



# महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

वर्ष ४, अंक ६३]

बुधवार, ऑक्टोबर २४, २०१८/कार्तिक २, शके १९४०

[पृष्ठे ५४, किंमत : रुपये १८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

## भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. २१०.

### नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक ६ ऑक्टोबर, २०१८.

### महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.—

क्रमांक टिपीएस-२४१८-शिकाना-९-प्र.क्र. २८१-२०१८-नवि-९.—

ज्याअर्थी, नागपूर शहराची सुधारित विकास योजना, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महा. क्र. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१(१) अन्वये शासन अधिसूचना, नगर विकास विभाग क्रमांक टिपीएस-२४१६/२६४३/ प्र.क्र. ३०० (अ)/१७/नवि-९, दिनांक ७ जानेवारी, २००० अन्वये भागशः मंजूर व क्र. टिपीएस-२४००/१६२८/प्र.क्र. २००/२०००/नवि-९, दिनांक १० सप्टेंबर, २००१ नुसार अंतिमतः मंजूर करण्यात आलेली असून ती अनुक्रमे दिनांक १ मार्च, २००० व दिनांक २१ सप्टेंबर, २००१ पासून अंमलात आली आहे (यापुढे “उक्त विकास योजना” असे संबोधले आहे) तसेच शासन नगर विकास विभाग क्रमांक टिपीएस-२४०१/८५५/प्र.क्र. ७६/नवि-९, दिनांक २७ फेब्रुवारी, २००२ अन्वये सात योजनाकरीता नागपूर सुधार प्रन्यासला “नियोजन प्राधिकरण” म्हणून घोषित केलेले आहे ;

आणि ज्याअर्थी, केंद्र शासनमार्फत लोकांच्या जीवनमानाचा दर्जा सुधारण्यासाठी स्वच्छ, शाश्वत व पर्यावरण पुरक शहरे तयार करण्यासाठी स्मार्ट सिटी अभियान या महत्वाकांक्षी अभियानाची घोषणा करण्यात आली आहे (यापुढे “उक्त स्मार्ट सिटी अभियान” असे संबोधले आहे.) ;

आणि ज्याअर्थी, नागपूर महानगरपालिकेने “उक्त स्मार्ट सिटी अभियान” अंतर्गत उक्त विकास योजनेतील नागपूर सुधार प्रन्यासच्या ग्रीन बेल्ट स्किममधील मौजा पारडी, भरतवाडा, पुनापूर व भांडेवाडी या क्षेत्राचा प्रभावीपणे विकास करण्याकरीता “Retrofitting” तत्त्वावर नगर रचना परियोजना राबविण्याचे प्रस्तावित केलेले आहे (यापुढे “उक्त प्रारूप नगर रचना परियोजना क्रमांक १” असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त नगर रचना परियोजना क्रमांक १ तयार करण्याचा इरादा घोषित करण्याबाबत नागपूर सुधार प्रन्यास, नागपूर यांनी ठराव क्रमांक १/१९६९, दिनांक २० मे, २०१७ रोजी पारित केला व या भागाकरीता “Retrofitting” तत्त्वावर उक्त प्रारूप नगर रचना परियोजना क्रमांक १ तयार करण्यासाठी आयुक्त, नागपूर महानगरपालिका व नागपूर स्मार्ट अँड सस्टेनेबल सिटी डेव्हलपमेंट कार्पोरेशन लिमिटेड या विशेष उद्देश वाहनास प्राधिकृत करण्यात आले आहे ;

आणि ज्याअर्थी, नियोजन प्राधिकरण म्हणून नागपूर सुधार प्रन्यास, नागपूर यांनी उक्त अधिनियम व महाराष्ट्र नगर रचना योजना नियम, १९७४ मधील तरतुदीनुसार अंदाजित क्षेत्र १२४० एकर जागेवर उक्त प्रारूप नगर रचना परियोजना क्रमांक १ तयार करण्याचा इरादा उक्त अधिनियमाचे कलम ६० अन्वये शासन राजपत्रात दिनांक ७ जून, २०१७ रोजी प्रसिद्ध करण्यात आला. तद्नंतर सुधारीत अंदाजे क्षेत्र १७३० एकर जागेवर उक्त प्रारूप नगर रचना परियोजना तयार करण्याचा इरादा पुनःश्च उक्त अधिनियमाचे कलम ६० अन्वये शासन राजपत्रात दिनांक १ सप्टेंबर, २०१७ रोजी प्रसिद्ध करण्यात आला;

आणि ज्याअर्थी, उक्त अधिनियम व महाराष्ट्र नगर रचना योजना नियम, १९७४ चे नियम क्रमांक ४(१) नुसार नागपूर सुधार प्रन्यास, नागपूर यांनी सर्व बाधित जमीन मालकांची दिनांक ८ फेब्रुवारी, २०१८ रोजी सभा आयोजित केल्यावर आणि मालकाकडून मिळालेल्या सूचनेचा समावेश केल्यानंतर प्रारूप नगर रचना परियोजनाचा मसुदा उक्त अधिनियमाचे कलम ६१(१) नुसार महाराष्ट्र नगर रचना योजना नियम, १९७४ च्या नियम क्रमांक ४(२) नुसार संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेकडे सल्लामसलतीसाठी पाठविण्यात आला ;

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी दिनांक १५ मार्च, २०१८ रोजीच्या पत्र जा.क्र. डि.टी.पी. ३४५१/३११८/टिपीव्ही-२/१७८८ अन्वये उक्त प्रारूप नगर रचना परियोजनाबाबत सल्लामसलत दिली आहे ;

आणि ज्याअर्थी, नागपूर सुधार प्रन्यास, नागपूर यांची संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी सल्लामसलतीत सुचविल्याप्रमाणे आवश्यक ते बदल नगर रचना परियोजनामध्ये करण्यात आलेले आहेत ;

आणि ज्याअर्थी, नागपूर सुधार प्रन्यासच्या विश्वस्त मंडळाच्या दिनांक २३ मार्च, २०१८ रोजीच्या बैठकीत ठराव क्रमांक १३-११७८-एसई-प्लॅनिंग अन्वये अधिनियमाच्या कलम ६१(१) अन्वये उक्त प्रारूप नगर रचना परियोजना क्रमांक १ प्रकाशित करण्याचे जाहिर केले. आणि त्यानुसार नगर रचना परियोजना तयार करण्याची नोटीस दिनांक ७ एप्रिल, २०१८ रोजीच्या असाधारण महाराष्ट्र शासन राजपत्रात (भाग-१-अ) आणि स्थानिक वर्तमानपत्रामध्ये अधिनियमाच्या कलम ६७ च्या तरतुदीनुसार एक महिन्याच्या आत सूचना / आक्षेप आमंत्रित करण्यासाठी प्रकाशित केले आहे ;

आणि ज्याअर्थी, प्राप्त झालेल्या सूचनेप्रमाणे आवश्यक ते बदल समावेश केल्यानंतर उक्त प्रारूप नगर रचना परियोजना सभापती, नागपूर सुधार प्रन्यास, नागपूर यांनी उक्त अधिनियमाचे कलम ६८(१) नुसार दिनांक ६ जुलै, २०१८ रोजी मंजूरीसाठी शासनास सादर करण्यात आली ;

आणि ज्याअर्थी, आवश्यक त्या चौकशीनंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त प्रारूप नगर रचना परियोजना क्रमांक १ मधील फेरबदलासह विशेष विकास नियंत्रण नियमावली मान्य करावे, असे राज्य शासनाचे मत झाले आहे.

त्याअर्थी, आता, उक्त अधिनियमाच्या कलम ६८ च्या पोट-कलम-२ मधील शासनास असलेल्या शक्तीचा वापर करून शासन खालीलप्रमाणे आदेश पारित करीत आहे.—

- (अ) (१) उक्त प्रारूप नगर रचना परियोजना क्रमांक १ सोबतच्या परिशिष्ट-१ व २ मधील फेरबदलासह मंजूर करण्यात येत आहे. उक्त अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल त्यापासून उक्त अधिनियमाचे कलम ६८-अ च्या तरतुदी लागू होतील.
- (२) नगर रचना परियोजनेमध्ये समाविष्ट क्षेत्रापैकी बहुतांश क्षेत्र हे उक्त विकास योजनेनुसार ना-विकास विभागात अंतर्भूत आहे. याकरिता जमीन वापर बदलाबाबतचा फेरबदल प्रस्ताव उक्त अधिनियमाचे कलम ३७ अन्वये स्वतंत्र कार्यान्वित करण्यात आला आहे. फेरबदल प्रस्तावास शासनाची कलम ३७(२) अन्वये मंजूरी प्राप्त झाल्यानंतरच उक्त प्रारूप नगर रचना परियोजना प्रस्तावाची प्रत्यक्ष अंमलबजावणी करण्यात यावी.
- (३) उक्त अधिनियमाच्या कलम ६८-अ मधील तरतुदीनुसार निहित होणा-या जमिनी नियोजन प्राधिकरण, नागपूर सुधार प्रन्यास, नागपूर यांनी ताब्यात घ्याव्यात.
- (ब) मंजूर प्रारूप नगर रचना परियोजना क्रमांक १ ची प्रत संबंधित विशेष नियमावलीसह नागरिकांच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या सर्व दिवशी उपलब्ध राहिल. तसेच मंजूर प्रारूप परियोजनेच्या अधिप्रमाणित प्रती ही अर्जदाराने अर्ज केल्यास शुल्क आकारून उपलब्ध होऊ शकतील.
- (१) सभापती, नागपूर सुधार प्रन्यास, नागपूर.
- (२) आयुक्त, नागपूर महानगरपालिका, नागपूर.

सदर अधिसूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) या संकेतस्थळावर देखील उपलब्ध राहिल.

SCHEDULE-1

**Draft Town Planning Scheme Pardi-Punapur-Bharatwada-Bhandewadi No.1, Nagpur**

**(A) Schedule of Modification—Roads**

Accompaniment to the Notification No.TPS-2418/Nag.Camp.9/C.R.281/2018/UD-9, Dated 06th October, 2018

Serial No.	Details of land	Proposal as per published Plan under Section 61(1) of MRTP Act.	Modification proposed by the Planning Authority submitted under Section 68(1) of MRTP Act.	Modification sanctioned by Government under Section 68(2) of MRTP Act.
(1)	(2)	(3)	(4)	(5)
1	CTS No. 21/p. 22, 23, 24 OP No. 1+2+3, 4+5, 6 FP No. 1+2+3/2, 4+5, 6	18 mt. wide TPS road	Delete Proposed 18 mt wide TPS road.	Sanctioned as proposed Under Section 68( 1).
2	CTS No. 21/p. 22, 24 OP No. 1+2+3, 4+5, 6 FP No. 1+2+3/2, 4+5, 6	12 mt. wide TPS road	Delete Proposed 12 mt wide TPS road.	Sanctioned as proposed Under Section 68( 1).
3	CTS No. 20/p, 32 OP No. 20, 19 FP No. 20, 19	12 mt. wide TPS road	Delete Proposed 12 mt wide TPS road.	12.00 mt. wide TPS road is retained between East side 24.00 mt. wide road & West side 9.00 mt. existing road as per plan published U/s 61(1) & remaining portion of 12.00 mt. wide road between 9.00 mt. existing road and Western side 36 mt. South-North road is deleted.
4	CTS No. 31, 34 OP No. 12, 18 FP No. 12/1, 18/1	12 mt. wide TPS road	Delete Proposed 12 mt wide TPS road.	Sanctioned as proposed Under Section 68( 1).
5	CTS No. 150 OP No. 68 FP No. 68/1/2	18 mt. wide TPS road	Delete Proposed 18 mt wide TPS road.	Sanctioned as proposed Under Section 68( 1).
6	CTS No. 52, 53 OP No. 58+59, 60 FP No. 58+59, 60	9.00 mt. wide TPS road	Delete Proposed 9.00 mt wide TPS road.	Sanctioned as proposed Under Section 68( 1).
7	CTS No. 45, 46, 47, 48, 49, 50, 52, 54, 57/p OP No. 51, 53, 54, 55, 56, 57, 58+59, 61, 62/3/2 FP No. 51, 53, 54, 55, 56, 57, 58+59, 61	18 mt. wide TPS road	Delete Proposed 18 mt wide TPS road.	Sanctioned as proposed Under Section 68( 1).
8	CTS No. 141, 142, 144, 59, 148 OP No. 92, 96, 97, 108, 66 FP No. 92, 96, 97, 66/2	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).

SCHEDULE-1.—Contd.

(1)	(2)	(3)	(4)	(5)
9	CTS No. 154, 155, 156, 159 OP No. 87, 86, 84+85, 82 FP No. 87, 86, 84+85, 82	12 mt. wide TPS road	Delete Proposed 12 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
10	CTS No. 210, 211 OP No. 182, 185 FP No. 182, 185	12 mt. wide TPS road	Delete Proposed 12 mt. wide TPS road.	12.00 mt. wide TPS Road is retained as per the Plan Published U/s 61(1).
11	CTS No. 190, 191, 192, 193, 210 OP No. 178+179, 180, 181, 182 FP No. 178+179, 180, 181, 182	9.00 mt. wide TPS road	Delete Proposed 9.00 mt. wide TPS road.	9.00 mt. wide TPS Road is retained as per the Plan Published U/s 61(1).
12	CTS No. 38, 24 OP No. 236, 226 FP No. 236, 226	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
13	CTS No. 139, 140 OP No. 91, 99 FP No. 91/2, 99/1	9.00 mt. wide TPS road	Delete Proposed 9.00 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
14A	CTS No. 25, 28, 29, 208, 209, 31, 429, 37/p OP No. 7, 9, 187, 11, 186, 12, 14, 15/1 FP No. 7, 9, 187, 11, 186, 12, 14, 15/1	18 mt. wide TPS road	Proposed reduce width of 18 mt. road to 12 mt.	Sanctioned as proposed Under Section 68(1).
14B	CTS No. 163, 167, 160, 159, 158 OP No. 78, 77, 81, 82, 83 FP No. 78/3, 77/1, 81/1, 82, 83	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
14B1	CTS No. 163, 164, 166, 167, 160, 150 OP No. 78, 74, 73+75, 77, 81, 68/1	9.00 mt. wide TPS road	Proposed increase width of proposed 9.00 mt road to 12 mt.	Sanctioned as proposed Under Section 68(1).
14B2	FP No. 78, 74, 73+75, 77, 81, 68/1	. .	Proposed new 12 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
14C	CTS No. 149, 148, 58, 57/p OP No. 67, 66, 65, 62/3/1, 62/3/2 FP No. 67, 66, 65, 62/3/1, 62/3/2	18 mt. wide TPS road	Proposed reduce width of 18 mt. road to 12 mt.	Sanctioned as proposed Under Section 68(1).
15	CTS No. 13/p, 14/p, 21/p, 23, 24 OP No. 1+2+3, 4+5, 6 FP No. 1+2+3, 4+5, 6	24 mt. wide TPS road	Proposed to modified alignment of the 24 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
16	CTS No. 33/p, 32, 34, 24, 26, 25, 207, 206, 201, 200, 15, 14, 13, 2, 1 OP No. 22, 19, 18, 6, 8, 7, 188, 194, 195, 198, 204, 205, 206, 207, 208 FP No. 22, 19, 18, 6, 8, 7, 188, 194, 195, 198, 204, 205, 206, 207, 208	24 mt. wide TPS road	Proposed reduce width of 24 mt. road to 18 mt.	24.00 mt. wide North-South road starting from 36.00 mt. Southern side Road is 18.00 mt. between 36.00 mt. road to 24.00 mt. East-West road situated on Northern Side and remaining portion of 24.00 mt. wide road is retained as per the Plan published U/s 61(1).



(B) SCHEDULE OF MODIFICATION—RESERVATION

Serial No.	Details of land	Proposal as per published Plan under Section 61(1) of MRTP Act.	Modification proposed by the Planning Authority submitted under Section 68(1) of MRTP Act.	Modification sanctioned by Government under Section 68(2) of MRTP Act.
(1)	(2)	(3)	(4)	(5)
1	CTS No. 32, 33/p OP No. 19, 22 FP No. 19, 22/1	Site No. 284 "Park"	Proposed Site No. 284 "Park" is deleted	Site No. 284 "Park" is retained as per the plan published Under Section 61 (1).
2	CTS No. 32 OP No. 19 FP No. 19	Site No. 289 "Park"	Proposed Site No. 289 "Park" is deleted	Site No. 289 "Park" is retained as per the plan published Under Section 61 (1) and Northern boundary is extended upto 6.00 mt. existing road.
3	CTS No. 169, 170 OP No. 72, 71 FP No. 72, 71	Site No. 296 "Park"	Proposed Site No. 296 "Park" is deleted	Site No. 296 "Park" is retained as per the plan published Under Section 61 (1).
4	CTS No. 225, 226 OP No. 32 FP No. 32	Site No. 297 "Park"	Proposed Site No. 297 "Park" is deleted	Sanctioned as proposed under Section 68(1).
5	CTS No. 45, 49 OP No. 51, 56 FP No. 51, 56	Site No. 318, 319, 321 & 323 "Park"	Proposed Site No. 318, 319, 321 & 323 "Park" are deleted	Site No. 318 & 321 "Park" are amalgamated and such combined area is redesigned as Site No. 318+321 "Park" area and boundary is extended toward 24.00 mt. wide road situated to Eastern side and Site No. 319 & 323 are deleted.
6	CTS No. 44 OP No. 52 FP No. 52	Site No. 322 "Park"	Proposed Site No. 322 "Park" is deleted.	Site No. 322 "Park" are retained as per the plan published U/s 61 (1) and boundary is extended toward 24.00 mt. wide road situated to Eastern side.
7	CTS No. 144 OP No. 97 FP No. 97	Site No. 325 "Park"	Proposed Site No. 325 "Park" is deleted	Sanctioned as proposed under Section 68(1).
8	CTS No. 154, 159 OP No. 87, 82 FP No. 87, 82	Site No. 326 & 332 "Park"	Proposed Site No. 326 & 332 "Park" are deleted.	Sanctioned as proposed under Section 68(1).
9	CTS No. 162, 161 OP No. 79, 80 FP No. 79/2, 80/2	Site No. 327 "Primary School"	Proposed Site No. 327 "Primary School" is deleted.	Sanctioned as proposed under Section 68(1).

10	CTS No. 142, 143 OP No. 96, 98 FP No. 96, 98/2	Site No. 334 "EWS"	Proposed Site No. 334 "EWS" is deleted.	Sanctioned as proposed under Section 68( 1).
11	CTS No. 58, 57/P OP No. 65, 62/4, 62/6, 62/5 FP No. 65, 62/4, 62/6, 62/5	Site No. 336 "Park"	Proposed Site No. 336 "Park" is deleted.	Sanctioned as proposed under Section 68( 1).
12	CTS No. 40, 41 OP No. 115, 116 FP No. 115/1, 116	Site No. 337 "Park"	Proposed Site No. 337 "Park" is deleted.	Sanctioned as proposed under Section 68( 1).
13	CTS No. 32 OP No. 105 FP No. 105/1, 105/2	Site No. 353 "Park"	Proposed Site No. 353 "Park" is deleted.	Sanctioned as proposed under Section 68( 1).
14	CTS No. 18/p OP No. 21 FP No. 21	Site No. 282 "Park"	Proposed to modify boundaries of Site No. 282 "Park" & re-designated as Site No. 284 "Park".	Sanctioned as proposed under Section 68( 1).
15	CTS No. 36 OP No. 24 FP No. 24	Site No. 285 "Park"	Proposed to modify boundaries of Site No. 285 "Park" & re-designated as Site No. 295 "Play Ground" & Site No. 296 "Park/Garden".	Sanctioned as proposed under Section 68( 1).
16	CTS No. 31, 34 OP No. 12, 18 FP No. 12/1, 18/1	Site No. 288 "Park"	Proposed to modify boundaries of Site No. 288 "Park" & re-designated as Site No. 291 "Park/Garden" & Site No. 294 "Park/Garden."	Sanctioned as proposed under Section 68( 1).
17	CTS No. 40, 63, 38, 39 OP No. 25, 26, 16+17 FP No. 25, 26, 16+17	Site No. 286 "Burial Ground"	Proposed to modify boundaries of Site No. 286 "Burial Ground" & re-designated as site No. 297 "Burial Ground" and Site No. 298 "Play Ground."	Sanctioned as proposed under Section 68( 1).

(B) SCHEDULE OF MODIFICATION—RESERVATION— *Contd.*

(1)	(2)	(3)	(4)	(5)
18	CTS No. 172, 150/P OP No. 69, 68/1 FP No. 69, 68/1	Site No. 304 & 307 “EWS Housing”	Proposed Site No. 304 & 307 “EWS Housing” are amalgamated along with the area under 18 mt. TPS road which is deleted and such combined area is re-designated as one Site No. 327 “EWS Housing”.	Sanctioned as proposed under Section 68(1).
19	CTS No. 150/p, 149 OP No. 68/1, 67 FP No. 68/1, 67			
20	CTS No. 148, 58 OP No. 66, 65 FP No. 66, 65	Site No. 309 “EWS Housing”	Proposed to modify boundaries of Site No. 309 “EWS Housing” & re-designated as Site No. 323 & 324 “EWS Housing”.	Sanctioned as proposed under Section 68(1).
21	CTS No. 56 OP No. 64 FP No. 64	Site No. 314 “Park”	Proposed to modify boundaries of Site No. 314 “Park” & re-designated as Site No. 322 “Park/Garden.”	Sanctioned as proposed under Section 68(1).
22	CTS No. 57/P OP No. 62/3/1, 62/3/2, 62/5, 62/6, 62/7 FP No. 62/3/1, 62/3/2, 62/5, 62/6, 62/7	Site No. 324 “EWS Housing”	Proposed to modify boundaries of Site No. 309 “EWS Housing” & re-designated as Site No. 325 “EWS Housing.”	Sanctioned as proposed under Section 68(1).
23	CTS No. 139 OP No. 91 FP No. 91	Site No. 346 “Park”	Proposed to modify boundaries of Site No. 346 “Park” & re-designated as Site No. 338 “Park/Garden”.	Sanctioned as proposed under Section 68(1).
24	CTS No. 17, 23, 27, 28 OP No. 131+132, 122, 123, 124 FP No. 131+132, 122, 123, 124	Site No. 359 “EWS Housing.”	Proposed to modify boundaries of Site No. 359 “EWS Housing” & re-designated as Site No. 358 & 359 “EWS Housing.”	Sanctioned as proposed under Section 68(1).
25	CTS No. 174, 175 OP No. 164, 165 FP No. 164/1, 164/2, 165	Site No. 366 “Park”	Proposed to modify boundaries of Site No. 366 “Park” & re-designated as Site No. 372 “Park/Garden.”	Sanctioned as proposed under Section 68(1).



26	CTS No. 176 OP No. 166 FP No. 166/1, 166/2	Site No. 367 "Park"	Proposed to modify boundaries of Site No. 367 "Park" & re-designated as Site No. 373 "Park/Garden".	Sanctioned as proposed Under Section 68(1)
27	CTS No. 190, 191, 192, 193, 210 OP No. 178 + 179, 180, 181, 182 FP No. 178 + 179, 180, 181, 182	Site No. 372 "Park" Site No. 373 "EWS Housing" & Site No. 374 "Park"	Proposed to modify boundaries of Site No. 372 "Park", Site No. 373 "EWS Housing" & Site No. 374 "Park" & re-designated as Site No. 380 "Park/Garden" & Site No. 381 "EWS Housing".	Site No. 372 & Site No. 374 "Park" is retained as per the plan published U/s 61(1) and Site No. 373 "EWS Housing" is re-designated as Site No. 381 "EWS Housing" with modified boundaries.
28	CTS No. 13/p, 14/p, 21/p OP No. 1+2+3 FP No. 1+2+3/1, 1+2+3/2	Site No. 379 & 380 "Park"	Proposed to modify boundaries of Site No. 379 & 380 "Park" & re-designated as Site No. 282 & 283 "Park/Garden".	Sanctioned as proposed Under Section 68(1)
29	CTS No. 59, 59/p, 60/p OP No. 229, 230/1, 230/2, 231/4, 231/2 FP No. 229, 230/1, 230/2, 231/4, 231/2	Site No. 404 "EWS Housing"	Proposed to modify boundaries of Site No. 404 "EWS Housing" & re-designated as Site No. 438 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
30	CTS No. 80, 81, 82 OP No. 261, 262 FP No. 261, 262	Site No. 412 "EWS Housing"	Proposed to modify boundaries of Site No. 412 "EWS Housing" & re-designated as Site No. 454 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
31	CTS No. 36, 43, 44, 45 OP No. 248, 254, 274, 275 FP No. 248/1, 248/2, 254/1, 254/2, 274/1, 274/2, 275.	Site No. 424 "EWS Housing"	Proposed to modify boundaries of Site No. 424 "EWS Housing" & re-designated as Site No. 446 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
32	CTS No. 27, 28 OP No. 10, 9 FP No. 10, 9/1, 9/2, 9/3	Site No. 290 "Park"	Proposed Site No. 290 "Park" is re-designated as Site No. 286 "School".	Site No. 290 "Park" is retained as per the plan published U/s 61(1).
33	CTS No. 3, 164, 165 OP No. 30, 74, 73+75 FP No. 30/1, 30/2, 74, 73+ 75	Site No. 294 "Park"	Proposed Site No. 294 "Park" is re-designated as Site No. 300 "Town Hall".	Site No. 294 "Park" is retained as per the plan published U/s 61(1).
34	CTS No. 177, 178, 179 OP No. 45, 46, 47 FP No. 45, 46, 47	Site No. 311 "Police Station + Fire Station"	Proposed Site No. 311 "Police Station + Fire Station" is re-designated as Site No. 314 "Park/ Garden".	Sanctioned as proposed Under Section 68(1)
35	CTS No. 2, 91, 92 OP No. 147, 150 FP No. 147, 150	Site No. 362 "Park" & Site No. 451 "Burial Ground"	Proposed Site No. 362 "Park" & Site No. 451 "Burial Ground" are re-designated as Site No. 365 "Park/Garden" & Site No. 366 "Burial Ground".	Sanctioned as proposed Under Section 68(1)

(B) SCHEDULE OF MODIFICATION-RESERVATION-Contd.				
(1)	(2)	(3)	(4)	(5)
36	CTS No. 194 OP No. 189 FP No. 189/1, 189/2, 189/3	Site No. 375 "Park"	Proposed Site No. 375 "Park" is re-designated as Site No. 390 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
37	CTS No. 28 OP No. 9 FP No. 9/1, 9/2, 9/3	Site No. 378 "Park"	Proposed Site No. 378 "Park" is re-designated as Site No. 287 "Dispensary".	Sanctioned as proposed Under Section 68(1)
38	CTS No. 195 OP No. 191 FP No. 191/1, 191/2	Site No. 382 "Park"	Proposed Site No. 382 "Park" is re-designated as Site No. 389 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
39	CTS No. 196 OP No. 202 FP No. 201 + 202	Site No. 392 "Park"	Proposed Site No. 392 "Park" is re-designated as Site No. 387 "School".	Sanctioned as proposed Under Section 68(1)
40	CTS No. 182 OP No. 190 FP No. 190/1, 190/2	Site No. 393 "Park"	Proposed Site No. 393 "Park" is re-designated as Site No. 388 "EWS Housing".	Site No. 393 "Park" is retained as per the plan published U/s 61(1)
41	CTS No. 61, 62, 63 OP No. 258 + 259 + 260 FP No. 258 + 259 + 260	Site No. 409 "Primary School"	Proposed Site No. 409 "Primary School" is re-designated as Site No. 451 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
42	CTS No. 36, 43 OP No. 248, 254 FP No. 248/1, 248/2, 254/1, 254/2	Site No. 425 "Park"	Proposed Site No. 425 "Park" is re-designated as Site No. 394 "School" & Site No. 445 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
43	CTS No. 37/p, 38, 39 OP No. 15/1, 16 + 17 FP No. 15/1, 16 + 17/1, 16 + 17/2, 16 + 17/3	Site No. 287 "Park"	Proposed Site No. 287 "Park" is re-designated as Site No. 292 "Burial Ground" & Site No. 293 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
44	CTS No. 172, 226, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237 OP No. 69, 32, 33, 34, 35, 36, 37, 38, 39, 40 FP No. 69/1, 69/2, 32, 33, 34, 35, 36, 37, 38, 39, 40.	Site No. 299 "Multi Storey Parking + Bus Charging Station + Bus Parking" Site No. 303 "Land for Sale" Site No. 304 "Land for Sale".	Proposed Site No. 299 "Multi Storey Parking + Bus Charging Station + Bus Parking" Site No. 303 "Land for Sale" are re-designated as Site No. 304 "Open Space" Site No. 305, 306 "Land for Sale", Site No. 308 "Multi Storey Parking & Bus Charging Station", Site No. 309 "Skill Development", Site No. 310 "Police Station & Fire Station" & Site No. 313 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)

45	CTS No. 167, 168 OP No. 77, 76 FP No. 77/1, 77/2, 76	Site No. 300 "Park" Site No. 301 "Dispensary"	Proposed Site No. 300 "Park" Site No. 301 "Dispensary" are re-designated as Site No. 329 "Parks/Garden", Site No. 330 "Market" & Site No. 331 "Dispensary".	Sanctioned as proposed Under Section 68(1)
46	CTS No. 54, 53, 50, 49 OP No. 61, 60, 57, 56 FP No. 61, 60, 57, 56	Site No. 316 "EWS Housing" & Site No. 317 "Primary School"	Proposed area of Site No. 316 & Site No. 317 are increase by adding area under 9.00 mt. TPS Road was already deleted and re- designated as Site No. 318 "Library" & area included 3000 sq. mt., Site No. 319 "School".	Sanctioned as proposed Under Section 68(1)
47	CTS No. 28, 27 OP No. 124, 123 FP No. 124, 123	Site No. 319 "Maternity Home"	Proposed Site No. 319 "Maternity Home" is re-designated as Site No. 355 "Maternity Home" & Site No. 356 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
48	CTS No. 139 OP No. 91 FP No. 91/1, 91/2	Site No. 345 & 350 "Park"	Proposed Site No. 345 & 350 "Park" are re-designated as Site No. 341 & 369 "Play Ground".	Sanctioned as proposed Under Section 68(1)
49	CTS No. 139, 166, 138, 137 OP No. 91, 155, 100, 101 FP No. 91/1, 91/2, 155, 100, 101			
50	CTS No. 22, 19, 18, 17, 23 OP No. 129, 130, 131+132, 122 FP No. 129, 130, 131+132/1, 131+132/2, 122	Site No. 356 "Dispensary", Site No. 357 "Park" & Site No. 358 "EWS Housing"	Proposed Site No. 356 "Dispensary", Site No. 357 "Park" & Site No. 358 "EWS Housing" are re-designated as Site No. 351 "Market", Site No. 352 "Dispensary" & Site No. 353 "Parks/Garden".	Site No. 352 "Dispensary" and Site No. 353 "Parks/Garden" are amalgamated & such combined area is re-designated & Site No. 352+353 "Market/Parking" and Site No. 351 "Market" is re-designated as "Parks/ Garden"
51	CTS No. 184, 189 & 185 OP No. 171, 176 & 172 FP No. 171, 176, 172/1, 172/2, 172/3	Site No. 368 "EWS Housing"	Proposed Site No. 368 "EWS Housing" is re-designated as Site No. 376 "EWS Housing" & 367 "School".	Sanctioned as proposed Under Section 68(1)
52	CTS No. 196, 181, 182, 179, 180/P OP No. 02, 203, 190, 169, 170/2, 170/1 FP No. 201+202, 203, 190/1, 190/2, 169/1, 169/2, 170/2, 170/1	Site No. 371 "EWS Housing"	Proposed Site No. 371 "EWS Housing" is re-designated as Site No. 382 "EWS Housing" Site No. 383 "EWS Housing" & Site No. 384 "Market"	Sanctioned as proposed Under Section 68(1)

(B) SCHEDULE OF MODIFICATION-RESERVATION-Contd.				
(1)	(2)	(3)	(4)	(5)
53	CTS No. 209 OP No. 186 FP No. 186/1,186/2	Site No.376 "Park"	Proposed Site No. 376 "Park " is re-designated as Site No. 391 "EWS Housing"	Sanctioned as proposed Under Section 68(1)
54	CTS No. 207/P OP No. 188/5 FP No. 188/5	Site No.377 "EWS Housing"	Proposed Site No. 377 "EWS Housing " is re-designated as Site No. 392 & Site No. 393 "Parks/Garden"	Sanctioned as proposed Under Section 68(1)
55	CTS No. 206,205,204,196,195 OP No. 194,193,192, 202,191 FP No. 194,193,192/2,192/1, 201+202,191/1,191/2	Site No.381 "Park", Site No. 383 "EWS Housing", Site No. 384 "Park" & Site No. 385 " Primary School"	Proposed Site No. 381 "Park", Site No. 383 " EWS Housing ", Site No. 384 "Park" & Site No. 385 "Primary School" are re-designated as Site No. 396 "EWS Housing", Site No. 400 "Parks/ Garden" & Site No. 397 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
56	CTS No. 15 OP No. 204 FP No. 204	Site No.388 "Park" & Site No. 389 "EWS Housing"	Proposed Site No. 388 "Park", Site No. 389 " EWS Housing" are re-designated as Site No.406 "EWS Housing".	Site No. 388 "Park" & Site No. 389 "EWS Housing" are retained as per the plan published U/s 61 (1).
57	CTS No. 23, 54 & 56 OP No. 227,234 & 233 FP No. 227, 234 & 233	Site No.402 "EWS Housing"& Site No. 403 "Park"	Proposed Site No. 402 "EWS Housing" & Site No. 403 "Park" are re-designated as Site No. 436 "EWS Housing", Site No. 434 "Parks/Garden" & Site No. 435 "School".	Sanctioned as proposed Under Section 68(1)
58	CTS No.80 & 81 OP No.261 FP No. 261	Site No.410 "Primary School" & Site No. 411 "Dispensary"	Proposed Site No. 410 "Primary School" & Site No. 411 "Dispensary" are re-designated as Site No.452 "EWS Housing " & Site No. 453 "Dispensary".	Sanctioned as proposed Under Section 68(1)
59	CTS No. 25, 26 & 38 OP No.237, 238 & 236 FP No. 237, 238/1, 238/2, 238/3 & 236	Site No. 427 "EWS Housing", Site No. 428 " Dispensary" & Site No. 429 "Park"	Proposed Site No.427 "EWS Housing", Site No. 428 "Dispensary" & Site No. 429 "Park" are re-designated as Site No.433 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)

60	CTS No. 26, 37& 39 OP No. 238, 249 & 250 FP No. 238/1,238/2, 238/3, 249 & 250/1, 250/2	Site No.430 "Park" & Site No. 431 "Primary School"	Proposed Site No. 430 "Park" & Site No. 431 "Primary School"are re-designanted as Site No.431 "Dispensary", Site No. 433 " Parks/Garden", Site No. 429 "School" & Site No. 430 "Library"	Site No. 430 "Park" & Site No. 431 "Primary School" are re-designanted as Site No.431 & 432 "Parks/Garden" , Site No. 429 "School" & Site No. 430 "Town Hall & Library".
61	CTS No.1 & 2 OP No. 207 & 208 FP No. 207 & 208	Final Plot No. 207 & 208	Proposed Final Plot No. 207 & 208 are reserved for New Site No. 410 "Parks/ Garden"	Sanctioned as proposed Under Section 68(1)
62	CTS No.204 OP No.192 FP No. 192/1, 192/2	Final Plot No. 192	Proposed Final Plot No. 192 is reserved for New Site No. 395 "Open Space" & Site No. 399 "Amenity"	Sanctioned as proposed Under Section 68(1)
63	CTS No. 37/P OP No. 15/2 FP No. 15/2	Final Plot No.16+17	Proposed Final Plot No. 16+17 are reserved for New Site No. 299 "Open Space".	Sanctioned as proposed Under Section 68(1)
64	CTS No.143 OP No. 98 FP No. 98/1, 98/2, 98/3	Final Plot No. 98/1	Proposed Final Plot No. 98/1 is reserved for New Site No. 335 "Open Space".	Sanctioned as proposed Under Section 68(1)
65	CTS No. 20 OP No. 128 FP No.128	Final Plot No. 128	Proposed Final Plot No.128 is reserved for New Site No. 343 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
66	CTS No.46 & 47 OP No.272+276 FP No. 272+276/1, 272+276/2	Final Plot No. 269	Proposed Final Plot No. 269 is reserved for New Site No.449 "Parks/ Garden"	Sanctioned as proposed Under Section 68(1)
67	CTS No. 139 OP No. 91 FP No. 91/1, 91/2	Final Plot No. 91	Proposed Final Plot No. 91 is reserved for New Site No.337 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
68	CTS No. 143 OP No. 98 FP No. 98/1, 98/2, 98/3	Final Plot No. 99/1	Proposed Final Plot No. 99/1 is reserved for New Site No. 336 "Library".	Sanctioned as proposed Under Section 68(1)
69	---	Final Plot No.150	Commercial-2	Final Plot No. 150 is reserved for New Site No. 150 "EWS Housing".

SCHEDULE-2

**Draft Town Planning Scheme Pardi-Punapur-Bharatwada-Bhandewadi No. -1 , Nagpur  
Sanctioned Special Development Regulations for TPS-1, Nagpur.**

Accompaniment to the Notification No. TPS-2418/Nag. Camp.9/C.R.. 281/2018/UD-9, Dated 6th October, 2018.

Sr. Proposal as per published Plan under Section 61 (1) of MRTP  
No. Act and submitted U/s 68 (1) by Planning Authority.

Sanctioned by Government under Section 68(2) of MRTP Act

(1)

(2)

(3)

1 SHORT TITLE, EXTENT AND COMMENCEMENT :

These regulations shall be called as 'Special Development Regulations for Town Planning Scheme Pardi, Punapur, Bharatwada, Bhandewadi No.1, Nagpur,

These regulations shall act as modification in Development Control Regulations of Nagpur City as per the Provision under Section 37 (1AA) of the Maharashtra Regional and Town Planning Act, 1966, regarding development within the boundary of 'Town Planning Scheme Pardi, Punapur, Bhartwada, Bhandewadi No. 1, Nagpur' under the jurisdiction of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur. These Special Regulations shall not be applicable to the Gaothan area within the project boundary.

All Development work shall conform to the respective provisions made under these regulations.

For regularization of existing non-regularized structures, the norms shall be applicable as per Government Notification dated 7-10-2017 for Compounded Structures.

These regulations shall be called as 'Special Development Regulations for Town Planning Scheme Pardi, Punapur, Bharatwada, Bhandewadi No.1, Nagpur,

These regulations shall act as modification in Development Control Regulations of Nagpur City as per the Provision under Section 37 (1AA) of the Maharashtra Regional and Town Planning Act, 1966, regarding development within the boundary of 'Town Planning Scheme Pardi, Punapur, Bhartwada, Bhandewadi No. 1, Nagpur' under the jurisdiction of Nagpur Improvement Trust, Nagpur and Nagpur Municipal Corporation, Nagpur. These Special Regulations shall not be applicable to the Gaothan area within the scheme boundary.

All Development work shall conform to the respective provisions made under these regulations.

For regularization of existing non-regularized structures, the norms shall be applicable as per Government Notification dated 7-10-2017 for Compounded Structures.

The provisions of Principle DCR shall be applicable except, express provisions of these special regulations. However in case of any conflict between these Special Development Regulations and any other regulation of the Principal DCR, the Special Development Regulations shall prevail for the TPS-1 area.

2 A DEFINITIONS

Regulation No. 2 of Principle DCR shall have following additional definitions

**1. Arcade**

An arcade means a continuous covered space located at the street level of a building with series of columns on the sides directly opening on the street right-of -way.

2

A DEFINITIONS

Regulation No. 2 of Principle DCR shall have following additional definitions

**Arcade**

An arcade means a continuous covered space located at the footpath level of a building with series of columns on the road sides opening towards the street right-of -way.

- 3 2. **BUILT-TO-LINE**-Means a line on the boundary of a plot up to which the building shall be built for the specified percentage of the length of the boundary.
- 4 3. **CLEAR HEIGHT**- Means the distance measured from the floor to the bottom of the lowest hanging overhead obstruction such as beam, fire sprinkler heads, ducts or false ceilings.
- 5 4. **COMMON PLOT/LAND**-Shall means a common open to sky space exclusive of Margins, parking spaces and approaches, at the ground level of the plot to be used collectively by the joint owners.
- 6 5. **BUILDING ENVELOPE**-Means the volume of space that is defined by the extent of permissible building footprint area and the maximum permissible building height on a plot.
- 7 6. **MARGINS**-Shall means space fully open to sky provided at the ground level from the edge of the building wherein built-up area shall not be permitted except specifically permitted projections under this regulation.

8 --

- 9 2. **Predominantly Commercial Zone - 1**  
The zone extends along 36m. wide road, and is intended to be mixed use with commercial uses at ground level and residential or office uses at upper levels. It shall have arcade facing the 36 m. & 30 m. wide road.

**2.1 Permissible Uses—**

Uses permissible as per Road widths

No.	Road Width	Uses Permissible
1	9m. and less than 12m.	Residential Building, Mercantile Buildings
2	12m. and less than 18m.	Residential Building, Institutional Buldings, Business Buldings, Office Building Merecantile Buldings.

**BUILD-TO-LINE-**

Means a line running parallel to road after leaving the specified road side margin up to which the building shall be built for the specified percentage of the length of the frontly boundary, as stipulated in Regulation No. 2.6.

**CLEAR HEIGHT OF ARCADE**- Means the distance measured from the floor to the bottom of the lowest hanging overhead obstruction such as beam, ducts etc.

Sanctioned as proposed Under Section 68(1).

Sanctioned as proposed Under Section 68(1).

Sanctioned as proposed Under Section 68(1).

**Following definition to be added.**

Principle DCR - DCR sanctioned by Govt. for Nagpur City *Vide* Notification No. TPS- 2400-1684-CR-1952-2000-UD-9, Dated 31-03-2001 and as amended from time to time.

2. **Predominantly Commercial Zone - 1**  
The zone extends along 36m. wide road, and is intended to be mixed use with commercial uses at ground level facing the arcade and commercial, residential, office or other permissible uses at upper levels. It shall have arcade facing the 36. m & 30 m. wide road.

**2.1 Permissible Uses**

Uses permissible as per Road widths

No.	Road Width	Uses Permissible
1	9m. and less than 12m.	Residential Building, Mercantile Buildings (Mercantile Building as permitted under R1 zone of Principle DCR)
2	12m. and less than 18m.	Residential Building, Institutional Buldings, Business Buldings, Office Building Merecantile Buldings.

SCHEDULE-2--Contd.

(1)	(2)	(3)
3	18m. and less than 30m.	Residential Buildings, Institutional Buildings, Assembly Buildings, Business Buildings, Office Building, Mercantile Buildings.
4	30m. and above	Residential Buildings (except one or two or multi family dwellings of upto 15 m. height), Institutional Buildings, Assembly Buildings, Business Buildings, Office Building Mercantile Buildings, Wholesale Establishments, Storage Buildings.

10. 2.2 Dimensions of Plot - Minimum plot size in this zone shall be 100sqm. with no side less than 7 m. In case of subdivision of plot, no plot shall be less than the minimum plot size specified.

Sanctioned as proposed Under Section 68 (1).

11. 2.3.1 Road, Rear and Side Margins as per Road Width—

2.3.1 Road, Rear and Side Margins as per Road Width—

Road Width	Minimum Roadside Margins	Minimum side and rear margins (for plots with area 1500 sqm. more)	Minimum side and rear margins (for plots with area less than 1500 sqm.)	Minimum step back from side and rear of plot boundary above 15m. height (for plots with area or more 1500 sqm.)	Minimum step back from side and rear of plot boundary above 15m. height (for plots with area less than 1500 sqm.)	Road Width	Minimum Roadside Margins	Plots with area 1500 or more sqm	Plots with area 600 or more and less than 1500 sqm	Plots with area 300 sqm and more and less than 600 sqm.	Plots with area 100 sqm and more and less than 300 sqm.	Minimum step back from side and rear of building boundary above 15 m height (for plots with area less than 600m <sup>2</sup> )
(1)	(2)	(3)	(4)	(5)	(6)	(1)	(2)	(3)	(4)	(5)	(6)	(7)
9 m	Not required	6 m.	Not Mandatory upto 15m. height	6 m.	3 m.	less than 9m	1m	6m	3m	1.5m on one side	1m	Not Mandatory upto 15m height



12 m	Not required	6 m	Not Mandatory upto 15m height	6 m	3 m	9m & 3m less than 12m.	3m	6m	3m	1.5m on one side	1m	Not Mandatory upto 15m height	1m	3m
18 m	3 m	6 m	Not Mandatory upto 15m height	6 m	3 m	12m & 3m less than 18m.	3m	6m	3m	1.5m on one side	1m	Not Mandatory upto 15m height	1m	3m
24 m	3 m	6 m	Not Mandatory upto 15m height	6 m	3 m	18m & 3m less than 24m.	3m	6m	3m	1.5m on one side	1m	Not Mandatory upto 15m height	1m	3m
30 m	4.5 m	6 m	Not Mandatory upto 15m height	6 m	3 m	24m & 3m less than 30m.	3m	6m	3m	1.5m on one side	1m	Not Mandatory upto 15m height	1m	3m
36 m	6 m	Not permissible upto 13.5m depth from road-side(including arcade & road-side margin) and 15 m height if side margine is	Not permissible upto 13.5m depth from road-side (Including arcade & road-side margin) height if side margine is	6 m	3 m	30m & 3m less than 36m.	3m	Not permissible upto 13.5m depth from road-side (including arcade & road side margin) 7m height	Not permissible upto 13.5 m depth from road-side (including) and arcade & road side margin) 7m height	Not permissible upto 13.5m depth from road-side (including arcade & road-side margin) and 7m height.	Not permissible upto 13.5m depth from road-side (including arcade & road-side margin) and 7m height.	3m		

SCHEDULE-2--Contd.

abutting/ touching road. 6m margine Mandatory beyond 13.5 m depth  
 abutting /touching road. Not Mandatory beyond 13.5 m depth

6m margin mandatory beyond 13.5m depth  
 6m margin mandatory beyond 13.5m depth  
 6m margin mandatory beyond 13.5m depth  
 6m margin mandatory beyond 13.5m depth

36m & above	6m	Not permissible upto 13.5m depth from road-side (including archade & road side margin) 15m height	Not permissible upto 13.5 m depth from road-side (including and archade & road side margin) 15m height	Not permissible upto 13.5m depth from road-side (incl- uding arcade & road-side margin) and 15m height.	Not permissible upto 13.5m depth from road-side (including arcade & road-side margin) and 15m height.	3m
		6m margin mandatory beyond 13.5m depth	6m margin mandatory beyond 13.5m depth	6m margin mandatory beyond 13.5m depth	6m margin mandatory beyond 13.5m depth	

. The finished floor level of front margin on 36m and 30m road should be at finished floor level of sidewalk of abutting road. Vehicular Entry shall be provided from both sides of plot with access width not less than 6.0 m and clear height of 5.0m

14.1.1. Special Building:

Margins for special building shall be applicable as per table 2.3.1 Sanctioned as proposed Under Section 68(1).

Sanctioned as proposed Under Section 68(1).

. The finished floor level of front marginal on 36m and 30m road should be at finished floor level of sidewalk of abutting road. Vehicular Entry shall be provided from both sides of plot with access width not less than 6.0 m and clear height of 5.0m.

2.3.2. Distance between two building—

Distance between two individual buildings on ground or above podium witin the same plot shall be minimum 6m.

12 2.4 Permissible Building Envelope—

The permissible building envelop shall be governed by the following parameters.

**2.4.1 Permissible Building Footprint Area—**

For this zone, permissible building footprint area is the entire area available after providing the required Margines. In case of Plots larger than 1500Sq. m. the permissible building footprint area is the entire area after leaving the required common plot as per regulation 2.9. No part of a building shall be built or extend outside this permissible building footprint area.

**13 2.4.2 Maximum Permissible Building Height—**

Maximum permissible building height shall be 45 m. from designated plot level.

**14 2.5 FSI—**

Maximum permissible FSI in this zone shall be 4. However, the base FSI for all plots shall be 2. If existing permissible base FSI is higher than 2 on Original Plot as per Principle DCR, the Final Plot in TPS No. 1 shall eligible to avail the higher base FSI as per the Principle DCR amended from time to time.

Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the authority from time to time. Development on plots with area less than 300 sqm. shall not be allowed to avail the premium FSI.

Notwithstanding anything contained in any other provision of this DCR; the atrium, parking, staircases, lift well with machine rooms, refuge areas, voids, service floor and entrance lobbies shall be free from FSI.

**15 2.6 Built to line (BTL).—**The roadside building edge should align to the build-to-line after leaving applicable margins. The built-to line requirement is based on the following table.—

Road Width	Minimum height of building on BTL	Minimum depth of building on BTL (excluding arcade)	Minimum edge of building on BTL
36m road	15m	3m	100%
30m road	4m	3m	100%
24m road	4m	3m	70%
18m road	4m	3m	70%

Build to Line Provision is not mandatory for Crematorium, burial ground, religious buildings, and fire station.  
Ventilation in all habitable spaces may be provided mechanically.

**2.4.2 Maximum Permissible Building Height—**Maximum permissible building height shall be 45 m. from average ground level.

**2.5 FSI—**

Maximum permissible FSI in this zone shall be 4 on all plots having an area of 300sqm or more. However, the base FSI for all plots shall be 2. If existing permissible base FSI is higher than 2 on Original Plot as per Principle DCR, the Final Plot in TPS No. 1 shall be eligible to avail the higher base FSI as per the Principle DCR amended from time to time.

Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the authority from time to time. Development on plots with area less than 300 sqm. shall be allowed to avail the base FSI only.

Notwithstanding anything contained in any other provision of this DCR; Atrium, parking, staircases, lift well with machine rooms, refuge areas, voids, service floors and entrance lobbies shall be free of FSI for the base FSI. However as specified in Special Development Regulation No. 2.5 above mentioned free of FSI spaces shall be available on payment of premium for the FSI over and above the base FSI and up to maximum permissible FSI.

**2.6 Built to line (BTL).—**The roadside building edge should align to the build-to-line after leaving applicable margins. The built-to line requirement is based on the following table.—

Road Width	Minimum height of building on BTL	Minimum depth of building on BTL (excluding arcade)	Percentage of Length of building on BTL
36m road	15m	3m	100%
30m road	6m	3m	100%
24m road	4m	3m	70%
18m road	4m	3m	70%

Build to Line Provision is not mandatory for Crematorium, burial ground, religious buildings, and fire station.  
Ventilation in all habitable spaces may be provided mechanically.

SCHEDULE-2--Contd.

16. 2.7 Arcade

Road Width (1)	Mandatory Arcade Depth (Including columns and architectural features) (2)	Mandatory Clear Arcade height on road-side edge of building (3)
36 m road	4.5 m	6m
30 m road	4.5 m	3 m

Road Width (1)	Maximum Column Depth (including architectural features) (2)	Maximum Column Width (3)	Minimum Clear distance between two consecutive columns of arcade (4)
36 m road	1 m	2 m	3.5 m
30 m road	1 m	2 m	3.5 m

- \* The minimum clear height of arcade towards side margin on plots abutting 30 m road shall not be less than 3 m from plot level.
- \* The arcade shall not have any level difference for the sidewalk.
- \* Arcade must be a clear continuous volume without any steps, walls or any other obstructions such as stair, parking, advertisement hoardings, temporary of any permanent structure.
- \* Arcade provision is not mandatory for Crematorium, burial ground, religious buildings, and fire station.

17. 2.8 Boundary Wall, Boundary Gate and Vehicular Access—

2.8.1 Boundary Wall—

- \* There should be no boundary wall on the roadside boundary along the 36 m and 30 m wide road.
- \* On other roads, a boundary wall upto 0.6 m shall be permitted on road side. The grill fence on top of the boundary wall is permitted upto the height of 2 m from plot level. The grill fence shall have at least 75% perforation allowing through visibility.

2.7 Arcade

Road Width (1)	Mandatory Arcade Depth (Including columns and architectural features) (2)	Mandatory Clear Arcade height on road-side edge of building (3)
36 m road	4.5 m	6m
30 m road	4.5 m	3 m

Road Width (1)	Maximum Column Depth (including architectural features) (2)	Maximum Column Width (3)	Minimum Clear distance between two consecutive columns of arcade (4)
36 m road	1 m	2 m	3.5 m
30 m road	1 m	2 m	3.5 m

- \* The minimum clear height of arcade towards side margin on plots abutting 30 m road shall not be less than 6 m from plot level.
- \* The arcade shall not have any level difference for the sidewalk.
- \* Arcade must be a clear continuous volume without any steps, walls or any other obstructions such as stair, parking, advertisement hoardings, temporary of any permanent structure.
- \* Arcade provision is not mandatory for Crematorium, burial ground, religious buildings, and fire station.

Sanctioned as proposed Under Section 68(1).

- \* Boundary wall of upto 2 m shall be permitted between the two adjacent plots on all roads.

18. 2.8.2 *Boundary Gate, Vehicle access and Vehicular Ramps—*

- \* The width of a vehicular access with or without a boundary gate shall be not less than 6 m.
- \* Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.
- \* Only one vehicular entry per plot shall be permissible upto a distance of 75 meters on each side from corner of building on street junctions.
- \* The distance between two vehicular entries on a single plot abutting the same road shall not be less than 75 mts.
- \* The common plot should have vehicular access.
- \* The approach road can be open to sky or covered provided the minimum clear height of access is 5 m and of minimum width 6 m.

19. 2.9 *Common Plot—*

- \* Common Plot of 10% of Plot area should be provided for plots/lay-outs of 1500 sqm or more.
- \* The common plot shall be exclusive of approach road.
- \* The area of the common plot may be subdivided provided that the minimum area of common plot is 150 sqm with no sides less than 10.0 mts.

2.8.2 *Boundary Gate, Vehicle access and Vehicular Ramps*

- \* The width of a vehicular access with or without a boundary gate shall be not less than 6 m.
- \* Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.
- \* Only one vehicular entry per plot shall be permissible upto a distance of 75 meters on each side from corner of building on street junctions.
- \* The distance between two vehicular entries on a single plot abutting the same road shall not be less than 75 mts.
- \* The common plot should have vehicular access.
- \* The approach road can be open to sky or covered provided the minimum clear height of access is 5 m and of minimum width 6 m.
- \* Minimum 3 m boundary gate shall be permissible for plots smaller than 300 sqm.

Sanctioned as proposed Under Section 68(1).

SCHEDULE-2—Contd.

- (1) (2)
- 20 2.9.1 *Uses permissible in Common Plot*
- The following uses shall be permissible in the common plot with floor area not exceeding 15% of common plot area.
  - Electric substation, meter room, over and underground water tank and pump room, security cabin, community and society common amenities.

21 2.10 *Internal/Access Road*

2.10.1 *Internal/Access Road*

The length of internal road shall be measured from the end of the road meeting the next wider road, up to the farthest entrance of the plinth/building/staircase, whichever is located farther. In case of layout with two or more buildings connected internally or externally the length of internal road shall be considered up to the edge of the plinth or the entrance/staircase of the farthest building located.

For residential and commercial layouts, the width of the Internal Road shall be based on the length of the Plot as follows :

No.	Road Length	Minimum Internal road width
(1)	(2)	(3)
1	Up to 15m	3.0m
2	More than 15m	4.5m
3	More than 45 m	6.0m

22 2.10.2 *General Requirements for Internal/Access Roads*

In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.

(3)

2.9.1 *Uses permissible in Common Plot*

- The following uses shall be permissible in the common plot with 10% construction shall be allowed on ground floor.
- Electric substation, meter room, over and underground water tank and pump room, security cabin, community and society common amenities.

2.10 *Internal/Access Road*

2.10.1 *Internal/Access Road*

The length of internal road shall be measured from the end of the road meeting the next wider road, up to the farthest entrance of the plinth/building/staircase, whichever is located farther. In case of layout with two or more buildings connected internally or externally the length of internal road shall be considered up to the edge of the plinth or the entrance/staircase of the farthest building located.

For residential and commercial layouts, the width of the Internal Road shall be based on the length of the Plot as follows :

No.	Road Length	Minimum Internal road width
(1)	(2)	(3)
1	Up to 15m	3.0m
2	More than 15m and upto 45m	4.5m
3	More than 45m and upto 75m	6.0m
4	More than 75m and upto 150m	7.5m
5	More than 150m and upto 300m	9.0m
6	More than 300m	12.0m

Sanctioned as proposed Under Section 68(1)

The curves shall be provided at the junction of roads as prescribed as follows :

Width of the road in meters	Minimum Radius of road curvature (meters)
6m and less	3.0m

*Note :* The width of the wider road shall be taken into consideration in determining the radius of the curvature at the junction of roads of different widths.

The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the Plot; but in case of termination of an internal road or roads; a turning circle with diameter of 13.5m or 12m. × 6m. turning ' T ' shall be required at the cul-de-sac. This requirement may be waived for such road with width of 7.5m if the length does not exceed 110m.

### 23 3. *Predominantly Commercial Zone-2*

The zone extends along 30m wide road, and is intended to be mixed use with commercial uses at ground level and residential or office uses at upper levels.

3.1 *Permissible Uses*—As per the provision of Zone Specific Development Regulation 2.1.

3.2 *Dimensions of Plot*—As per the provision of Zone Specific Development Regulation 2.2.

3.3 *Margins*—As per the provision of Zone Specific Development Regulation 2.3.

3.4 *Permissible Building Envelope*—The permissible building envelope shall be governed by the following parameters.

3.4.1 *Permissible Building Footprint Area*—As per the provision of Zone Specific Development Regulation 2.4.1.

3.4.2 *Maximum Permissible Building Height*—Maximum permissible building height shall be 36m from plot level.

3.5 *FSI*—Maximum permissible FSI in this zone shall be 3. However, the base FSI for all plots shall be 2. If existing permissible base FSI is higher than 2 on Original Plot as per Principal DCR, the Final Plot in TPS No. 1 shall

Sanctioned as proposed Under Section 68(1) with the modification to provision of the Predominantly Commercial Zone-1 except road width and FSI.

<p>(1)</p> <p>be eligible to avail the higher base FSI as per the Principal DCR amended from time to time.</p> <p>Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the authority from time to time.</p> <p>Development on plots with area less than 300 sqm. shall not be allowed to avail the premium FSI.</p> <p>3.6 <i>Built to line (BTL)</i>—As per the provision of Zone Specific Development Regulation 2.6.</p> <p>3.7 <i>Arcade</i>—As per the provision of Zone Specific Development Regulation 2.7</p> <p>3.8 <i>Boundary Wall, Boundary Gate and Vehicular Access</i>—As per the provision of Zone Specific Development Regulation 2.8.</p> <p>3.9 <i>Common Plot</i>—As per the provision of Zone Specific Development Regulation 2.9.</p> <p>3.10 <i>Internal Road</i>—As per the provision of Zone Specific Development Regulation 2.10.</p> <p>24 4. <i>Predominantly Residential Zone-1</i></p> <p>The zone extends on 24m wide road, and is intended to have residential character.</p> <p>4.1 <i>Permissible Uses</i>—As per the provision of Zone Specific Development Regulation 2.1.</p> <p>4.2 <i>Dimensions of Plot</i>—As per the provision of Zone Specific Development Regulation 2.2.</p> <p>4.3 <i>Margins</i>—As per the provision of Zone Specific Development Regulation 2.3.</p> <p>4.4 <i>Permissible Building Envelope</i>—The permissible building envelope shall be governed by the following parameters.</p> <p>4.4.1 <i>Permissible Building Footprint Area</i>—As per the provision of Zone Specific Development Regulation 2.4.1.</p> <p>4.4.2 <i>Maximum Permissible Building Height</i>—Maximum permissible building height shall be 24m from plot level.</p> <p>4.5 <i>FSI</i>—Maximum permissible FSI in this zone shall be 2.</p>	<p>(2)</p>	<p>(3)</p> <p>Sanctioned as proposed Under Section 68(1) with the modification to provision of the Predominantly Commercial Zone-1 except road width and FSI.</p>
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However, the base FSI for all plots shall be 1.5. If existing permissible base FSI is higher than 1.5 on Original Plot as per Principal DCR, the Final Plot in TPS No. 1 shall be eligible to avail the higher base FSI as per the Principal DCR amended from time to time.

Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the authority from time to time.

Development on plots with area less than 300 sqm. shall not be allowed to avail the premium FSI.

4.6 *Built to line (BTL)*—As per the provision of Zone Specific Development Regulation 2.6.

4.7 *Arcade*—As per the provision of Zone Specific Development Regulation 2.7.

4.8 *Boundary Wall, Boundary Gate and Vehicular Access*—As per the provision of Zone Specific Development Regulation 2.8.

4.9 *Common Plot*—As per the provision of Zone Specific Development Regulation 2.9.

4.10 *Internal Road*—As per the provision of Zone Specific Development Regulation 2.10.

## 25 5. *Predominantly Residential Zone-2*

The zone extends on 18m and other internal road, and is intended to have residential character.

5.1 *Permissible Uses*—As per the provision of Zone Specific Development Regulation 2.1.

5.2 *Dimensions of Plot*—As per the provision of Zone Specific Development Regulation 2.2.

5.3 *Margins*—As per the provision of Zone Specific Development Regulation 2.3.

5.4 *Permissible Building Envelope*—The permissible building envelope shall be governed by the following parameters.

5.4.1 *Permissible Building Footprint Area*—As per the provision of Zone Specific Development Regulation 2.4.1.

5.4.2 *Maximum Permissible Building Height*—Maximum permissible building height shall be 15m plot level.

Sanctioned as proposed Under Section 68(1) with the modification to provision of the Predominantly Commercial Zone-1 except road width and FSI.

(1)	(2)	(3)
5.5 <i>FSI</i> —Maximum permissible FSI in this zone shall be 1.5. If existing permissible FSI is higher than 1.5 on Original Plot as per Principal DCR, the Final Plot in TPS No. 1 shall be eligible to avail the higher FSI as per the principal DCR amended time to time.		
5.6 <i>Built to line (BTL)</i> —As per the provision of Zone Specific Development Regulation 2.6.		
5.7 <i>Arcade</i> —As per the provision of Zone Specific Development Regulation 2.7.		
5.8 <i>Boundary Wall, Boundary Gate and Vehicular Access</i> —As per the provision of Zone Specific Development Regulation 2.8.		
5.9 <i>Common Plot</i> —As per the provision of Zone Specific Development Regulation 2.9.		
5.10 <i>Internal Road</i> —As per the provision of Zone Specific Development Regulation 2.10.		
26 6. <i>Recreational Zone</i>		Refused to sanction the provision.
This zone is identified primarily as a green zone and may include uses such as public utilities, parks, etc.		
6.1 <i>Permissible Uses</i> —Permissible Uses in the Recreational Zone includes sports and leisure, parks, temporary constructions, amenity space and institutional buildings.		
6.2 <i>Dimensions of Plot</i> —As per the provision of Zone Specific Development Regulation 2.2.		
6.3 <i>Margins</i> —As per the provision of Zone Specific Development Regulation 2.3.		
6.4 <i>Permissible Building Envelope</i> —The permissible building height and bulk shall be governed by the following parameters of Development Envelope.		
6.4.1 <i>Permissible Building Footprint Area</i> —As per the provision of Zone Specific Development Regulation 2.4.1.		

- 6.4.2 *Maximum Permissible Building Height*—Maximum permissible building height shall be 7m from plot level.
- 6.5 *FSI*—Maximum permissible FSI in this zone shall be 0.1.
- 6.6 *Built to line (BTL)*—No Built to line shall be required in this zone.
- 6.7 *Arcade*—No arcade shall be required in this zone.
- 6.8 *Boundary Wall, Boundary Gate and Vehicular Access*—As per the provision of Zone Specific Development Regulation 2.8.
- 6.9 *Common Plot*—As per the provision of Zone Specific Development Regulation 2.9.
- 6.10 *Internal Road*—As per the provision of Zone Specific Development Regulation 2.10.

27 –

***New provision***

FSI, TDR/additional FSI, premium FSI as per principal DCR shall not be applicable within the scheme area.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

रा. शा. चौहान,  
कार्यासन अधिकारी.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. २११.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated the 6<sup>th</sup> October, 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.—

No. TPS-2418-Nag.Camp-9-CR-281-2018-UD-9.—

Whereas, Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496/2643/CR-300(A)/97/UD-9, dated the 7<sup>th</sup> January, 2000 and finally sanctioned by the Government *vide* Notification No. TPS-2400/1628/CR-200/2000/UD-9, dated the 10<sup>th</sup> September, 2001 and has come into force with effect from the 1<sup>st</sup> March, 2000 & 21<sup>st</sup> September, 2001 (hereinafter referred to as "the said Development Plan") under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maha. XXXVII of 1966) (hereinafter referred to as "the said Act"). Also Nagpur Improvement Trust has been declared as "Planning Authority" for the seven Improvement Scheme being implemented by the Nagpur Improvement Trust (NIT) *vide* Government Notification No. TPS-2401/855/CR-76/2000/UD-9, dated the 27<sup>th</sup> February, 2002 ;

And whereas, Government of India has launched 'Smart City' Mission with an objective to promote cities that provide core infrastructure and give a decent quality of life to its citizens, a clean and sustainable environment and application of 'Smart Solution' (hereinafter referred to as "the said Smart City Mission" ;

And whereas, Nagpur Municipal Corporation has decided to implement Town Planning Scheme on retrofitting basis for effectively developing Pardi, Bharatwada, Punapur and Bhandewadi area (hereinafter referred to as "the said Draft Town Planning Scheme No. 1") ;

And whereas, the Resolution No. 1/1169, date 20<sup>th</sup> May, 2017 has been passed by Nagpur Improvement Trust to declare the intention for the said Draft Town Planning Scheme No. 1 and also authorize Nagpur Municipal Corporation and Nagpur Smart and Sustainable City Development Corporation (NSSCDC) as the Special Purpose Vehicle and to prepare the said Draft Town Planning Scheme No. 1 ;

And whereas, the Nagpur Improvement Trust, Nagpur as the Planning Authority has declared its intention to prepare the said Draft Town Planning Scheme No. 1 on 1240 Acre area and published the same in the *Official Gazette* on 7<sup>th</sup> June, 2017, as per Section 60 of the said Act and Maharashtra Town Planning Rules, 1974. Further Nagpur Improvement Trust decided to increase the area under the scheme to 1730 Acre and accordingly declared revised intention U/s 60 in the said Act and published the same to *Official Gazette* on 1<sup>st</sup> September, 2017 ;

And whereas, the Nagpur Improvement Trust has conducted meetings of land owners affected by the said Draft Town Planning Scheme No. 1 on 8<sup>th</sup> February, 2018 as per the said Act and as per Rule No. 4(1) of Maharashtra Town Planning Rules, 1974 by calling all the land owners and consulted the Director of Town Planning, Maharashtra State, Pune as per Section 61(1) of the said Act and as per Rule No. 4(2) of Town Planning Scheme Rules 1974 after receiving feedback from the land owners ;

And whereas, the Director of Town Planning *vide* letter No. DTP-3451-3118-TPV-2/1788, dated 15<sup>th</sup> March, 2018 has offered consultation on the said Draft Town Planning Scheme No. 1 ;

And whereas, the Nagpur Improvement Trust has accordingly made necessary changes as suggested by Director of Town Planning and the same were incorporated in the said Draft Town Planning Scheme No. 1 ;

And whereas, the NIT Board Meeting held on 23<sup>rd</sup> March, 2018 vide Resolution No. 13/1178/S.E. Planning resolved to publish the said Draft Town Planning Scheme No. 1 under Section 61 (1) of the said Act. Accordingly the same has been published in extraordinary Official Maharashtra Government Gazette (Part-I-A) dated 7<sup>th</sup> April, 2018 and in local newspapers for inviting suggestions/objections within one month from the date of notice, in accordance with the provisions of Section 67 of the said Act ;

And whereas, after incorporating necessary changes in response to the suggestions received, the said draft Town Planning Scheme No. 1 was submitted to Government for sanction by the Chairman, Nagpur Improvement Trust, Nagpur in accordance with section 68 (1) of the said Act on 6<sup>th</sup> July, 2018 ;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of opinion that the said draft Town Planning Scheme No. 1 along with Special Development Control Regulations should be sanctioned with some Modification ;

Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 68 of the said Act and of all other powers enabling it on the behalf, the Government of Maharashtra here by .—

- (A) (1) Sanctions the said Draft Town Planning Scheme No. 1 with Modification as specified in the Schedule-1 and 2 appended hereto and further fixes date of publication of this notification in the *Maharashtra Government Gazette* as the date of coming into force of the said Draft Town Planning Scheme No. 1, which shall have effect as provided in Section 68 A.
- (2) Most of the lands under the said Draft Town Planning Scheme No. 1 are included in No Development Zone of the said Development Plan. Modification in U/s 37 has been initiated separately to change the zoning of these lands. The proposal of the said Draft Town Planning Scheme No. 1 shall be implemented only after sanction of the modification U/s 37 (2) by the Government.
- (3) All lands vesting in the Planning Authority as per provision of Section 68-A of the said Act shall be taken in possession by the Nagpur Improvement Trust.
- (B) Copy of sanction Draft Town Planning TPS-1 along with Special Development Control Regulation shall be available for public inspection and also copies or extracts of the said Draft Town Planning Scheme No. 1 certified to be correct shall be available on payment of requisite fees, during office hours on all working days in the Offices as below.—
- (1) Chairman, Nagpur Improvement Trust, Nagpur.
- (2) Commissioner, Nagpur Municipal Corporation, Nagpur.

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

SCHEDULE-1

**Draft Town Planning Scheme Pardi-Punapur-Bharatwada-Bhandewadi No.1, Nagpur**

**(A) Schedule of Modification—Roads**

Accompaniment to the Notification No.TPS-2418/Nag.Camp.9/C.R.281/2018/UD-9, Dated 06th October, 2018

Serial No.	Details of land	Proposal as per published Plan under Section 61(1) of MRTP Act.	Modification proposed by the Planning Authority submitted under Section 68(1) of MRTP Act.	Modification sanctioned by Government under Section 68(2) of MRTP Act.
(1)	(2)	(3)	(4)	(5)
1	CTS No. 21/p. 22, 23, 24 OP No. 1+2+3, 4+5, 6 FP No. 1+2+3/2, 4+5, 6	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).
2	CTS No. 21/p. 22, 24 OP No. 1+2+3, 4+5, 6 FP No. 1+2+3/2, 4+5, 6	12 mt. wide TPS road	Delete Proposed 12 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).
3	CTS No. 20/p, 32 OP No. 20, 19 FP No. 20, 19	12 mt. wide TPS road	Delete Proposed 12 mt. wide TPS road.	12.00 mt. wide TPS road is retained between East side 24.00 mt. wide road & West side 9.00 mt. existing road as per plan published U/s 61(1) & remaining portion of 12.00 mt. wide road between 9.00 mt, existing road and Western side 36 mt. South North road is deleted.
4	CTS No. 31, 34 OP No. 12, 18 FP No. 12/1, 18/1	12 mt. wide TPS road	Delete Proposed 12 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).
5	CTS No. 150 OP No. 68 FP No. 68/1/2	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).
6	CTS No. 52, 53 OP No. 58+59, 60 FP No. 58+59, 60	9.00 mt. wide TPS road	Delete Proposed 9.00 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).
7	CTS No. 45, 46, 47, 48, 49, 50, 52, 54, 57/p OP No. 51, 53, 54, 55, 56, 57, 58+59, 61, 62/3/2 FP No. 51, 53, 54, 55, 56, 57, 58+59, 61	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).
8	CTS No. 141, 142, 144, 59, 148 OP No. 92, 96, 97, 108, 66 FP No. 92, 96, 97, 66/2	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).

9	CTS No. 154, 155, 156, 159 OP No. 87, 86, 84+85, 82 FP No. 87, 86, 84+85, 82	12 mt. wide TPS road	Delete Proposed 12 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
10	CTS No. 210, 211 OP No. 182, 185 FP No. 182, 185	12 mt. wide TPS road	Delete Proposed 12 mt. wide TPS road.	12.00 mt. wide TPS Road is retained as per the Plan Published U/s 61(1).
11	CTS No. 190, 191, 192, 193, 210 OP No. 178+179, 180, 181, 182 FP No. 178+179, 180, 181, 182	9.00 mt. wide TPS road	Delete Proposed 9.00 mt. wide TPS road.	9.00 mt. wide TPS Road is retained as per the Plan Published U/s 61(1).
12	CTS No. 38, 24 OP No. 236, 226 FP No. 236, 226	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
13	CTS No. 139, 140 OP No. 91, 99 FP No. 91/2, 99/1	9.00 mt. wide TPS road	Delete Proposed 9.00 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
14A	CTS No. 25, 28, 29, 208, 209, 31, 429, 37/p OP No. 7, 9, 187, 11, 186, 12, 14, 15/1 FP No. 7, 9, 187, 11, 186, 12, 14, 15/1	18 mt. wide TPS road	Proposed reduce width of 18 mt. road to 12 mt.	Sanctioned as proposed Under Section 68(1).
14B	CTS No. 163, 167, 160, 159, 158 OP No. 78, 77, 81, 82, 83 FP No. 78/3, 77/1, 81/1, 82, 83	18 mt. wide TPS road	Delete Proposed 18 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
14B1	CTS No. 163, 164, 166, 167, 160, 150 OP No. 78, 74, 73+75, 77, 81, 68/1	9.00 mt. wide TPS road	Proposed increase width of proposed 9.00 mt road to 12 mt.	Sanctioned as proposed Under Section 68(1).
14B2	FP No. 78, 74, 73+75, 77, 81, 68/1	. .	Proposed new 12 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
14C	CTS No. 149, 148, 58, 57/p OP No. 67, 66, 65, 62/3/1, 62/3/2 FP No. 67, 66, 65, 62/3/1, 62/3/2	18 mt. wide TPS road	Proposed reduce width of 18 mt. road to 12 mt.	Sanctioned as proposed Under Section 68(1).
15	CTS No. 13/p, 14/p, 21/p, 23, 24 OP No. 1+2+3, 4+5, 6 FP No. 1+2+3, 4+5, 6	24 mt. wide TPS road	Proposed to modified alignment of the 24 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).
16	CTS No. 33/p, 32, 34, 24, 26, 25, 207, 206, 201, 200, 15, 14, 13, 2, 1 OP No. 22, 19, 18, 6, 8, 7, 188, 194, 195, 198, 204, 205, 206, 207, 208 FP No. 22, 19, 18, 6, 8, 7, 188, 194, 195, 198, 204, 205, 206, 207, 208	24 mt. wide TPS road	Proposed reduce width of 24 mt. road to 18 mt.	24.00 mt. wide North-South road starting from 36.00 mt. Southern side Road is 18.00 mt. between 36.00 mt. road to 24.00 mt. East-West road situated on Northern Side and remaining portion of 24.00 mt. wide road is retained as per the Plan published U/s 61(1)
17	CTS No. 185, 174 OP No. 172, 164 FP No. 172, 164	9.00 mt. wide TPS road	Proposed to modified alignment of the 9.00 mt. wide TPS road.	Sanctioned as proposed Under Section 68(1).

SCHEDULE-1.—*Contd.*

(1)	(2)	(3)	(4)	(5)
18	CTS No. 138, 139 OP No. 100, 139 FP No. 100, 139	12 mt. wide TPS road	Proposed to modified alignment of the 12.0 mt. wide TPS road.	Sanctioned as proposed Under Section 68( 1).
19	CTS No. 44, 43, 41, 42, 40, 57/p, 58 OP No. 52, 117, 116, 118, 115, 62/4, 62/6 62/5, 62/7, 65 FP No. 52, 117/1 116, 118/1, 115/1, 65	18 mt. wide TPS road	Proposed reduce width of 18 mt. road to 12 mt.	Sanctioned as proposed Under Section 68( 1).
20	CTS No. 45, 44, 43, 26, 25, 24, 15, 14, 13, 12, 10, 9, 7 OP No. 51, 52, 117, 119, 120+121, 134, 135, 136, 137, 139, 140, 142 FP No. 51, 52, 117/1, 117/2, 119, 120+121, 134, 135, 136, 139, 141, 137	24 mt. wide TPS road	Proposed reduce width of 24 mt. road to 18 mt.	24 mt. wide TPS road is retained as per the as per the Plan publish Under Section 61( 1).
21	CTS No. 205, 204, 203 OP No. 193, 192, 197 FP No. 193, 192/1, 192/2	..	Proposed new 12 mt. wide TPS road	Sanctioned as proposed Under Section 68( 1).
22	CTS No. 204 OP No. 192 FP No. 192/2	..	Proposed new 9.0 mt. wide TPS road	Sanctioned as proposed Under Section 68( 1).
23	CTS No. 150, 159 OP No. 68/1, 82 FP No. 68/1, 82	..	Proposed new 15 mt. wide TPS road	Sanctioned as proposed Under Section 68( 1).
24	CTS No. 172, 235, 234, 236 OP No. 69, 39 FP No. 69/2, 39	..	Proposed new 18 mt. wide TPS road	Sanctioned as proposed Under Section 68( 1).
25	CTS No. 143 OP No. 98 FP No. 98/1	..	Proposed new 9.0 mt. wide TPS road proposed	Sanctioned as proposed Under Section 68( 1).
26	CTS No. 139 OP No. 91 FP No. 91	..	Proposed new 9.0 mt. wide TPS road proposed	Sanctioned as proposed Under Section 68( 1).
27	CTS No. 169, 173, 174 OP No. 159+160, 161, 164 FP No. 159+160, 161, 164	..	Proposed new 9.0 mt. wide TPS road proposed	Sanctioned as proposed Under Section 68( 1).



(B) SCHEDULE OF MODIFICATION—RESERVATION

Serial No.	Details of land	Proposal as per published Plan under Section 61(1) of MRTP Act.	Modification proposed by the Planning Authority submitted under Section 68(1) of MRTP Act.	Modification sanctioned by Government under Section 68(2) of MRTP Act.
(1)	(2)	(3)	(4)	(5)
1	CTS No. 32, 33/p OP No. 19, 22 FP No. 19, 22/1	Site No. 284 "Park"	Proposed Site No. 284 "Park" is deleted	Site No. 284 "Park" is retained as per the plan published Under Section 61 (1).
2	CTS No. 32 OP No. 19 FP No. 19	Site No. 289 "Park"	Proposed Site No. 289 "Park" is deleted	Site No. 289 "Park" is retained as per the plan published Under Section 61 (1) and Northern boundary is extended upto 6.00 mt. existing road.
3	CTS No. 169, 170 OP No. 72, 71 FP No. 72, 71	Site No. 296 "Park"	Proposed Site No. 296 "Park" is deleted	Site No. 296 "Park" is retained as per the plan published Under Section 61 (1).
4	CTS No. 225, 226 OP No. 32 FP No. 32	Site No. 297 "Park"	Proposed Site No. 297 "Park" is deleted	Sanctioned as proposed under Section 68(1).
5	CTS No. 45, 49 OP No. 51, 56 FP No. 51, 56	Site No. 318, 319, 321 & 323 "Park"	Proposed Site No. 318, 319, 321 & 323 "Park" are deleted	Site No. 318 & 321 "Park" are amalgamated and such combined area is redesigned as Site No. 318+321 "Park" area and boundary is extended towards 24.00 mt. wide road situated to Eastern side and Site No. 319 & 323 deleted.
6	CTS No. 44 OP No. 52 FP No. 52	Site No. 322 "Park"	Proposed Site No. 322 "Park" is deleted.	Site No. 322 "Park" are retained as per the plan published U/s 61(1) and boundary is extended towards 24.00 mt. wide road situated to Eastern side.
7	CTS No. 144 OP No. 97 FP No. 97	Site No. 325 "Park"	Proposed Site No. 325 "Park" is deleted	Sanctioned as proposed under Section 68(1).

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SCHEDULE-1.—*Contd.*

(1)	(2)	(3)	(4)	(5)
8	CTS No. 154, 159 OP No. 87, 82 FP No. 87, 82	Site No. 326 & 332 "Park"	Proposed Site No. 326 & 332 "Park" are deleted.	Sanctioned as proposed under Section 68( 1).
9	CTS No. 162, 161 OP No. 79, 80 FP No. 79/2, 80/2	Site No. 327 "Primary School"	Proposed Site No. 327 "Primary School" is deleted.	Sanctioned as proposed under Section 68( 1).
10	CTS No. 142, 143 OP No. 96, 98 FP No. 96, 98/2	Site No. 334 "EWS"	Proposed Site No. 334 "EWS" is deleted.	Sanctioned as proposed under Section 68( 1).
11	CTS No. 58, 57/P OP No. 65, 62/4, 62/6, 62/5 FP No. 65, 62/4, 62/6, 62/5	Site No. 336 "Park"	Proposed Site No. 336 "Park" is deleted.	Sanctioned as proposed under Section 68( 1).
12	CTS No. 40, 41 OP No. 115, 116 FP No. 115/1, 116	Site No. 337 "Park"	Proposed Site No. 337 "Park" is deleted.	Sanctioned as proposed under Section 68( 1).
13	CTS No. 32 OP No. 105 FP No. 105/1, 105/2	Site No. 353 "Park"	Proposed Site No. 353 "Park" is deleted.	Sanctioned as proposed under Section 68( 1).
14	CTS No. 18/p OP No. 21 FP No. 21	Site No. 282 "Park"	Proposed to modify boundaries of Site No. 282 "Park" & re-designated as Site No. 284 "Park".	Sanctioned as proposed under Section 68( 1).
15	CTS No. 36 OP No. 24 FP No. 24	Site No. 285 "Park"	Proposed to modify boundaries of Site No. 285 "Park" & re-designated as Site No. 295 "Play Ground" & Site No. 296 "Park/Garden".	Sanctioned as proposed under Section 68( 1).
16	CTS No. 31, 34 OP No. 12, 18 FP No. 12/1, 18/1	Site No. 288 "Park"	Proposed to modify boundaries of Site No. 288 "Park" & re-designated as Site No. 291 "Park/Garden" & Site No. 294 "Park/Garden."	Sanction as proposed under Section 68( 1).

17	CTS No. 40, 63, 38, 39 OP No. 25, 26, 16+17 FP No. 25, 26, 16+17	Site No. 286 "Burial Ground"	Proposed to modify boundaries of Site No. 286 "Burial Ground" & re-designated as site No. 297 "Burial Ground" and as Site No. 298 "Play Ground."	Sanction as proposed under Section 68( 1).
18	CTS No. 172, 150/P OP No. 69, 68/1 FP No. 69, 68/1	Site No. 304 & 307 "EWS Housing"	Proposed Site No. 304 & 307 "EWS Housing" are amalgamated along with the area under 18 mt. TPS road which is deleted and such combined area is re-designated as one Site No. 327 "EWS Housing".	Sanctioned as proposed under Section 68( 1).
19	CTS No. 150/p, 149 OP No. 68/1, 67 FP No. 68/1, 67			
20	CTS No. 148, 58 OP No. 66, 65 FP No. 66, 65	Site No. 309 "EWS Housing"	Proposed to modify boundaries of Site No. 309 "EWS Housing" & re-designated as Site No. 323 & 324 "EWS Housing".	Sanctioned as proposed under Section 68( 1).
21	CTS No. 56 OP No. 64 FP No. 64	Site No. 314 "Park"	Proposed to modify boundaries of Site No. 314 "Park" & re-designated as Site No. 322 "Park/Garden".	Sanctioned as proposed under Section 68( 1).
22	CTS No. 57/P OP No. 62/3/1, 62/3/2, 62/5, 62/6, 62/7 FP No. 62/3/1, 62/3/2, 62/5, 62/6, 62/7	Site No. 324 "EWS Housing"	Proposed to modify boundaries of Site No. 309 "EWS Housing" & re-designated as Site No. 325 "EWS Housing."	Sanctioned as proposed under Section 68( 1).
23	CTS No. 139 OP No. 91 FP No. 91	Site No. 346 "Park"	Proposed to modify boundaries of Site No. 346 "Park" & re-designated as Site No. 338 "Park/Garden."	Sanctioned as proposed under Section 68( 1).
24	CTS No. 17, 23, 27, 28 OP No. 131+132, 122, 123, 124 FP No. 131+132, 122, 123, 124	Site No. 359 "EWS Housing."	Proposed to modify boundaries of Site No. 359 "EWS Housing" & re-designated as Site No. 358 & 359 "EWS Housing."	Sanctioned as proposed under Section 68( 1).
25	CTS No. 174, 175 OP No. 164, 165 FP No. 164/1, 164/2, 165	Site No. 366 "Park"	Proposed to modify boundaries of Site No. 366 "Park" & re-designated as Site No. 372 "Park/Garden."	Sanctioned as proposed under Section 68( 1).

(B) SCHEDULE OF MODIFICATION-RESERVATION-Contd.

(1)	(2)	(3)	(4)	(5)
26	CTS No. 176 OP No. 166 FP No. 166/1, 166/2	Site No. 367 "Park"	Proposed to modify boundaries of Site No. 367 "Park" & re-designated as Site No. 373 "Park/Garden".	Sanctioned as proposed Under Section 68(1)
27	CTS No. 190, 191, 192, 193, 210 OP No. 178 + 179, 180, 181, 182 FP No. 178 + 179, 180, 181, 182	Site No. 372 "Park" Site No. 373 "EWS Housing" & Site No. 374 "Park"	Proposed to modify boundaries of Site No. 372 "Park", Site No. 373 "EWS Housing" & Site No. 374 "Park" & re-designated as Site No. 380 "Park/Garden" & Site No. 381 "EWS Housing".	Site No. 372 & Site No. 374 "Park" is retained as per the plan published U/s 61(1) and Site No. 373 "EWS Housing" is re-designated as Site No. 381 "EWS Housing" with modified boundaries.
28	CTS No. 13/p, 14/p, 21/p OP No. 1+2+3 FP No. 1+2+3/1, 1+2+3/2	Site No. 379 & 380 "Park"	Proposed to modify boundaries of Site No. 379 & 380 "Park" & re-designated as Site No. 282 & 283 "Park/Garden".	Sanctioned as proposed Under Section 68(1)
29	CTS No. 59, 59/p, 60/p OP No. 229, 230/1, 230/2, 231/4, 231/2 FP No. 229, 230/1, 230/2, 231/4, 231/2	Site No. 404 "EWS Housing"	Proposed to modify boundaries of Site No. 404 "EWS Housing" & re-designated as Site No. 438 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
30	CTS No. 80, 81, 82 OP No. 261, 262 FP No. 261, 262	Site No. 412 "EWS Housing"	Proposed to modify boundaries of Site No. 412 "EWS Housing" & re-designated as Site No. 454 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
31	CTS No. 36, 43, 44, 45 OP No. 248, 254, 274, 275 FP No. 248/1, 248/2, 254/1, 254/2, 274/1, 274/2, 275.	Site No. 424 "EWS Housing"	Proposed to modify boundaries of Site No. 424 "EWS Housing" & re-designated as Site No. 446 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
32	CTS No. 27, 28 OP No. 10, 9 FP No. 10, 9/1, 9/2, 9/3	Site No. 290 "Park"	Proposed Site No. 290 "Park" is re-designated as Site No. 286 "School".	Site No. 290 "Park" is retained as per the plan published U/s 61(1).
33	CTS No. 3, 164, 165 OP No. 30, 74, 73+75 FP No. 30/1, 30/2, 74, 73+ 75	Site No. 294 "Park"	Proposed Site No. 294 "Park" is re-designated as Site No. 300 "Town Hall".	Site No. 294 "Park" is retained as per the plan published U/s 61(1).
34	CTS No. 177, 178, 179 OP No. 45, 46, 47 FP No. 45, 46, 47	Site No. 311 "Police Station + Fire Station"	Proposed Site No. 311 "Police Station + Fire Station" is re-designated as Site No. 314 "Park/ Garden".	Sanctioned as proposed Under Section 68(1)
35.	CTS No. 2, 91, 92 OP No. 147, 150 FP No. 147, 150	Site No. 362 "Park" & Site No. 451 "Burial Ground"	Proposed Site No. 362 "Park" & Site No. 451 "Burial Ground" are re-designated as Site No. 365 "Park/Garden" & Site No. 366 "Burial Ground".	Sanctioned as proposed Under Section 68(1)

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36	CTS No. 194 OP No. 189 FP No. 189/1, 189/2, 189/3	Site No. 375 "Park"	Proposed Site No. 375 "Park" is re-designated as Site No. 390 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
37	CTS No. 28 OP No. 9 FP No. 9/1, 9/2, 9/3	Site No. 378 "Park"	Proposed Site No. 378 "Park" is re-designated as Site No. 287 "Dispensary".	Sanctioned as proposed Under Section 68(1)
38	CTS No. 195 OP No. 191 FP No. 191/1, 191/2	Site No. 382 "Park"	Proposed Site No. 382 "Park" is re-designated as Site No. 389 "EWS Housing".	Sanctioned as proposed Under Section 68(1)
39	CTS No. 196 OP No. 202 FP No. 201 + 202	Site No. 392 "Park"	Proposed Site No. 392 "Park" is re-designated as Site No. 387 "School".	Sanctioned as proposed Under Section 68(1)
40	CTS No. 182 OP No. 190 FP No. 190/1, 190/2	Site No. 393 "Park"	Proposed Site No. 393 "Park" is re-designated as Site No. 388 "EWS Housing".	Site No. 393 "Park" is retained as per the plan published U/s 61(1)
41	CTS No. 61, 62, 63 OP No. 258 + 259 + 260 FP No. 258 + 259 + 260	Site No. 409 "Primary School"	Proposed Site No. 409 "Primary School" is re-designated as Site No. 451 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
42	CTS No. 36, 43 OP No. 248, 254 FP No. 248/1, 248/2, 254/1, 254/2	Site No. 425 "Park"	Proposed Site No. 425 "Park" is re-designated as Site No. 394 "School" & Site No. 445 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
43	CTS No. 37/p, 38, 39 OP No. 15/1, 16 + 17 FP No. 15/1, 16 + 17/1, 16 + 17/2, 16 + 17/3	Site No. 287 "Park"	Proposed Site No. 287 "Park" is re-designated as Site No. 292 "Burial Ground" & Site No. 293 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
44	CTS No. 172, 226, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237 OP No. 69, 32, 33, 34, 35, 36, 37, 38, 39, 40 FP No. 69/1, 69/2, 32, 33, 34, 35, 36, 37, 38, 39, 40.	Site No. 299 "Multi Storey Parking + Bus Charging Station + Bus Parking" Site No. 303 "Land for Sale".	Proposed Site No. 299 "Multi Storey Parking + Bus Charging Station + Bus Parking" Site No. 303 "Land for Sale" are re-designated as Site No. 304 "Open Space" Site No. 305, 306 "Land for Sale", Site No. 308 "Multi Storey Parking & Bus Charging Station", Site No. 309 "Skill Development", Site No. 310 "Police Station & Fire Station" & Site No. 313 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
45	CTS No. 167, 168 OP No. 77, 76 FP No. 77/1, 77/2, 76	Site No. 300 "Park" Site No. 301 "Dispensary"	Proposed Site No. 300 "Park" Site No. 301 "Dispensary" are re-designated as Site No. 329 "Parks/Garden", Site No. 330 "Market" & Site No. 331 "Dispensary".	Sanctioned as proposed Under Section 68(1)

(B) SCHEDULE OF MODIFICATION-RESERVATION-Contd.

(1)	(2)	(3)	(4)	(5)
46	CTS No. 54, 53, 50, 49 OP No. 61, 60, 57, 56 FP No. 61, 60, 57, 56	Site No. 316 "EWS Housing" & Site No. 317 "Primary School"	Proposed area of Site No. 316 & Site No. 317 are increase by adding area under 9.00 mt. TPS Road was already deleted and re-designated as Site No. 318 "Library" & area included 3000 sq. mt., Site No. 319 "School".	Sanctioned as proposed Under Section 68(1)
47	CTS No. 28, 27 OP No. 124, 123 FP No. 124, 123	Site No. 319 "Maternity Home"	Proposed Site No. 319 "Maternity Home" is re-designated as Site No. 355 "Maternity Home" & Site No. 356 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
48	CTS No. 139 OP No. 91 FP No. 91/1, 91/2	Site No. 345 & 350 "Park"	Proposed Site No. 345 & 350 "Park" are re-designated as Site No. 341 & 369 "Play Ground".	Sanctioned as proposed Under Section 68(1)
49	CTS No. 139, 166, 138, 137 OP No. 91, 155, 100, 101 FP No. 91/1, 91/2, 155, 100, 101			
50	CTS No. 22, 19, 18, 17, 23 OP No. 129, 130, 131+132, 122 FP No. 129, 130, 131+132/1, 131+132/2, 122	Site No. 356 "Dispensary", Site No. 357 "Park" & Site No. 358 "EWS Housing"	Proposed Site No. 356 "Dispensary", Site No. 357 "Park" & Site No. 358 "EWS Housing" are re-designated as Site No. 351 "Market", Site No. 352, "Dispensary" & Site No. 353 "Parks/Garden"	Site No. 352 "Dispensary" and Site No. 353 "Parks/Garden" are amalgamated & such combined area is re-designated & Site No. 352+353 "Market/Parking" and Site No. 351 "Market" is re-designated as "Parks/ Garden"
51	CTS No. 184, 189 & 185 OP No. 171, 176, & 172 FP No. 171, 176, 172/1, 172/2, 172/3	Site No. 368 "EWS Housing"	Proposed Site No. 368 "EWS Housing" is re-designated as Site No. 376 "EWS Housing" & 367 "School".	Sanctioned as proposed Under Section 68(1)
52	CTS No. 196, 181, 182, 179, 180/P OP No. 02, 203, 190, 169, 170/2, 170/1 FP No. 201+202, 203, 190/1, 190/2, 169/1, 169/2, 170/2, 170/1	Site No. 371 "EWS Housing"	Proposed Site No. 371 "EWS Housing" is re-designated as Site No. 382 "EWS Housing" Site No. 383 "EWS Housing" & Site No. 384 Market"	Sanctioned as proposed Under Section 68(1)
53.	CTS No. 209 OP No. 186 FP No. 186/1, 186/2	Site No. 376 "Park"	Proposed Site No. 376 "Park" is re-designated as Site No. 391 "EWS Housing"	Sanctioned as proposed Under Section 68(1)

54	CTS No. 207/P OP No. 188/5 FP No. 188/5	Site No.377 "EWS Housing"	Proposed Site No. 377 "EWS Housing " is re-designanted as Site No. 392 & Site No. 393 "Parks/Garden"	Sanctioned as proposed Under Section 68(1)
55	CTS No. 206,205,204,196,195 OP No. 194,193,192, 202,191 FP No. 194,193,192/2,192/1, 201+202,191/1,191/2	Site No.381 "Park", Site No. 383 "EWS Housing", Site No. 384 "Park" & Site No. 385 " Primary School"	Proposed Site No. 381 "Park,"Site No. 383 " EWS Housing ", Site No. 384 "Park" & Site No. 385 "Primary School" are re-designanted as Site No. 396 "EWS Housing", Site No. 400 "Parks/ Garden" & Site No. 397 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
56	CTS No. 15 OP No. 204 FP No. 204	Site No.388 "Park" & Site No. 389 "EWS Housing"	Proposed Site No. 388 "Park,"Site No. 389 " EWS Housing" are re-designanted as Site No.406 "EWS Housing".	Site No. 388 "Park" & Site No. 389 "EWS Housing" are retained as per the plan published U/s 61(1).
57	CTS No. 23, 54 & 56 OP No. 227,234 & 233 FP No. 227, 234 & 233	Site No.402 "EWS Housing"& Site No. 403 "Park"	Proposed Site No. 402 "EWS Housing" & Site No. 403 "Park" are re-designated as Site No. 436 "EWS Housing", Site No. 434 "Parks/Garden" & Site No. 435 "School".	Sanctioned as proposed Under Section 68(1)
58	CTS No.80 & 81 OP No.261 FP No. 261	Site No.410 "Primary School" & Site No. 411 "Dispensary"	Proposed Site No. 410 "Primary School" & Site No. 411 "Dispensary" are re-designanted as Site No.452 "EWS Housing " & Site No. 453 "Dispensary".	Sanctioned as proposed Under Section 68(1)
59	CTS No. 25, 26 & 38 OP No.237, 238 & 236 FP No. 237, 238/1, 238/2, 238/3 & 236	Site No. 427 "EWS Housing", Site No. 428 " Dispensary" & Site No. 429 "Park"	Proposed Site No.427 "EWS Housing", Site No. 428 "Dispensary " & Site No. 429 "Park" are re-designanted as Site No.433 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
60	CTS No. 26, 37& 39 OP No. 238. 249 & 250 FP No. 238/1,238/2, 238/3, 249 & 250/1, 250/2	Site No.430 "Park" & Site No. 431 "Primary School"	Proposed Site No. 430 "Park",Site No. 431 " Primary School" are re-designanted as Site No.431 "Dispensary", Site No. 433 " Parks/Garden ", Site No. 429 "School" & Site No. 430 "Library"	Site No. 430 "Park" & Site No. 431 "Primary School" are re-designanted as Site No.431 & 432 "Parks/Garden" , Site No. 429 "School" & Site No. 430 "Town Hall & Library".

(B) SCHEDULE OF MODIFICATION-RESERVATION-Contd.				
(1)	(2)	(3)	(4)	(5)
61	CTS No.1 & 2 OP No. 207 & 208 FP No. 207 & 208	Final Plot No. 207 & 208	Proposed Final Plot No. 207 & 208 are reserved for New Site No. 410 "Parks/ Garden"	Sanctioned as proposed Under Section 68(1)
62	CTS No.204 OP No.192 FP No. 192/1, 192/2	Final Plot No. 192	Proposed Final Plot No. 192 is reserved for New Site No. 395 "Open Space" & Site No. 399 "Amenity"	Sanctioned as proposed Under Section 68(1)
63	CTS No. 37/P OP No. 15/2 FP No. 15/2	Final Plot No.16+17	Proposed Final Plot No. 16+17 are reserved for New Site No. 299 "Open Space".	Sanctioned as proposed Under Section 68(1)
64	CTS No.143 OP No. 98 FP No. 98/1, 98/2, 98/3	Final Plot No. 98/1	Proposed Final Plot No. 98/1 is reserved for New Site No. 335 "Open Space".	Sanctioned as proposed Under Section 68(1)
65	CTS No. 20 OP No. 128 FP No.128	Final Plot No. 128	Proposed Final Plot No.128 is reserved for New Site No. 343 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
66	CTS No.46 & 47 OP No.272+276 FP No. 272+276/1, 272+276/2	Final Plot No. 269	Proposed Final Plot No. 269 is reserved for New Site No.449 "Parks/ Garden"	Sanctioned as proposed Under Section 68(1)
67	CTS No. 139 OP No. 91 FP No. 91/1, 91/2	Final Plot No. 91	Proposed Final Plot No. 91 is reserved for New Site No.337 "Parks/Garden".	Sanctioned as proposed Under Section 68(1)
68	CTS No. 143 OP No. 98 FP No. 98/1, 98/2, 98/3	Final Plot No. 99/1	Proposed Final Plot No. 99/1 is reserved for New Site No. 336 "Library".	Sanctioned as proposed Under Section 68(1)
69	---	Final Plot No.150	Commercial-2	Final Plot No. 150 is reserved for New Site No. 150 "EWS Housing".



SCHEDULE-2

**Draft Town Planning Scheme Pardi-Punapur-Bharatwada-Bhandewadi No. -1 , Nagpur  
Sanctioned Special Development Regulation for TPS-1 Nagpur.**

Accompaniment to the Notification No. TPS-2418/Nag. Camp.9/C.R.. 281/2018/UD-9, Dated 6th October, 2018.

Sr. No. Proposal as per published Plan under Section 61 (1) of MRTP Act and submitted U/s 68 (1) by Planning Authority.

Sanctioned by Government under Section 68(2) of MRTP Act.

(1)

(2)

(3)

1 SHORT TITLE, EXTENT AND COMMENCEMENT :

These regulations shall be called as 'Special Development Regulations for Town Planning Scheme Pardi, Punapur, Bharatwada, Bhandewadi No.1, Nagpur.'

These regulations shall act as modification in Development Control Regulations of Nagpur City as per the Provision under Section 37 (1AA) of the Maharashtra Regional and Town Planning Act, 1966, regarding development within the boundary of 'Town Planning Scheme Pardi, Punapur, Bhartwada, Bhandewadi No. 1, Nagpur' under the jurisdiction of Nagpur Improvement Trust, Nagpur and Nagpur Municipal corporation, Nagpur. These Special Regulations shall not be applicable to the Gaothan are withing the project boundary.

All Development work shall conform to the respective provisions made under these regulations.

For regularization of existiing non-regularized structures, the norms shall be applicable as per Government Notification dated 7-10-2017 for Compounded Structures.

These regulations shall be called as 'Special Development Regulations for Town Planning Scheme Pardi, Punapur, Bharatwada, Bhandewadi No.1, Nagpur.

These regulations shall act as modification in Development Control Regulations of Nagpur City as per the Provision under Section 37 (1AA) of the Maharashtra Regional and Town Planning Act, 1966, regarding development within the boundary of 'Twon Planning Scheme Pardi, Punapur, Bhartwada, Bhandewadi No. 1, Nagpur' under the jurisdiction of Nagpur Improvement Trust, Nagpur and Nagpur Municipal corporation, Nagpur. These Special Regulations shall not be applicable to the Gaothan are a within the scheme boundary.

All Development work shall conform to the respective provisions made under these regulations.

For regularization of existiing non-regularized structures, the norms shall be applicable as per Government Notification dated 7-10-2017 for Compounded Structures.

The provisions of Principal DCR shall be applicable except, express provisions of these special regulations. However in case of any conflict between these Special Development Regulations and any other regulation of the Principal DCR, the Special Development Regulations shall prevail for the TPS-1 area.

2 **A. Definitions**

Regulation No. 2 of Principal DCR shall have following additional definitions

**1. Arcade**

An arcade means a continuous covered space located at the street level of a building with series of columns on the sides directly opening on the street right-of -way

2

**A. Definitions**

Regulation No. 2 of Principal DCR shall have following additional definitions

**Arcade**

An arcade means a continuous covered space located at the footpath level of a building with series of columns on the road side opening towards the street right-of -way

SCHEDULE-2-Contd.

(1)	(2)	(3)
3	2. <b>Built-to-Line</b> -Means a line on the boundary of a plot up to which the building shall be built for the specified percentage of the length of the boundary.	<b>Built-to-Line-</b> Means a line running parallel to road after leaving the specified road side margin up to which the building shall be built for the specified percentage of the length of the front boundary, as stipulated in Regulation No. 2.6.
4	3. <b>Clear Height</b> - Means the distance measured from the floor to the bottom of the lowest hanging overhead obstruction such as beam, fire sprinkler heads, ducts or false ceilings.	<b>Clear Height of Arcade-</b> Means the distance measured from the floor to the bottom of the lowest hanging overhead obstruction such as beam, ducts etc.
5	4. <b>Common Plot/Land</b> -Shall mean a common open to sky space exclusive of Margins, parking spaces and approaches, at the ground level of the plot to be used collectively by the joint owners.	Sanctioned as proposed Under Section 68(1).
6	5. <b>Building Envelope</b> -Means the volume of space that is defined by the extent of permissible building footprint area and the maximum permissible building height on a plot.	Sanctioned as proposed Under Section 68(1).
7	6. <b>Margins</b> -Shall mean space fully open to sky provided at the ground level from the edge of the building wherein built-up area shall not be permitted except specifically permitted projections under this regulation.	Sanctioned as proposed Under Section 68(1).
8	--	<b>Following definition to be added.</b> Principal DCR - DCR sanctioned by govt. for Nagpur City Vide Notification No. TPS- 2400-1684-CR-1952-2000-UD-9, Dated 31.03. 2001 and as amended from time to time.
9	2. <b>Predominantly Commercial Zone - 1</b> The zone extends along 36m wide road, and is intended to be mixed use with commercial uses at ground level and residential or office uses at upper levels. It shall have arcade facing the 36 m. & 30 m. wide road. <b>2.1 Permissible Uses</b> Uses permissible as per Road widths.	2. <b>Predominantly Commercial Zone - 1</b> The zone extends along 36m wide road, and is intended to be mixed use with commercial uses at ground level facing the arcade and commercial, residential, office or other permissible uses at upper levels. It shall have arcade facing the 36 m. & 30 m. wide road. <b>2.1 Permissible Uses Uses permissible as per Road widths.</b>
No.	Road Width	Uses Permissible
1	9m. and less than 12m.	Residential Building, Mercantile Buildings
2	12m. and less than 18m.	Residential Buildings, Institutional Buildings, Business Buildings, Office Buildings Mercantile Buildings.
1	9m. and less than 12m.	Residential Buildings, Mercantile Buildings (Mercantile Building as permitted under R1 zone of Principle DCR)
2	12m and less than 18m.	Residential Buildings, Institutional Buildings, Business Buildings, Office Buildings Mercantile Buildings.

- 3 18m. and less than 30m. Residential Buildings, Institutional Buildings, Assembly Buildings, Business Buildings, Office Building, Mercantile Buildings.
- 4 30m. and above Residential Buildings (except one or two or multi family dwellings of upto 15 m. height), Institutional Buildings, Assembly Buildings, Business Buildings, Office Building Mercantile Buildings, Wholesale Establishments, Storage Buildings.

- 3 18m and less than 30m. Residential Buildings, Institutional Buildings, Assembly Buildings, Business Buildings, Office Buildings, Mercantile Buildings.
- 4 30m. and above Residential Buildings (except one or two or multi family dwellings of upto 15 m. height), Institutional Buildings, Assembly Buildings, Business Buildings, Office Building Mercantile Buildings,

10 2.2 Dimensions of Plot -Minimum plot size in this zone shall be 100sqm. with no side less than 7 m. In case of subdivision of plot, no plot shall be less than the minimum plot size specified.

Sanctioned as proposed Under Section 68 (1).

11. 2.3.1 Road, Rear and Side Margins as per Road Width.

2.3.1 Road, Rear and Side Margins as per Road Width.

Road Width	Minimum Roadside Margins	Minimum side and rear margins (for plots with area 1500 sqm. more)	Minimum side and rear margins (for plots with area less than 1500 sqm)	Minimum step back from side and rear of plot boundary above 15m. height (for plots with area or more 1500 sqm)	Minimum step back from side and rear of plot boundary above 15m. height (for plots with area less than 1500 sqm)
(1)	(2)	(3)	(4)	(5)	(7)
9 m.	Not required	6 m.	Not Mandatory upto 15m. height	6 m.	3 m.

Road Width	Mini- mum Road side mar- gines	Plots with area 1500 sqm or more	Plots with area 600 sqm. and more and less than 1500 sq.m	Plots with area 300 sqm. and more and 600 sqm.	Plots with area 100 sqm and more and less than 300 sqm.	Minimum step back from side and rear of building boundary above 15 m. height (for plots with area less than 600m. <sup>2</sup> )		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
less than 9m.	1m.	6m.	3m.	1.5m. on one side	1m.	Not Manda- tory upto 15m. height	1m.	3m.

SCHEDULE-2-Contd.

(1)		(2)				(3)									
12 m.	Not required	6 m.	Not Mandatory upto 15m height	6 m.	3 m.	9m & less than 12m.	3m.	6m.	3m.	1.5m. on one side	1m.	Not Mandatory upto 15m. height	1m.	3m.	
18 m.	3 m.	6 m.	Mandatory upto 15m. height	6 m.	3 m.	12m & less than 18m.	3m.	6m.	3m.	1.5m. on one side	1m.	Not Mandatory upto 15m height	1m.	3m.	
24 m.	3 m.	6 m.	Not Mandatory upto 15m. height	6 m.	3 m.	18m & less than 24m.	3m.	6m.	3m.	1.5m. on one side	1m.	Not Mandatory upto 15m. height	1m.	3m.	
30 m	4.5 m.	6 m.	Not Mandatory upto 15m. height	6 m.	3 m.	24m & less than 30m.	3m.	6m.	3m.	1.5m. on one side	1m.	Not Mandatory upto 15m. height	1m.	3m.	
36 m	6 m.	Not permissible upto 13.5m depth from road-side(including arcade & road-side margin) and 15 m. height if side margin is	Not permissible upto 13.5m depth from road-side(Including arcade & road-side margin) height if side margin is	6 m.	3 m.	30m. & less than 36m.	3m.	Not permissible upto 13.5m. depth from road-side (including arcade & road side margin) 7m. height	Not permissible upto 13.5 m. depth from road-side (including arcade & road side margin) 7m. height	Not permissible upto 13.5m . depth from road-side (incl-uding arcade & road-side margin) and 7m. height.	Not permissible upto 13.5m. depth from road-side (including arcade & road-side margin) and 7m. height.	Not permissible upto 13.5m. depth from road-side (including arcade & road-side margin) and 7m. height.	3m.		

abutting/ touching road. 6m margin Mandatory beyond 13.5 m. depth	abutting /touching road. Not Mandatory beyond 13.5 m. depth
--	--

. The finished floor level of front marginal on 36m and 30m road should be at finished floor level of sidewalk of abutting road. Vehicular Entry shall be provided from both sides of plot with access width not less than 6.0 m and clear height of 5.0m.

		6m. margin manda- tory beyond 13.5m. depth	6m. margin manda- tory beyond 13.5m. depth	6m margin mandatory beyond 13.5m. depth	6m margin mandatory beyond 13.5m. depth	
36m. & above	6m.	Not permiss- ible upto 13.5m. depth from road- side (includ- ing arcade & road side margin) & 15m height	Not permiss- ible upto 13.5 m. depth from road- side (includ- ing arcade & road side margin) & 15m height	Not permissible upto 13.5m. depth from road-side (incl- uding arcade & road-side margin) and 15m height.	Not permissible upto 13.5m. depth from road- side (including arcade & road- side margin) and 15m height.	3m
		6m. margin manda- tory beyond 13.5m. depth	6m. margin manda- tory beyond 13.5m. depth	6m margin mandatory beyond 13.5m. depth	6m. margin mandatory beyond 13.5m. depth	

. The finished floor level of front margin on 36m. and 30m. road should be at finished floor level of sidewalk of abutting road. Vehicular Entry shall be provided from both sides of plot with access width not less than 6.0 m. and clear height of 5.0m.

- 11 2.3.2. *Distance between two buildings*  
Distance between two individual buildings on ground or above podium within the same plot shall be minimum 6m.
- 12 2.4 *Permissible Building Envelope*  
The permissible building envelop shall be governed by the following parameters.

- 14.1.1. Special Building:  
Margins for special buildings shall be applicable as per table 2.3.1  
Sanctioned as proposed Under Section 68(1)  
Sanctioned as proposed Under Section 68(1)

SCHEDULE-2-Contd.

- (1) (2)
- 2.4.1 *Permissible Building Footprint Area*  
For this zone, permissible building footprint area is the entire area available after providing the required Margines. In case of Plots larger than 1500Sq. m. the permissible building footprint area is the entire area after leaving the required common plot as per regulation 2.9. No part of a building shall be built or extend outside this permissible building footprint area.
- 13 2.4.2 *Maximum Permissible Building Height*  
Maximum permissible building height shall be 45 m. from designated plot level.
- 14 2.5 *FSI*  
Maximum permissible FSI in this zone shall be 4. However, the base FSI for all plots shall be 2. If existing permissible base FSI is higher than 2 on Original Plot as per Principal DCR. the Final Plot in TPS No. 1 shall be eligible to avail the higher base FSI as per the Principal DCR amended from time to time.  
Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the authority from time to time. Development on plots with area less than 300 sqm. shall not be allowed to avail the premium FSI.  
Notwithstanding anything contained in any other provision of this DCR; the atrium, parking, staircases, lift well with machine rooms, refuge areas, voids, service floor and entrance lobbies shall be free from FSI.
- 15 2.6 *Built to line (BTL).*—The roadside building edge should align to the build-to-line after leaving applicable margins. The built-to line requirement is based on the following table.
- | Road Width | Minimum height of building on BTL | Minimum depth of building on BTL (excluding arcade) | Minimum edge of building on BTL |
|------------|-----------------------------------|---|---------------------------------|
| 36m. road  | 15m.                              | 3m.   | 100%                            |
| 30m. road  | 4m.                               | 3m.   | 100%                            |
| 24m. road  | 4m.                               | 3m.   | 70%                             |
| 18m. road  | 4m.                               | 3m.   | 70%                             |
- Build to Line Provision is not mandatory for Crematorium, burial ground, religious buildings, and fire station.  
Ventilation in all habitable spaces may be provided mechanically

- (3)
- 2.4.2 *Maximum Permissible Building Height*—Maximum permissible building height shall be 45 m. from average ground level.
- 2.5 *FSI*  
Maximum permissible FSI in this zone shall be 4 on all plots having an area of 300sqm. or more. However, the base FSI for all plots shall be 2. If existing permissible base FSI is higher than 2 on Original Plot as per Principal DCR, the Final Plot in TPS No. 1 shall be eligible to avail the higher base FSI as per the Principal DCR amended from time to time.  
Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the authority from time to time. Development on plots with area less than 300 sqm. shall be allowed to avail the base FSI only.  
Notwithstanding anything contained in any other provision of this DCR; Atrium, parking, staircases, lift well with machine rooms, refuge areas, voids, service floors and entrance lobbies shall be free of FSI for the base FSI. However as specified in Special Development Regulation No. 2.5 above mentioned free of FSI spaces shall be available on payment of premium for the FSI over and above the base FSI and up to maximum permissible FSI.
- 2.6 *Built to line (BTL).*—The roadside building edge should align to the build-to-line after leaving applicable margins. The built-to line requirement is based on the following table.
- | Road Width | Minimum height of building on BTL | Minimum depth of building on BTL (excluding arcade) | Percentage of Length of building on BTL |
|------------|-----------------------------------|---|---|
| 36m. road  | 15m.                              | 3m.   | 100%                                    |
| 30m. road  | 6m.                               | 3m.   | 100%                                    |
| 24m. road  | 4m.                               | 3m.   | 70%                                     |
| 18m. road  | 4m.                               | 3m.   | 70%                                     |
- Build to Line Provision is not mandatory for Crematorium, burial ground, religious buildings, and fire station.  
Ventilation in all habitable spaces may be provided mechanically

16. 2.7 Arcade

Road Width	Mandatory Arcade Depth (Including columns and architectural features)	Mandatory Clear Arcade height on road-side edge of building
(1)	(2)	(3)
36 m. road	4.5 m.	6m.
30 m. road	4.5 m.	3 m.

Road Width	Maximum Column Depth (including architectural features)	Maximum Column Width	Minimum Clear distance between two consecutive columns of arcade
(1)	(2)	(3)	(4)
36 m. road	1 m.	2 m.	3.5 m.
30 m. road	1 m.	2 m.	3.5 m.

- \* The minimum clear height of arcade towards side margin on plots abutting 30 m. road shall not be less than 3 m. from plot level.
- \* The arcade shall not have any level difference from the sidewalk.
- \* Arcade must be a clear continuous volume without any steps, walls or any other obstructions such as stair, parking, advertisement hoardings, temporary or any permanent structure.
- \* Arcade provision is not mandatory for Crematorium. burial ground, religious buildings, and fire station.

17. 2.8 Boundary Wall, Boundary Gate and Vehicular Access

2.8.1 Boundary Wall

- \* There should be no boundary wall on the roadside boundary along the 36 m. and 30 m. wide road.
- \* On other roads, a boundary wall upto 0.6 m shall be permitted on road side. The grill fence on top of the boundary wall is permitted upto the height of 2 m. from plot level. The grill fence shall have at least 75% perforation allowing through visibility.

2.7 Arcade

Road Width	Mandatory Arcade Depth (Including columns and architectural features)	Mandatory Clear Arcade height on road-side edge of building
(1)	(2)	(3)
36 m. road	4.5 m.	6m.
30 m. road	4.5 m.	6 m.

Road Width	Maximum Column Depth (including architectural features)	Maximum Column Width	Minimum Clear distance between two consecutive columns of arcade
(1)	(2)	(3)	(4)
36 m. road	1 m.	2 m.	3.5 m.
30 m. road	1 m.	2 m.	3.5 m.

- \* The minimum clear height of arcade towards side margin on plots abutting 30 m. road shall not be less than 6 m. from plot level.
- \* The arcade shall not have any level difference from the sidewalk.
- \* Arcade must be a clear continuous volume without any steps, walls or any other obstructions such as stair, parking, advertisement hoardings, temporary or any permanent structure.
- \* Arcade provision is not mandatory for Crematorium. burial ground, religious buildings, and fire station.

Sanctioned as proposed Under Section 68(1)

SCHEDULE-2-Contd.

- | (1) | (2)  | (3)   |
|-----|--|---|
|     | <p>* Boundary wall of upto 2 m shall be permitted between the two adjacent plots on all roads.</p>   |   |
| 18  | <p><i>2.8.2 Boundary Gate, Vehicle access and Vehicular Ramps</i></p> <ul style="list-style-type: none"><li>* The width of a vehicular access with or without a boundary gate shall be not less than 6 m.</li><li>* Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.</li><li>* Only one vehicular entry per plot shall be permissible upto a distance of 75 meters on each side from corner of building on street junctions.</li><li>* The distance between two vehicular entries on a single plot abutting the same road shall not be less than 75 mts.</li><li>* The common plot should have vehicular access.</li><li>* The approach road can be open to sky or covered provided the minimum clear height of access is 5 m and of minimum width 6 m.</li></ul> | <p><i>2.8.2 Boundary Gate, Vehicle access and Vehicular Ramps</i></p> <ul style="list-style-type: none"><li>* The width of a vehicular access with or without a boundary gate shall be not less than 6 m.</li><li>* Boundary gate shall not open outward and shall be provided with a means to prevent the gate from opening outward on the pavement or road.</li><li>* Only one vehicular entry per plot shall be permissible upto a distance of 75 meters on each side from corner of building on street junctions.</li><li>* The distance between two vehicular entries on a single plot abutting the same road shall not be less than 75 mts.</li><li>* The common plot should have vehicular access.</li><li>* The approach road can be open to sky or covered provided the minimum clear height of access is 5 m and of minimum width 6 m.</li><li>* Minimum 3 m boundary gate shall be permissible for plots smaller than 300 sqm.</li></ul> <p style="text-align: center;">Sanctioned as proposed Under Section 68(1)</p> |
| 19  | <p><i>2.9 Common Plot</i></p> <ul style="list-style-type: none"><li>* Common Plot of 10% of Plot area should be provided for plots/layouts of 1500 sqm or more.</li><li>* The common plot shall be exclusive of approach road.</li><li>* The area of the common plot may be subdivided provided that the minimum area of common plot is 150 sqm with no sides less than 10.0 mts.</li></ul>  |   |



20 2.9.1 Uses permissible in Common Plot

- The following uses shall be permissible in the common plot with floor area not exceeding 15% of common plot area.
- Electric substation, meter room, over and underground water tank and pump room, security cabin, community and society common amenities.

21 2.10 Internal/Access Road

2.10.1 Internal/Access Road

The length of internal road shall be measured from the end of the road meeting the next wider road, up to the farthest entrance of the plinth/building/staircase, whichever is located farther. In case of layout with two or more buildings connected internally or externally the length of internal road shall be considered up to the edge of the plinth or the entrance/staircase of the farthest building located.

For residential and commercial layouts, the width of the Internal Road shall be based on the length of the Plot as follows :

No.	Road Length	Minimum Internal road width
1	Up to 15m	3.0m
2	More than 15m	4.5m
3	More than 45 m	6.0m

22 2.10.2 General Requirements for Internal/Access Roads

In cases where the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road of the public road shall be added to the length of the internal road for the purpose of determining the width of such road.

2.9.1 Uses permissible in Common Plot

- The following uses shall be permissible in the common plot with 10% construction shall be allowed on ground floor.
- Electric substation, meter room, over and underground water tank and pump room, security cabin, community and society common amenities.

2.10 Internal/Access Road

2.10.1 Internal/Access Road

The length of internal road shall be measured from the end of the road meeting the next wider road, up to the farthest entrance of the plinth/building/staircase, whichever is located farther. In case of layout with two or more buildings connected internally or externally the length of internal road shall be considered up to the edge of the plinth or the entrance/staircase of the farthest building located.

For residential and commercial layouts, the width of the Internal Road shall be based on the length of the Plot as follows :

No.	Road Length	Minimum Internal road width
1	Up to 15m	3.0m
2	More than 15m and upto 45m	4.5m
3	More than 45m and upto 75m	6.0m
4	More than 75m and upto 150m	7.5m
5	More than 150m and upto 300m	9.0m
6	More than 300m	12.0m

Sanctioned as proposed Under Section 68(1)

SCHEDULE-2—Contd.

(1) (2) (3)  
The curves shall be provided at the junction of roads as prescribed as follows :

Width of the road in meters	Minimum Radius of road curvature (meters)
6m and less	3.0m

*Note :* The width of the wider road shall be taken into consideration in determining the radius of the curvature at the junction of roads of different widths.

The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the Plot; but in case of termination of an internal road or roads; a turning circle with diameter of 13.5m or 12m. × 6m. turning ' T ' shall be required at the cul-de-sac. This requirement may be waived for such road with width of 7.5m if the length does not exceed 110m.

23 3. Predominantly Commercial Zone-2

The zone extends along 30m wide road, and is intended to be mixed use with commercial uses at ground level and residential or office uses at upper levels.

3.1 *Permissible Uses*—As per the provision of Zone Specific Development Regulation 2.1.

3.2 *Dimensions of Plot*—As per the provision of Zone Specific Development Regulation 2.2.

3.3 *Margins*—As per the provision of Zone Specific Development Regulation 2.3.

3.4 *Permissible Building Envelope*—The permissible building envelope shall be governed by the following parameters.

3.4.1 *Permissible Building Foot Print Area*—As per the provision of Zone Specific Development Regulation 2.4.1.

3.4.2 *Maximum Permissible Building Height*—Maximum permissible building height shall be 36m from plot level.

3.5 *FSI*—Maximum permissible FSI in this zone shall be 3. However, the base FSI for all plots shall be 2. If existing permissible base FSI is higher than 2 on Original Plot as per Principal DCR, the Final Plot in TPS No. 1 shall

Sanctioned as proposed Under Section 68(1) with the modification to provision of the Predominantly Commercial Zone-1 except road width and FSI.

be eligible to avail the higher base FSI as per the Principal DCR amended from time to time.

Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the authority from time to time.

Development on plots with area less than 300 sqm shall not be allowed to avail the premium FSI.

3.6 *Built to line (BTL)*—As per the provision of Zone Specific Development Regulation 2.6.

3.7 *Arcade*—As per the provision of Zone Specific Development Regulation 2.7

3.8 *Boundary Wall, Boundary Gate and Vehicular Access*—As per the provision of Zone Specific Development Regulation 2.8.

3.9 *Common Plot*—As per the provision of Zone Specific Development Regulation 2.9.

3.10 *Internal Road*—As per the provision of Zone Specific Development Regulation 2.10.

#### 24 4. *Predominantly Residential Zone-1*

The zone extends on 24m wide road, and is intended to have residential character.

4.1 *Permissible Uses*—As per the provision of Zone Specific Development Regulation 2.1.

4.2 *Dimensions of Plot*—As per the provision of Zone Specific Development Regulation 2.2.

4.3 *Margins*—As per the provision of Zone Specific Development Regulation 2.3.

4.4 *Permissible Building Envelope*—The permissible building envelope shall be governed by the following parameters.

4.4.1 *Permissible Building Footprint Area*—As per the provision of Zone Specific Development Regulation 2.4.1.

4.4.2 *Maximum Permissible Building Height*—Maximum permissible building height shall be 24m from plot level.

4.5 *FSI*—Maximum permissible FSI in this zone shall be 2.

Sanctioned as proposed Under Section 68(1) with the modification to provision of the Predominantly Commercial Zone-1 except road width and FSI.

SCHEDULE-2—Contd.

- (1) (2) (3)
- However, the base FSI for all plots shall be 1.5. If existing permissible base FSI is higher than 1.5 on Original Plot as per Principal DCR, the Final Plot in TPS No. 1 shall be eligible to avail the higher base FSI as per the Principal DCR amended from time to time.
- Any FSI over and above the base FSI and not exceeding the maximum permissible FSI in this zone shall be available at a premium as decided by the authority from time to time.
- Development on plots with area less than 300 sqm shall not be allowed to avail the premium FSI.
- 4.6 *Built to line (BTL)*—As per the provision of Zone Specific Development Regulation 2.6.
- 4.7 *Arcade*—As per the provision of Zone Specific Development Regulation 2.7.
- 4.8 *Boundary Wall, Boundary Gate and Vehicular Access*—As per the provision of Zone Specific Development Regulation 2.8.
- 4.9 *Common Plot*—As per the provision of Zone Specific Development Regulation 2.9.
- 4.10 *Internal Road*—As per the provision of Zone Specific Development Regulation 2.10.
- 25 5. *Predominantly Residential Zone-2*
- The zone extends on 18m and other internal road, and is intended to have residential character.
- 5.1 *Permissible Uses*—As per the provision of Zone Specific Development Regulation 2.1.
- 5.2 *Dimensions of Plot*—As per the provision of Zone Specific Development Regulation 2.2.
- 5.3 *Margins*—As per the provision of Zone Specific Development Regulation 2.3.
- 5.4 *Permissible Building Envelope*—The permissible building envelope shall be governed by the following parameters.
- 5.4.1 *Permissible Building Footprint Area*—As per the provision of Zone Specific Development Regulation 2.4.1.
- 5.4.2 *Maximum Permissible Building Height*—Maximum permissible building height shall be 15m plot level.
- Sanctioned as proposed Under Section 68(1) with the modification to provision of the Predominantly Commercial Zone-1 except road width and FSI.

5.5 *FSI*—Maximum permissible FSI in this zone shall be 1.5 If existing permissible FSI is higher than 1.5 on Original Plot as per Principal DCR, the Final Plot in TPS No. 1 shall be eligible to avail the higher FSI as per the principal DCR amended time to time.

5.6 *Built to line (BTL)*—As per the provision of Zone Specific Development Regulation 2.6.

5.7 *Arcade*—As per the provision of Zone Specific Development Regulation 2.7.

5.8 *Boundary Wall, Boundary Gate and Vehicular Access*—As per the provision of Zone Specific Development Regulation 2.8.

5.9 *Common Plot*—As per the provision of Zone Specific Development Regulation 2.9.

5.10 *Internal Road*—As per the provision of Zone Specific Development Regulation 2.10.

## 26 6. *Recreational Zone*

This zone is identified primarily as a green zone and may include uses such as public utilities, parks, etc.

6.1 *Permissible Uses*—Permissible Uses in the Recreational Zone includes sports and leisure, parks, temporary constructions, amenity space and institutional buildings.

6.2 *Dimensions of Plot*—As per the provision of Zone Specific Development Regulation 2.2.

6.3 *Margins*—As per the provision of Zone Specific Development Regulation 2.3.

6.4 *Permissible Building Envelope*—The permissible building height and bulk shall be governed by the following parameters of Development Envelope.

6.4.1 *Permissible Building Footprint Area*—As per the provision of Zone Specific Development Regulation 2.4.1.

6.4.2 *Maximum Permissible Building Height*—Maximum permissible building height shall be 7m from plot level.

6.5 *FSI*—Maximum permissible FSI in this zone shall be 0.1.

Refused to sanction the provision.

SCHEDULE-2—Contd.

- (1) 6.6 *Built to line (BTL)*—No Built to line shall be required in this zone.  
6.7 *Arcade*—No arcade shall be required in this zone.  
6.8 *Boundary Wall, Boundary Gate and Vehicular Access*—As per the provision of Zone Specific Development Regulation 2.8.  
6.9 *Common Plot*—As per the provision of Zone Specific Development Regulation 2.9.  
6.10 *Internal Road*—As per the provision of Zone Specific Development Regulation 2.10.

27 —

(3)

**New provision**

FSI, TDR/additional FSI, premium FSI as per principal DCR shall not be applicable within the scheme area.

By order and in the name of Governor of Maharashtra,

R. S. CHOUHAN,  
Desk Officer.