDULE-A (SM-1 to SM-4) appended to it, excluding the substantial nature modifications (as EP-1 to EP-16) as specified in SCHEDULE-B appended Notice No.TPS-1024/02/CR-42/EP Publish/2024/UD-9, dated the 14.01.2025;

And whereas, the substantial modifications proposed by the Government are excluded from the said Draft Development Plan and shown on the plan, marked as excluded part i.e. EP-1 to EP-16;

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

- A) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial modifications (EP-1 to EP-16) as specified in the SCHEDULE-B appended hereto, within the period of 30 days from the date of publication of this notice in the *Official Gazette*.
- B) Appoints the Divisional Joint Director of Town Planning, Nashik Division, Nashik as the “Officer” under section 31(2) of the said Act, to hear all suggestions and / or objections as stated in (A) above and to submit his report thereupon to the Government for further necessary action.

02. Only the suggestions and /or objections regarding substantial modifications mentioned in SCHEDULE-B, that may be received by the Divisional Joint Director of Town Planning, Nashik Division, having his office in Administrative Building, Divisional Commissioner



Office Premises, Nashik Road, Nashik-422 101, within the stipulated period of 30 days from the date of publication of this Notice in the *Official Gazette*, shall be considered.

03. Copy of the said Notice along with SCHEDULE-B and the plan showing the proposed substantial modifications shall be made available for inspection to general public at the following offices during office hours on all working days.

- 1) The Divisional Joint Director of Town Planning, Nashik Division, Nashik.
- 2) The Assistant Director of Town Planning, Dhule Branch, Dhule.
- 3) The Chief Officer, Sakri Nagar Panchayat, Sakri, Dist. Dhule.

This Notice shall also be made available on the Government website www.maharashtra.gov.in (Acts / Rules)

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



Dhairiyashil H. Patil

(Dhairiyashil H. Patil)
Section Officer to Government

SCHEDULE-B

Republished Development Plan – Sakri, Dist.Dhule
Modification Published by the Government under section 31(I) of Maharashtra Regional and Town Planning Act, 1966
(Accompaniment of Government Notice No.TPS-1024/02/CR-42/EP Publish/2024/UD-9, dated the 14.01.2025)

| Sr. No | Excluded Part | Location | Site No. | Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966. | Proposal as per Development Plan submitted to the Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966. | Proposal as published by the Government under section 31 (I) of the Maharashtra Regional and Town Planning Act, 1966. |
|--------|---------------|-----------------------------------|------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2 | 3 | 4 | 6 | 7 | 8 |
| 1 | EP-1 | Gut No.60(Pt.), 61(Pt.) & 62(Pt.) | --- | 18 mt. East-West D.P. Road | 18 mt. East-West D.P. Road | The width of East-West 15 mt. D.P. Road passing through Gut Nos.60(Pt.), 61(Pt.) & 62(Pt.), between two 18 mt. North-South D.P. Roads, is proposed to be curtailed to 12 mt. and the land so released is proposed to be included in adjoining zone , as shown on plan. |
| 2 | EP-2 (M-3) | Gut No.55(Pt.) | Site No.13 | Site No.13-Municipal Purpose | "Site No.13-Municipal Purpose" is deleted and included in Residential Zone. | The designation of "Site No.13" is proposed to be changed from "Municipal Purpose" to "Shopping Centre & Vegetable Market", as shown on plan |
| 3 | EP-3 (M-5) | Gut No.177(Pt.) | Site No.23 | Site No.23-Play Ground | "Site No.23-Play Ground" is deleted | The land admeasuring 0.50 Hecter is proposed to be deleted from "Site No.23- |



| | | | | | | |
|---|------------|------------------|--------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | | and included in Residential Zone. | Play Ground" keeping 0.60 Hector land adjacent to East-West Road, intact in "Site No.23-Play Ground" and the land so released is proposed to be included in Residential Zone, as shown on plan. |
| 4 | EP-4 (M-6) | Gut No.140(Pt.) | --- | Existing Dharmashala | The land under Existing Dharmashala is deleted and included in Residential Zone. | The land bearing Gut No.140/2, Plot No.1 shown as "Existing Dharmashala" is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan. |
| 5 | EP-5 (M-7) | Gut No.256 (Pt.) | Site No.37 Site No.38 | Site No.37-Burial Ground Site No.38- Burial Ground | The northern strips of land bearing Gut No.256(pt.) are deleted from "Site No.37-Burial Ground" & "Site No.38- Burial Ground" and included in Agriculture Zone. | 1) "Site No.37-Burial Ground" and "Site No.38- Burial Ground" are proposed to be shifted on the land adjacent to the River at southern side of the East-West 15 mt. Development Plan Road and the lands so released are proposed to be included in Residential Zone, as shown on plan. 2) The land bearing Gut No.256(Pt.) adjacent to North-South 12 mt. D.P. Road and near East-West 18 mt. D.P. Road at south, is proposed to be deleted and the land so released is proposed to be included in Residential Zone, as shown on plan. |
| 6 | EP-6 | Gut No.256(Pt.) | Site No.29 | Site No.29-S.T.P. Agriculture Zone | Site No.29-S.T.P. | "Site No.29-S.T.P." is proposed to be shifted |



| | | | | | | |
|----|-------|-----------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9 | EP-9 | Gut Nos.256(Pt.), 253(Pt.), 254(Pt.), 252(Pt.), 237(Pt.), | --- | <p>1) 12 mt. North-South D.P. Road</p> <p>2) 12 mt. East-West D.P. Road</p> <p>3) 12 mt. East-West D.P. Road</p> <p>Agriculture Zone</p> | <p>1) 12 mt. North-South D.P. Road</p> <p>2) 12 mt. North-South D.P. Road</p> <p>3) 12 mt. North-South D.P. Road</p> <p>Agriculture Zone</p> | <p>1) The East-West 12 mt. D.P. Road passing through Gut Nos.256(Pt.), 253(Pt.), & 254(Pt.), is proposed to be deleted and the land so released is proposed to be included in adjacent Zone, as shown on plan.</p> <p>2) The North-South 12 mt. D.P. Road passing through Gut Nos.256(Pt.) & 252(Pt.), is proposed to be deleted and the land so released is proposed to be included in adjacent Zone, as shown on plan.</p> <p>3) The width of the North-South 12 mt. D.P. Road passing through Gut Nos.256(Pt.) & 237(Pt.), is proposed to be widened to 15 mt. as shown on plan.</p> |
| 10 | EP-10 | Gut No.256(Pt.), 254(Pt.), 252(Pt.), 238(Pt.), 236(Pt.) | --- | <p>18 mt. East-West D.P. Road</p> <p>Agriculture Zone</p> | <p>18 mt. East-West D.P. Road</p> <p>Agriculture Zone</p> | <p>i) The East-West 18 mt. D.P. Road passing through Gut Nos.256(Pt.) & 252(Pt.), is proposed to be deleted and the land so released is proposed to be included in Agriculture Zone, as shown on plan.</p> <p>ii) To retain the connectivity of the 18 mt. East-West Road passing adjacent to the northern boundary of "Site No.34-Housing for Dishoused" this road is proposed to be extended up to the 18 mt. North-South Road passing adjacent to the eastern boundary of</p> |



| | | | | | | |
|----|-------|----------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11 | EP-11 | Gut No.70(Pt.), 71(Pt.), 72(Pt.), 75(Pt.), 76(Pt.), 79(Pt.), 80(Pt.), 84(Pt.), 85(Pt.), 86(Pt.), 97(Pt.), 98(Pt.), 100(Pt.) & 101(Pt.) | --- | 15 mt. East-West D.P. Road | 15 mt. East-West D.P. Road | "Site No.32-Sport Complex", as shown on plan. i) The East-West 15 mt. D.P. Road passing through Gut Nos.85(Pt.), 86(Pt.), 97(Pt.), 98(Pt.), 100(Pt.) & 101(Pt.), is proposed to be deleted and the land so released is proposed to be included in Agriculture Zone, as shown on plan. ii) The width of East-West 15 mt. D.P. Road passing through Gut No.70(Pt.), 71(Pt.), 72(Pt.), 75(Pt.), 76(Pt.), 79(Pt.), 80(Pt.) & 81(Pt.), is proposed to be curtailed to 9 mt. and the land so released is proposed to be included in Agriculture Zone, as shown on plan. |
| 12 | EP-12 | Gut No.256(Pt.) & 237(Pt.) | --- | 12 mt. East-West D.P. Road | 12 mt. East-West D.P. Road | The width of 12 mt. East-West D.P. Road passing through Gut Nos.256(Pt.) & 237(Pt.), adjacent to western boundary of "Site No.29-S.T.P." and northern boundary of "Site No.28-S.W.M.", is proposed to be widened to 15 mt., as shown on plan. |
| 13 | EP-13 | Gaothan (City Survey Nos.477, 478, 480, 481 and the area towards south side | --- | Existing North-South Road | Existing North-South Road | The width of Existing North-South Road passing through Gaothan (City Survey Nos.477, 478, 480, 481), is proposed to be widened to 9 mt. as shown in dotted lines, as |



| | | | | | | |
|----|-------|-------------------------------------------------|------------|-------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | | | | shown on plan. (The building permissions on the lands abutting this road shall be granted considering the very widening of the road.) |
| 14 | EP-14 | Gut Nos.168(Pt.), 169(Pt.), 170(Pt.) & 171(Pt.) | Site No.18 | Site No.18-W.T.P. | Site No.18-W.T.P. | i) "Site No.18-W.T.P." (Part) proposed on Gut Nos.169(Pt.) & 170(Pt.) is proposed to be shifted on the land bearing Gut No.171(Pt.). Thus the Gut Nos. of the area under "Site No.18-W.T.P." will be 168(Pt.) & 171(Pt.), as shown on plan. ii) "Site No.28-S.T.P." is proposed to be deleted and the land so released is proposed to be included in Agriculture Zone, as shown on plan. |
| 15 | EP-15 | Gut Nos.154(Pt.) & 158(Pt.) | Site No.28 | Site No.28-S.T.P. | Site No.28-S.T.P. | The alignment of 12 mt. North-South D.P. Road adjoining NH-6 and 12 mt. lay out internal road, is proposed to be shifted on the eastern boundary of Gut No.158 and the land so released along with the western portion of "Site No.31-Extension to Tribal Girls Hostel" at the west side of the newly aligned 12 mt. road, is proposed to be included in Residential Zone, as shown on plan. |
| 16 | EP-16 | Gut Nos.111(Pt.) & 113(Pt.) | Site No.15 | Site No.15-Garden | Site No.15-Garden | The land bearing Gut No.113(Pt.) is proposed to be deleted from "Site No.15- |



| | | | | | | |
|--|--|--|--|--|--|----------------------------------------------------------------------------------------------------|
| | | | | | | Garden" and the land so released is proposed to be included in Residential Zone, as shown on plan. |
|--|--|--|--|--|--|----------------------------------------------------------------------------------------------------|

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



(Dhairiyashil H. Patil)

Section Officer to the Government