

विकास योजना — सेलू (दु.सु)

महाराष्ट्र प्रादेशिक नियोजन व नगररचना
अधिनियम, १९६६ चे कलम ३१(१) अन्वये
प्रसिध्दीबाबत सूचना...

महाराष्ट्र शासन

नगर विकास विभाग,

चौथा मजला, मंत्रालय,

मादाम कामा मार्ग, हुतात्मा राजगुरू चौक,

मुंबई : ४०० ०३२.

शासन अधिसूचना क्र. ३१२४/५९४/प्र.क्र.१४१/ईपी प्रसिध्दी/नवि-३०,

दिनांक : २९.०७.२०२५

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

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



(प्रसाद रा. शिंदे)

अवर सचिव, महाराष्ट्र शासन

प्रत :-

१. मा. मुख्यमंत्री महोदयांचे अपर मुख्य सचिव, मंत्रालय, मुंबई-४०० ०३२.
२. मा. उपमुख्यमंत्री (नगर विकास) महोदयांचे अपर मुख्य सचिव, मंत्रालय, मुंबई-४०० ०३२.
३. मा. उपमुख्यमंत्री (वित्त व नियोजन) महोदयांचे सचिव, मंत्रालय, मुंबई-४०० ०३२.
४. मा. विरोधी पक्ष नेता, विधानपरिषद / विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई-४०० ०३२.
५. मा. राज्यमंत्री, (नगर विकास) महोदयांचे खासगी सचिव, मंत्रालय, मुंबई-४०० ०३२.
६. अपर मुख्य सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई-४०० ०३२.
७. संचालक (नगर रचना) तथा सह सचिव नगर विकास विभाग, मंत्रालय, मुंबई-४०० ०३२.

प्रति,

- १) विभागीय आयुक्त, छत्रपती संभाजीनगर विभाग, छत्रपती संभाजीनगर.
- २) जिल्हाधिकारी, परभणी.
- ३) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- ४) विभागीय सहसंचालक नगर रचना तथा सदस्य सचिव, विकास योजना छाननी समिती, छत्रपती संभाजीनगर विभाग, छत्रपती संभाजीनगर.

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

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

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

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

६) मुख्याधिकारी, सेलू नगर परिषद, जि.परभणी.

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

७) व्यवस्थापक, शासकिय मुद्रणालय, छत्रपती संभाजीनगर.

(सोबतची सूचना महाराष्ट्र शासनाच्या साधारण राजपत्राच्या छत्रपती संभाजीनगर विभागीय पुरवणी भाग-एक मध्ये प्रसिध्द करुन तिच्या प्रत्येकी १० प्रती या विभागास व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, विभागीय सहसंचालक, नगर रचना, छत्रपती संभाजीनगर विभाग, छत्रपती संभाजीनगर, सहायक संचालक, नगर रचना, परभणी शाखा, परभणी व मुख्याधिकारी, सेलू नगर परिषद, जि.परभणी यांना पाठवाव्यात.)

८) निवडनस्ती (कार्यासन नवि-३०).

महाराष्ट्र शासन

नगर विकास विभाग,

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

मुंबई - ४०० ०३२.

दिनांक : २९.०७.२०२५

सूचना

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६,

क्र.टिपीएस-३१२४/५९४/प्र.क्र.१४१/ईपी प्रसिध्दी/नवि-३०: ज्याअर्थी, सेलू नगर परिषद, जि.परभणी (यापुढे "उक्त नियोजन प्राधिकरण" असा उल्लेख करणेत आलेला आहे.) या नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यापुढे "उक्त अधिनियम" असा उल्लेख करणेत आलेला आहे.) चे कलम २३(१) सह कलम ३८ अन्वयेच्या तरतूदीनुसार ठराव क्र.०२, दि.१२.०२.२०२१ अन्वये, प्रारूप विकास योजना (दु.सु) (यापुढे "उक्त प्रारूप विकास योजना" असे संबोधिलेले आहे) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, छत्रपती संभाजीनगर विभागीय पुरवणी, दि.०४-१०.०३.२०२१ अन्वये प्रसिध्द केली आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील जमिनीचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६(१) अन्वये प्रसिध्द करण्यास ठराव क्र.०७, दि.०४.११.२०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, छत्रपती संभाजीनगर विभागीय पुरवणी, दि.१५-२१.१२.२०२२ रोजी सूचना / हरकती मार्गविण्यासाठी प्रसिध्द झाली आहे;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८(२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल दि.०२.०३.२०२३ रोजी उक्त नियोजन प्राधिकरणाकडे सादर केला आहे;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८(४) अन्वये उक्त प्रारूप विकास योजनेत काही बदल करून, ठराव क्र.२१, दि.०३.०३.२०२३ अन्वयेच्या ठरावानुसार असे बदल प्रसिध्द करण्याचे ठरवून, या बदलांसह (यापुढे "उक्त फेरबदल" असे संबोधिलेले आहे) प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८(४) अन्वये जनतेच्या अवलोकनार्थ प्रसिध्द केली असून, त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, छत्रपती संभाजीनगर विभागीय पुरवणीमध्ये दि. १६ ते २२ मार्च २०२३ रोजी, प्रसिध्द केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतूदीनुसार उक्त नियोजन प्राधिकरणाने उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र.११३२/२०२३, दि.२४.०३.२०२३ अन्वये सादर केली आहे;



आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम-३१(१) मधील तरतूदीनुसार उक्त विकास योजनेबाबत आवश्यकत्या चौकशीनंतर तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त प्रारूप विकास योजनेस, उक्त अधिनियमाच्या कलम ३१(१) मधील तरतूदीनुसार शासन अधिसूचना क्र.टिपीएस-३१२४/५९४/प्र.क्र.१४१/वि.यो.मंजूरी(भागशः)/नवि-३०, दि.२९.०७.२०२५ अन्वये, (एस.एम-०१), प्रस्तुत सूचना क्र. टिपीएस-३१२४/५९४/प्र.क्र.१४१/ईपी प्रसिध्दी/नवि-३०, दि.२९.०७.२०२५ व त्यासोबतच्या परिशिष्ट-ब मधील सारभूत बदल (ई.पी.- ०१ ते ई.पी.- ३२) वगळून, भागशःमंजूरी देण्यात आली आहे;

आणि ज्याअर्थी, उक्त नमूद परिशिष्टातील सारभूत फेरबदल उक्त मंजूर विकास योजनेतून वगळले असून सदर वगळलेले सारभूत फेरबदल विकास योजना नकाशावर (ई.पी.- ०१ ते ई.पी.- ३२) दर्शविले आहेत;

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

क) सोबत जोडलेल्या परिशिष्ट-ब मध्ये नमूद सारभूत फेरबदलांबाबत प्रस्तुत सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झालेल्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना / हरकती मागविण्यात येत आहेत.

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

०२. विभागीय सहसंचालक, नगर रचना, छत्रपती संभाजीनगर विभाग, एम.बी.सो.टॉवर, दुसरा मजला, बाबा पेट्रोल पंपाजवळ, अदालत रोड, छत्रपती संभाजीनगर- ४३१ ००१ यांचेकडे, सदर सूचना महाराष्ट्र शासन राजपत्रात प्रसिध्द झाल्याच्या दिनांकापासून ३० दिवसांच्या विहीत कालमर्यादेत सोबतच्या परिशिष्ट-ब मधील सारभूत फेरबदलानुषंगाने प्राप्त होणाऱ्या हरकती / सूचना स्विकारून विचारात घेण्यात येतील.

०३. सदर सूचना त्यासोबतच्या परिशिष्टासह आणि प्रस्तावित सारभूत बदल दर्शविणाऱ्या नकाशासह जनतेच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करणेत येत आहे.

१. विभागीय सहसंचालक, नगर रचना, छत्रपती संभाजीनगर विभाग, छत्रपती संभाजीनगर.
२. सहायक संचालक, नगर रचना, परभणी शाखा, परभणी.
३. मुख्याधिकारी, सेलू नगर परिषद, जि.परभणी.

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

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,




(प्रसाद रा. शिंदे)

अवर सचिव, महाराष्ट्र शासन

परिशिष्ट-ब

विकास योजना - सेलू नगरपरिषद, जि. परभणी

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये प्रसिध्द करण्यात आलेले बदल
(शासन सूचना क्र. टिपीएस-३१२४/५९४/प्र.क्र.१४१/ई.पी. प्रसिध्दी/नवि-३०, दि. २९.०७.२०२५ चे सहपत्र)

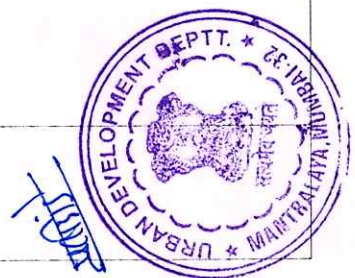
अनु क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
1.	EP-1 (M-1)	S. No. 220 (pt)	23	Reservation No. 23. "Playground"	Reservation no-23 "Play ground" in survey no.220 (part) is deleted and included in residential zone.	Reservation No. 23. "Playground" is proposed to be deleted and the land so released is proposed to be included in Residential Zone.
2.	EP-2 (M-3)	S. No 251/1 (pt) and 251/2 (pt)	-	Existing Nutan College	Name of Nutan college is changed as existing play ground in survey no.251/1 (Part) and 251/2 and also the user is changed from public semi-public zone to recreational zone.	Existing Nutan College in S. No 251/1 and 251/2 is proposed to be redesignated as Existing Playground.



अनु क्र.	वागळेलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
3.	EP-3 (M-4)	S. No. 219/1 (pt) and 257 (pt)	11	Reservation No. 11. "S.C" and Existing Sports Complex	Southern side of Nalla which is reserved for part of site no.11 "shopping center" and part of existing sport complex in survey no.219/1 (Part) and 257 (Part) is deleted and included in public-semi public zone and reserved as site no.11(A) "ITI" having area 1.11 H. and appropriate authority is "ITI" (as shown on plan).	Part of Reservation No. 11, "S.C" to the south of Nalla and part of Existing Sports Complex in S.No.219/1(pt) and 257(pt) is proposed to be redesignated as Reservation No.11-A. "I.T.I"
4.	EP-4 (M-5)	S. No. 220 (pt)	-	Existing Industrial Use	Existing industrial use as shown on plan in survey no.220(Part) is deleted and included in residential zone	The existing Industrial Use in S. No. 220 (pt) is proposed to be included in the Residential Zone, subject to the provision of mandatory Open Space and Amenity Area as per UDCPR, and an additional 15% Public Amenity



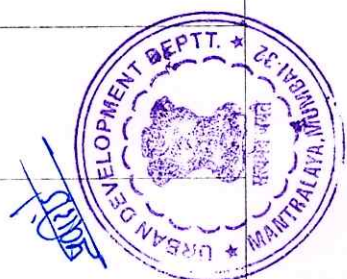
अनु क्र.	वागळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
						subject to the provision of mandatory Open Space and Amenity Area as per UDCPR. and an additional 10% Public Amenity Space.
8.	EP-8	S. No. 157 and 158	-	Residential Zone, RP. Padmsey Mulji Ginning and Pressing Factory. Shardha Vidyalaya, FH	Residential Zone, RP. Padmsey Mulji Ginning and Pressing Factory. Shardha Vidyalaya, FH	A new 12 m. wide DP Road is to be proposed in S.No.158. as shown on plan
9.	EP-9	S. No. 239	31	Reservation No. 31, "Playground"	Reservation No. 31, "Playground"	Reservation No. 31, "Playground" in S. No. 239, 240 is proposed to be shifted to South West of S. No. 245. as shown on plan and the land so released in S.No.239, 240 is proposed to be included in Residential Zone.



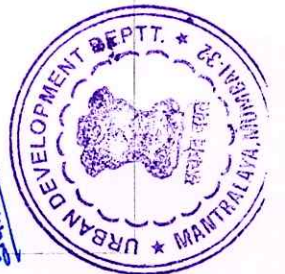
अनु क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
10.	EP-10	S. No. 147	17	Reservation No. 17, "Garden"	Reservation No. 17, "Garden"	Reservation No. 17, "Garden" is proposed to be deleted and the land so released is proposed to be included in Pedominant Adjacent Zone
11.	EP-11	S. No. 239	-	18 m. wide North South DP Road	18 m. wide North South DP Road	18 m. wide North South DP Road is proposed to be shifted to Western boundary of Municipal Council and boundary of Mouje Waki, as shown on plan
12.	EP-12	S.No.221	-	Residential Zone	Residential Zone	Reservation No. 22, "Garden" is to be proposed. as shown on plan D-1
13.	EP-13	S. No. 222	24	Residential Zone	Residential Zone	Reservation No. 24, "Playground" is to be proposed, as shown on plan D-2



अनु क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
14.	EP-14	S. No. 222(pt.)	25	Residential Zone	Residential Zone	Residential Zone in S.No.222(pt) is proposed to be deleted and the land so released is proposed to be included in Public Semi Public Zone, as shown on plan D-3
15.	EP-15	S.No.163(pt), 164(pt), 188(pt), 189(pt), 192(pt), 195(pt), 197(pt)	-	Residential Zone	Residential Zone	Residential Zone in S.No.163(pt), 164(pt), 188(pt), 189(pt), 192(pt), 195(pt) to the south of 18 m. wide East West proposed DP Road , and land under S.No. 197(pt) south of 18 m. wide East West proposed DP Road and East of existing NH-548B is proposed to be deleted and the land so released is proposed to be included in Agricultural Zone, as shown on plan D-4.



अनु क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
16.	EP-16	S. No. 198, 199, 200, 201, 203, 204	-	Existing Road spanning East West	Existing Road spanning East West	Existing Road spanning East West is proposed to be widened to 15 m. as shown on plan D-5/1.
17.	EP-17	S. No. 10	-	Residential Zone	Residential Zone	A new 15 m. wide North South DP Road is to be proposed. as shown on plan D-5/2.
18.	EP-18	S. No. 247, 11, 12/1, 12/2, 16, 15	-	Residential Zone	Residential Zone	A new 15 m. wide East West DP Road is to be proposed and 15 m. wide proposed DP Road in S. No. 247 is proposed to be realigned. as shown on plan D-5/3.
19.	EP-19	S. No. 12/2, 16	-	Residential Zone	Residential Zone	A new Reservation No. 34-C, "Shopping Complex and Parking" is to be proposed. as shown on plan D-6/1.



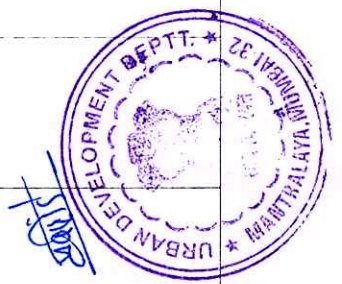
अनु क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
20.	EP-20	S. No. 16, 19	-	Residential Zone	Residential Zone	A New Reservation No. 34-D. "Parking" is to be proposed on eastern side of Existing Road and Southern side of 15m. wide proposed DP Road, as shown on plan D-6/2.
21.	EP-21	S. No. 11 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 34A. "Play Ground" admeasuring 1.5 Hectares is to be proposed on South East of 18 m. wide proposed DP Road, as shown on plan.
22.	EP-22	S. No. 164 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 16A. "Play Ground" admeasuring 2.0 Hectares is to be proposed on North East of 18 m. wide proposed DP Road, as shown on plan.



अनु क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
23.	EP-23	S. No. 142 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 15, "Garden" admeasuring 2.0 Hectares is to be proposed on southern side of Existing Road, as shown on plan.
24.	EP-24	S. No. 41 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 5A, "Garden" admeasuring 1.0 Hectares is to be proposed on Southern side Existing MCR Road passing through S.No. 41. as shown on plan.
25.	EP-25	S. No. 44(pt)	-	Residential Zone	Residential Zone	A New Reservation No. 4A, "Garden" admeasuring 1.0 Hectares is to be proposed on Southern side Existing Road SH-253 and Western side of 18 m wide proposed DP. as shown on plan.



अनु क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
26.	EP-26	S. No. 245 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 31A, "PS & PG" admeasuring 1.5 Hectares is to be proposed on South West of 18 m wide proposed DP passing through S. No. 245, as shown on plan.
27.	EP-27	S. No. 243 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 32A, "Garden" admeasuring 1.5 Hectares is to be proposed on South West of S. No. 243 and north of existing Road SH-253, as shown on plan.
28.	EP-28	S. No. 19 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 3A, "Garden" admeasuring 1.5 Hectares is to be proposed on South West of S. No. 19 and north of existing Road SH-253, as shown on plan.



अनु. क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
29.	EP-29	S. No. 20 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 5A, "Playground" admeasuring 1.5 Hectares is to be proposed on North East of S. No. 20 and south of existing Road SH-253, as shown on plan.
30.	EP-30	S. No. 95 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 15A, "PS, HS & PG" admeasuring 1.5 Hectares is to be proposed on South of S. No. 95 and North of Existing East West MCR Road, as shown on plan.
31.	EP-31	S. No. 204 (pt) and 205 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 20A, "Garden" admeasuring 1.5 Hectares is to be proposed on South of S. No. 204 and 200 and North of Existing Road, as shown on plan.



अनु क्र.	वगळलेला भाग	स्थान	आरक्षण क्र.	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम २६ नुसार प्रसिध्द विकास योजनेनुसारचा प्रस्ताव	महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३० नुसार शासनास मंजूरीसाठी सादर विकास योजनेनुसारचा प्रस्ताव	शासनाने, महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ चे कलम ३१(१) नुसार प्रसिध्द केलेला फेरबदल
1	2	3	4	6	7	8
32.	EP-32	S. No. 199 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 19A, "SC & VM" admeasuring 1.0 Hectares is to be proposed on South West of S. No. 199 and West of Existing Road NH-548B, as shown on plan.

महाराष्ट्राचे राज्यपाल यांचे आदेशाने व नावाने,



(Signature)

(प्रसाद रा. शिंदे)

अवर सचिव, महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
4th FLOOR, MANTRALAYA,
MADAM KAMA MARG, HUTATMA RAJGURU CHOWK.
MUMBAI 400 032.
DATED : 29.07.2025

NOTICE

The Maharashtra Regional & Town Planning Act, 1966

No.TPS-3124/594/CR-141/EP Publish/UD-30: Whereas, the Selu Municipal Council, Dist.Parbhani, being the Planning Authority (hereinafter referred to as "the said Planning Authority") vide its Resolution No.02, dated the 12.02.2021, declared its intention under section 23(1), read with section 38(1) of the Maharashtra Regional Planning and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) (hereinafter referred to as "the said Act"), to prepare the Draft Development Plan [Second Revised] (hereinafter referred to as "the said Draft Development Plan") and notice regarding such declaration was published in the *Official Gazette*, Chhatrapati Sambhajanagar Division Supplement dated the 04-10.03.2021:

And whereas, the said Planning Authority after carrying out surveys of its Area as required under Section 25 of the said Act, decided to publish a Draft Development Plan under Section 26(1) of the said Act, vide its Resolution No.07, dated the 04.11.2022 and notice to that effect is published in the *Official Gazette*, Chhatrapati Sambhajanagar Division Supplement dated the 15-21.12.2022, for inviting suggestions and / or objections:

And whereas, after considering the suggestions and objections to the said Draft Development Plan received within stipulated period, the Planning Committee appointed under section 28(2) of the said Act, has submitted its report to the said Planning Authority on 02.03.2023:

And whereas, after considering the report of Planning Committee, the Planning Authority vide its Resolution No.21, dated the 03.03.2023, had decided to make some modifications and to publish such modifications in the said Draft Development Plan (hereinafter referred to as "the said Modifications"), which were published in the *Official Gazette*, Chhatrapati Sambhajanagar Division Supplement, dated the 16 - 22.03.2023 under Section 28(4) of the said Act:

And whereas, in accordance with the provision of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan, along with the said Modifications to the Government for sanction vide its Marathi letter No.1132/2023, dated the 24.03.2023;

And whereas, in accordance with sub-section (1) of Section-31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government in Urban Development Department vide its Notification No. TPS-3124/594/CR-141/EP Sanction (Part)/UD-30, dated the 29.07.2025, has sanctioned a part of the said Draft Development Plan, as specified in SCHEDULE-A (as SM- 01) appended to it, excluding the



substantial modifications (as EP- 01 to EP- 32) as specified in SCHEDULE-B appended with this Notice bearing No. TPS-3124/594/CR-141/EP Publish/UD-30, dated the 29.07.2025;

And whereas, the substantial modifications proposed by the Government are excluded from the aforesaid Sanctioned Development Plan and shown on the plan, marked as excluded part i.e. EP- 01 to EP- 32;

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

A) Gives notice inviting suggestions and objections from any person in respect of the proposed Substantial Modifications as specified in the SCHEDULE-B appended hereto, within a period of 30 days from the date of publication of this notice in the Official Gazette.

B) Appoints the Divisional Joint Director of Town Planning, Chhatrapati Sambhajnagar Division, Chhatrapati Sambhajnagar as the "Officer" under section 31(2) of the said Act, to hear all suggestions and / or objections as stated in (A) above and to submit his report thereupon to the Government for further necessary action.

02. Only the suggestions and /or objections regarding substantial modifications mentioned in SCHEDULE-B, that may be received by the Divisional Joint Director of Town Planning, Chhatrapati Sambhajnagar Division, having his office at M.B.C. Tower, Second Floor, Near Baba Petrol Pump, Adalat Road, Chhatrapati Sambhajnagar-431001 within the stipulated period of 30 days from the date of publication of this Notice in the *Official Gazette*, shall be considered.

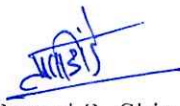
03. Copy of the said Notice along with SCHEDULE-B and the plan showing the proposed Substantial Modifications shall be made available for inspection to general public at the following offices during office hours on all working days.

- 1) The Divisional Joint Director of Town Planning, Chhatrapati Sambhajnagar Division, Chhatrapati Sambhajnagar.
- 2) The Assistant Director of Town Planning, Parbhani Branch, Parbhani.
- 3) The Chief Officer, Selu Municipal Council, Dist.Parbhani.

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

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




(Prasad R. Shinde)

Under Secretary to Government

SCHEDULE-B

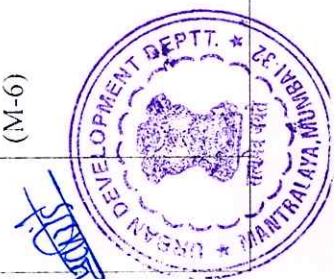
Republished Development Plan – Municipal Council Selu, Dist.Parbhani

Modification Published by the Government under section 31 (I) of Maharashtra Regional and Town Planning Act, 1966
(Accompaniment of Government Notice No.TPS-3124/594/CR-141/EP-Publication/UD-30, dated 29.07.2025)

Sr. No.	Excluded Part	Location	Site No.	Proposal as per Developed Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (I) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
1.	EP-1 (M-1)	S. No. 220 (pt)	23	Reservation No. 23, "Playground"	Reservation no-23 "Play ground" in survey no.220 (part) is deleted and included in residential zone.	Reservation No. 23, "Playground" is proposed to be deleted and the land so released is proposed to be included in Residential Zone.
2.	EP-2 (M-3)	S. No 251/1 (pt) and 251/2 (pt)	-	Existing Nutan College	Name of Nutan college is changed as existing play ground in survey no.251/1 (Part) and 251/2 and also the user is changed from public semi-public zone to recreational zone.	Existing Nutan College in S. No 251/1 and 251/2 is proposed to be redesignated as Existing Playground.
3.	EP-3 (M-4)	S. No. 219/1 (pt) and 257 (pt)	11	Reservation No. 11, "S.C" and Existing Sports Complex	Southern side of Nalla which is reserved for part of site no.11 "shopping center" and part of existing sport complex in survey no.219/1 (Part) and 257 (Part) is	Part of Reservation No. 11, "S.C" to the south of Nalla and part of Existing Sports Complex in S.No.219/1(pt) and 257(pt) is proposed to be redesignated as Reservation No.11-A, "T.T."



Sr. No.	Excluded Part	Location	Site No.	Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (I) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
					deleted and included in public- semi public zone and reserved as site no.11(A) "ITI" having area 1.11 H. and appropriate authority is "ITI" (as shown on plan).	
4.	EP-4 (M-5)	S. No. 220 (pt)	-	Existing Industrial Use	Existing industrial use as shown on plan in survey no.220(Part) is deleted and included in residential zone	The existing Industrial Use in S. No. 220 (pt) is proposed to be included in the Residential Zone, subject to the provision of mandatory Open Space and Amenity Area as per UDCPR, and an additional 15% Public Amenity Space.
5.	EP-5 (M-6)	S. No. 256 (pt)	-	Existing Sports Complex	Part area from Existing sport complex as shown on plan in survey no.256 (Part) is deleted and included in residential zone.	Part area of Existing sport complex in Survey No.256 (Pt) is proposed to be deleted and the land so released is proposed to be included in Residential Zone.



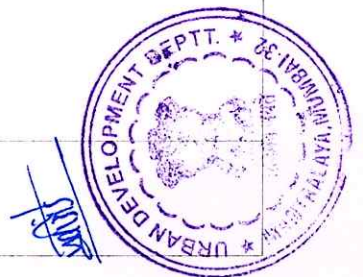
Sr. No.	Excluded Part	Location	Site No.	Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (I) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
6.	EP-6	S. No. 223 (pt), 224 (pt), 225 (pt)	26	Reservation No. 26, "Playground" Reservation No. 28, "M.P.L. Purpose"	Reservation No. 26, "Playground" Reservation No. 28, "M.P.L. Purpose"	i) Reservation No. 26. "Playground" is proposed to be deleted and the land so released is proposed to be included in Residential Zone. ii) Reservation No. 28, "M.P.L. Purpose" is proposed to be redesignated as Playground
7.	EP-7	S. No. 218/2/2	-	Binayke Industries	Binayke Industries	The existing Industrial Use in S. No. 218/2/2 is proposed to be included in the Residential Zone, subject to the provision of mandatory Open Space and Amenity Area as per UDCPR, and an additional 10% Public Amenity Space.
8.	EP-8	S. No. 157 and 158	-	Residential Zone. RP. Padmsey Mulji and Pressing Factory.	Residential Zone. RP. Padmsey Mulji Ginning and Pressing Factory. Shardha Vidyalaya, FH	A new 12 m. wide DP Road is to be proposed in S.No.158, as shown on plan



Sr. No.	Excluded Part	Location	Site No.	Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
				Shardha Vidyalaya, FH		
9.	EP-9	S. No. 239	31	Reservation No. 31, "Playground"	Reservation No. 31, "Playground"	Reservation No. 31, "Playground" in S. No. 239, 240 is proposed to be shifted to South West of S. No. 245, as shown on plan and the land so released in S.No. 239, 240 is proposed to be included in Residential Zone.
10.	EP-10	S. No. 147	17	Reservation No. 17, "Garden"	Reservation No. 17, "Garden"	Reservation No. 17, "Garden" is proposed to be deleted and the land so released is proposed to be included in Pedominant Adjacent Zone
11.	EP-11	S. No. 239	-	18 m. wide North South DP Road	18 m. wide North South DP Road	18 m. wide North South DP Road is proposed to be shifted to Western boundary of Municipal Council and boundary of Mouje Waki, as shown on plan



Sr. No.	Excluded Part	Location	Site No.	Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
12.	EP-12	S.No.221	-	Residential Zone	Residential Zone	Reservation No. 22, "Garden" is to be proposed, as shown on plan D-1
13.	EP-13	S. No. 222	24	Residential Zone	Residential Zone	Reservation No. 24, "Playground" is to be proposed, as shown on plan D-2
14.	EP-14	S. No. 222(pt.)	25	Residential Zone	Residential Zone	Residential Zone in S.No.222(pt) is proposed to be deleted and the land so released is proposed to be included in Public Semi Public Zone, as shown on plan D-3
15.	EP-15	S.No.163(pt), 164(pt), 188(pt), 189(pt), 192(pt), 195(pt), 197(pt)	-	Residential Zone	Residential Zone	Residential Zone in S.No.163(pt), 164(pt), 188(pt), 189(pt), 192(pt), 195(pt) to the south of 18 m. wide East West proposed DP Road, and land under S.No. 197(pt) south of 18 m. wide East West proposed DP Road and East of existing NH-548B is proposed to be deleted and the land so released is proposed to be included in



Sr. No.	Excluded Part	Location	Site No.	Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
16.	EP-16	S. No. 198, 199, 200, 201, 203, 204	-	Existing Road spanning East West	Existing Road spanning East West	Agricultural Zone, as shown on plan D-4.
17.	EP-17	S. No. 10	-	Residential Zone	Residential Zone	Existing Road spanning East West is proposed to be widened to 15 m. as shown on plan D-5/1.
18.	EP-18	S. No. 247, 11, 12/1, 12/2, 16, 15	-	Residential Zone	Residential Zone	A new 15 m. wide North South DP Road is to be proposed, as shown on plan D-5/2.
19.	EP-19	S. No. 12/2, 16	-	Residential Zone	Residential Zone	A new 15 m. wide East West DP Road is to be proposed and 15 m. wide proposed DP Road in S. No. 247 is proposed to be realigned, as shown on plan D-5/3.
						A new Reservation No. 34-C, "Shopping Complex and Parking" is to be proposed, as shown on plan D-6/1.



Sr. No.	Excluded Part	Location	Site No.	Proposal as per Developed Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (I) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
20.	EP-20	S. No. 16, 19	-	Residential Zone	Residential Zone	A New Reservation No. 34-D, "Parking" is to be proposed on eastern side of Existing Road and Southern side of 15m. wide proposed DP Road, as shown on plan D-6/2.
21.	EP-21	S. No. 11 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 34A, "Play Ground" admeasuring 1.5 Hectares is to be proposed on South East of 18 m. wide proposed DP Road, as shown on plan.
22.	EP-22	S. No. 164 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 16A, "Play Ground" admeasuring 2.0 Hectares is to be proposed on North East of 18 m. wide proposed DP Road, as shown on plan.
23.	EP-23	S. No. 142 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 15, "Garden" admeasuring 2.0 Hectares is to be proposed on southern side of Existing



Sr. No.	Excluded Part	Location	Site No.	Proposal as per Developed Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (I) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
						Road. as shown on plan.
24.	EP-24	S. No. 41 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 5A. "Garden" admeasuring 1.0 Hectares is to be proposed on Southern side Existing MCR Road passing through S.No. 41, as shown on plan.
25.	EP-25	S. No. 44(pt)	-	Residential Zone	Residential Zone	A New Reservation No. 4A. "Garden" admeasuring 1.0 Hectares is to be proposed on Southern side Existing Road SH-253 and Western side of 18 m wide proposed DP, as shown on plan.
26.	EP-26	S. No. 245 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 31A, "PS & PG" admeasuring 1.5 Hectares is to be proposed on South West of 18 m wide proposed DP passing through S. No. 245. as shown on plan.



Sr. No.	Excluded Part	Location	Site No.	Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (I) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
27.	EP-27	S. No. 243 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 32A, "Garden" admeasuring 1.5 Hectares is to be proposed on South West of S. No. 243 and north of existing Road SH-253, as shown on plan.
28.	EP-28	S. No. 19 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 3A, "Garden" admeasuring 1.5 Hectares is to be proposed on South West of S. No. 19 and north of existing Road SH-253, as shown on plan.
29.	EP-29	S. No. 20 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 5A, "Playground" admeasuring 1.5 Hectares is to be proposed on North East of S. No. 20 and south of existing Road SH-253, as shown on plan.
30.	EP-30	S. No. 95 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 15A, "PS, HS & PG" admeasuring 1.5 Hectares is to be proposed on South of S. No. 95 and



Sr. No.	Excluded Part	Location	Site No.	Proposal as per Development Plan published under section 26 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as per Development Plan submitted to State Government for sanction under section 30 of the Maharashtra Regional and Town Planning Act, 1966.	Proposal as published by the Government under section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.
1	2	3	4	6	7	8
31.	E.P-31	S. No. 204 (pt) and 205 (pt)	-	Residential Zone	Residential Zone	North of Existing East West MCR Road, as shown on plan. A New Reservation No. 20A, "Garden" admeasuring 1.5 Hectares is to be proposed on South of S. No. 204 and 200 and North of Existing Road, as shown on plan.
32.	E.P-32	S. No. 199 (pt)	-	Residential Zone	Residential Zone	A New Reservation No. 19A, "SC & VM" admeasuring 1.0 Hectares is to be proposed on South West of S. No. 199 and West of Existing Road NH-548B, as shown on plan.

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



(Signature)

(Prasad R. Shinde)
Under Secretary to Government