

राज्यातील मंजूर प्रादेशिक योजना क्षेत्रात “शेती तथा ना-विकास विभाग” या वापर विभागामध्ये गावठाणापासून विवक्षित अंतरामध्ये अनुज्ञेय करावयाच्या रहिवास वापरासाठी अधिमूल्य आकारण्यासंदर्भाने नवीन विनियम अंतर्भूत करण्याबाबत कलम २०(४) अन्वये अंतिम मंजूरी.

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई-३२  
दिनांक : १२/०१/२०१६

शासन अधिसूचना क्र.टिपीएस-१८१५/प्र.क्र.४९/१५/प्रायो(अ)/कलम २०(४)/नवि-१३

सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)  
अवर सचिव, महाराष्ट्र शासन

प्रत,

- १) मा.मुख्यमंत्री महोदयांचे सचिव, मंत्रालय, मुंबई.
- २) मा.राज्यमंत्री, (नगर विकास) महोदयांचे खाजगी सचिव, मंत्रालय, मुंबई.
- ३) प्रधान सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) प्रधान सचिव, महसूल विभाग, मंत्रालय, मुंबई.

प्रति,

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ३) सह संचालक, नगर रचना तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.
- ४) सह संचालक, नगर रचना
- ५) जिल्हाधिकारी.
- ६) सहायक संचालक, नगर रचना / नगर रचनाकार.
- ७) व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नी रोड, मुंबई

त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या, साधारण राजपत्रामध्ये राज्यस्तरावर प्रसिध्द करून त्याच्या ५० प्रती संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे, यांना पाठवाव्यात.

- ८) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई - त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.
- ९) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई - त्यांना विनंती करण्यात येते की, सदरची अधिसूचना शासनाच्या संकेतस्थळावर प्रसिध्द करावी.
- १०) निवडनस्ती (कार्यासन-१३).

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**अधिसूचना**  
**महाराष्ट्र शासन**  
**नगर विकास विभाग**  
**मंत्रालय, मुंबई-३२**  
**दिनांक : १२/०१/२०१६**

महाराष्ट्र  
प्रादेशिक  
नियोजन व  
नगर रचना  
अधिनियम,  
१९६६

क्र.टिपीएस-१८१५/प्र.क्र.४९/१५/प्रायो(अ)/कलम २०(४)/नवि-१३:- ज्याअर्थी, शासनाच्या नगर विकास विभागाने सोबतच्या **अनुसूची-अ** मध्ये नमूद केलेल्या महाराष्ट्रातील प्रदेशासाठीच्या प्रादेशिक योजना (यापुढे ज्यांचा उल्लेख “उक्त प्रादेशिक योजना” असा करण्यात आलेला आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १५ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आलेला आहे) अन्वये मंजूरी दिली असून उक्त प्रादेशिक योजना अधिसूचनांमध्ये विहित केलेल्या दिनांकापासून अंमलात आलेल्या आहेत;

आणि ज्याअर्थी, उक्त प्रादेशिक योजनांसोबत प्रादेशिक योजनांची विशेष नियमावली मंजूर झालेली आहे (यापुढे जिचा उल्लेख “उक्त विशेष नियमावली” असा उल्लेख करण्यात आलेला आहे);

आणि ज्याअर्थी, गावांच्या नैसर्गिक विस्तारासाठी लोकसंख्या सापेक्ष शेती तथा ना-विकास विभागामध्ये संबंधीत गावाच्या गावठाणाच्या हद्दीपासून त्यासभोवताली उक्त विशेष नियमावलीमधील तरतूदीनुसार ठराविक अंतरापर्यंत रहिवास वापर अनुज्ञेय करण्याची तरतूद आहे (यापुढे ज्याचा उल्लेख “उक्त तरतूद” असा करण्यात आलेला आहे);

आणि ज्याअर्थी, उक्त तरतूदीन्वये ना-विकास विभागामध्ये / शेती विभागामध्ये गावठाणापासून विवक्षित अंतरामध्ये रहिवास वापर अनुज्ञेय करताना नजिकच्या जनगणनेनुसार लोकसंख्या विचारात घेणे व त्याखालील क्षेत्रावर **अधिमूल्य** आकारून रहिवास वापर अनुज्ञेय करण्यासंदर्भाने शासनाने उक्त अधिनियमाच्या कलम २० चे पोटकलम ३ मधील तरतूदीनुसार प्रस्तावित फेरबदल प्रस्तावाबाबत शासनाच्या नगर विकास विभागाची टिपीएस-१८१५/प्र.क्र.४९/१५/प्रायो पुणे/कलम २०(३)/नवि-१३, दि.०६/०५/२०१५ अन्वये आम जनतेच्या हरकती / सूचना मागविण्यासाठीची नोटीस महाराष्ट्र शासन राजपत्र, भाग-एक-मध्य उपविभागामध्ये दि.२१ ते २७/०५/२०१५ रोजी पृ.क्र.२ ते ४ वर प्रसिध्द झाली आहे (यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल” असा करण्यात आलेला आहे);

आणि ज्याअर्थी, प्रस्तावित फेरबदलाबाबत नोटीस प्रसिध्दीनंतर विहित मुदतीत प्राप्त होणाऱ्या सूचना / हरकतींवर संबंधितांना सुनावणी देण्याकरीता व शासनास अहवाल सादर करण्याकरीता संबंधित विभागाचे विभागीय सह संचालक, नगर रचना यांना प्राधिकृत करण्यात आले होते (यापुढे ज्याचा उल्लेख “उक्त अधिकारी” असा करण्यात आला आहे);

आणि ज्याअर्थी, उक्त अधिकारी यांच्या प्राप्त अहवालावर संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त प्रस्तावित फेरबदल मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;

त्याअर्थी, सोबतच्या अनुसूची-ब मधील नमूद केल्याप्रमाणे अनुसूची-अ मध्ये नमूद केलेल्या मंजूर प्रादेशिक योजनेच्या मंजूर विकास नियंत्रण नियमावली मध्ये उक्त अधिनियमाचे कलम २० चे पोटकलम (४) व त्या अनुषंगाने प्राप्त अधिकारात प्रस्तावित फेरबदलास शासन अंतिम मंजूरी देत आहे.

सदरहू फेरबदल नागरिकांच्या अवलोकनार्थ कामकाजाच्या दिवशी कार्यालयीन वेळेत खालील कार्यालयात उपलब्ध राहील :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, मध्यवर्ती इमारत, पुणे-४११ ००१.
- २) जिल्हाधिकारी (सर्व जिल्हे)
- ३) विभागीय सह संचालक, नगर रचना.
- ४) सहायक संचालक, नगर रचना / नगर रचनाकार शाखा कार्यालय

सदरहू अधिसूचना शासनाच्या [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे / नियम येथे) या संकेतस्थळावर प्रसिद्ध करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नांवाने,

(संजय सावजी)  
अवर सचिव, महाराष्ट्र शासन



## अनुसूची-अ

(शासनाच्या नगर विकास विभागाकडील अधिसूचना क्र.टिपीएस-१८१५/प्र.क्र.४९/ १५/  
प्रायो(अ)/कलम २०(४)/ नवि-१३, दि.१२/०१/२०१६)

अ.क्र.	मंजूर प्रादेशिक योजनेचे नांव
१	मुंबई महानगर प्रदेश
२	सांगली-मिरज प्रदेश
३	कोल्हापूर-इचलकरंजी प्रदेश
४	चंद्रपूर-बल्लारपूर प्रदेश
५	जळगांव-भूसावळ प्रदेश
६	जालना प्रदेश

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(संजय सावजी)  
अवर सचिव, महाराष्ट्र शासन

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## अनुसूची-ब

(शासनाच्या नगर विकास विभागाकडील अधिसूचना क्र.टिपीएस-१८१५/प्र.क्र.४९/१५/  
प्रायो(अ)/कलम २०(४)/नवि-१३, दि.१२/०१/२०१६)

अ. क्र.	मंजूर प्रादेशिक योजना	महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम २०(४) नुसार मंजूर केलेले प्रस्तावित फेरबदल (in italic words)
१.	मुंबई महानगर प्रदेश	<p><b><u>Regulation No.15.11.4:-</u></b> The development in the nature of expansion of existing gaothan shall be permitted within 200 mt. from the existing boundaries of the gaothan.</p> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
२.	सांगली-मिरज प्रदेश	<p><b><u>Other rural areas:-</u></b> Residential &amp; other Compatible use as indicated in the above reffered to land use classification order should be allowed as for as possible <b>within half kilomitar</b> distance from the existing Gaothan limits or from the existing non agricultural development subject to the conditions.</p> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
३.	कोल्हापूर-इचलकरंजी प्रदेश	<p><b><u>Regulation No.18.19 (a):-</u></b> It is recomanded that the Revenue Department should control the non agricultural activity according to the broad zone plan for the respective growth centers. Elsever in the proposed zone plan area / rural area expansion of gaothan (built up part) of villages as far as possible not more than 200 meters from the periphery of the existing development.</p>

		<p>No Development Zone restrictions should not be rigidly applied in rural areas situated more than 5 kms away from the Development Zone in the urban complexes and outside the urban complex boundary.</p> <p><i>Notwithstanding anything contained in the above regulation, such expansion along periphery of gaathan shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
४.	चंद्रपूर- बल्लारपूर प्रदेश	<p><b>Regulation No.14.9.4:-</b> In other rural areas, the residential and other compatible uses should be allowed within 500 m. distance from the existing gaathan limits or from the existing authorized development adjacent to gaathan subject to the following conditions:-</p> <ol style="list-style-type: none"> <li>The land is not within high flood line of the near by river or nalla or any other water course.</li> <li>Good agricultural land or land under irrigation command of any irrigation project should not be allowed for non agriculture use.</li> <li>The land is at a safe distance from any working quarry.</li> <li>The land has the facility of drinking water supply.</li> <li>The land has an access road.</li> </ol> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
५.	जळगाव- भूसावळ प्रदेश	<p><b>Rule No.12.A.4:-</b> In other rural areas, the residential and other compatible uses should be allowed within 200 m. distance from the existing gaathan limits or from the existing authorized development adjacent to the gaathan.</p> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p>

		<p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
६.	जालना प्रदेश (मंजूर प्रायो औरंगाबाद- जालना पैकी)	<p><b>19.8- REGULATION OF LAND USE AT CENTRAL &amp; OTHER VILLAGES -</b></p> <p>The applications for non-agricultural permission for residential &amp; conforming users may be considered within a distance of 250 mt. from the village gaothan, provided the development is in the form of extension of village gaothan. While scrutinizing such applications, it should be seen that good agricultural lands are not diverted for non-agricultural activities as far as possible.</p> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(संजय सावजी)  
अवर सचिव, महाराष्ट्र शासन

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## **NOTIFICATION**

**Government of Maharashtra  
Urban Development Department,  
Mantralaya, Mumbai-32  
Date : 12/01/2016**

**Maharashtra  
Regional and  
Town  
Planning Act,  
1966**

**No.TPS-1815/CR-49/15/RP(A)/Section 20(4)/UD-13:-** Whereas, the Government in the Urban Development Department has sanctioned the Regional Plan for various Regions in Maharashtra as mentioned in **Schedule-A** appended hereto (hereinafter referred to as “the said Regional Plan”) under Section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”), vide respective notifications (hereinafter referred to as “the said notifications”) from time to time which have come into force with effect from the dates as mentioned in the said notifications;

And whereas, the said Regional Plan has been sanctioned along with their Special Development Control Regulations (hereinafter referred to as “the said Special Regulations”);

And whereas, natural expansion is permitted upto certain distance along the periphery of the Gaothan limit under the said special Regulations;

And whereas, the Government is of the opinion that the such residential development in Agricultural / No Development Zone / G-1 Zone upto certain distance along the periphery of the Gaothan limit is to be permitted as per the latest census on **payment of premium (hereinafter referred to as the “said proposed modification”)**;

And whereas, Government has issued the Notice no.**TPS-1815/CR-49/15/RP /Section 20(3)/UD-13, dated 06/05/2015** and declares its intention by issuing notice under Section 20(3) of the said Act to make the proposed modification and for that purpose, invites suggestions and / or objections from any person with respect to the proposed modification. Suggestions and / or objections in this regard shall be submitted to the concerned Divisional Joint Director of Town Planning, who is appointed as the “Officer” for giving hearing in respect of the suggestions and / or objections received in this regard and submit his report to the Government;

And whereas, appointed Officer and Director of Town Planning has submitted report on the proposed modifications;

And whereas, after considering the report submitted by the said Officer and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that, it is necessary to sanction the proposed modification;

Now, therefore, in exercise of the powers conferred by sub-section (4) of Section 20 of the said Act, the Government hereby sanctions the proposed modification as mentioned in **Schedule-B** appended hereto and accordingly modify the Development Control Rules of the sanctioned Regional Plan mentioned in **Schedule-A**.

This Notification shall be made available for inspection to the general public during office hours on all working days at the following offices:-

- 1) Director of Town Planning, Central Building, Pune-411001.
- 2) The Collector of the concerned Districts

- 4) Joint Director of Town Planning, concerned Divisions.
- 5) Assistant Director of Town Planning / Town Planner, concerned Branch Offices.

This Notification shall also be published on the Government website [www.maharashtra.gov.in](http://www.maharashtra.gov.in) (कायदे / नियम).

By order and in the name of Governor of Maharashtra,

**(Sanjay Saoji)**  
**Under Secretary to Government**

### **Schedule-A**

**(Accompanied with Government Notification No.TPS-1815/CR-49/15/RP(A)/  
Section 20(4)/UD-13, Dated 12/01/2016)**

<b>Sr. No.</b>	<b>Name of the sanctioned Regional Plan</b>
1	Mumbai Metropolitan Region
2	Sangli-Miraj Region
3	Kolhapur-Ichalkaranji Region
4	Chandrapur-Ballarpur Region
5	Jalgaon-Bhusawal Region
6	Jalna Region

By order and in the name of Governor of Maharashtra,

**(Sanjay Saoji)**  
**Under Secretary to Government**

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## Schedule-B

(Accompanied with Government Notification No.TPS-1815/CR-49/15/RP(A)/  
Section 20(4)/UD-13, Dated 12/01/2016)

Sr. No.	Sanctioned Regional Plan	Proposed modifications sanctioned (in italic words) under Section 20(4) of the MR&TP Act, 1966
1.	Mumbai Metropolitan Region	<p><b><u>Regulation No.15.11.4:-</u></b> The development in the nature of expansion of existing gaathan shall be permitted within 200 mt. from the existing boundaries of the gaathan.</p> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
2.	Sangli-Miraj Region	<p><b><u>Other rural areas:-</u></b> Residential &amp; other Compatible use as indicated in the above referred to land use classification order should be allowed as far as possible <b>within half kilometar</b> distance from the existing Gaathan limits or from the existing non agricultural development subject to the conditions.</p> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
3.	Kolhapur-Ichalkaranji Region	<p><b><u>Regulation No.18.19 (a):-</u></b> It is recommended that the Revenue Department should control the non agricultural activity according to the broad zone plan for the respective growth centers. Elsever in the proposed zone plan area / rural area expansion of gaathan (built up part) of villages as far as possible not more than 200 meters from the periphery of the existing development.</p>



		<p>No Development Zone restrictions should not be rigidly applied in rural areas situated more than 5 kms away from the Development Zone in the urban complexes and outside the urban complex boundary.</p> <p><i>Notwithstanding anything contained in the above regulation, such expansion along periphery of gaathan shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
4.	Chandrapur-Ballarpur Region	<p><b><u>Regulation No.14.9.4:-</u></b> In other rural areas, the residential and other compatible uses should be allowed within 500 m. distance from the existing gaathan limits or from the existing authorized development adjacent to gaathan subject to the following conditions:-</p> <ol style="list-style-type: none"> <li>The land is not within high flood line of the near by river or nalla or any other water course.</li> <li>Good agricultural land or land under irrigation command of any irrigation project should not be allowed for non agriculture use.</li> <li>The land is at a safe distance from any working quarry.</li> <li>The land has the facility of drinking water supply.</li> <li>The land has an access road.</li> </ol> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
5.	Jalgaon-Bhusawal Region	<p><b><u>Rule No.12.A.4:-</u></b> In other rural areas, the residential and other compatible uses should be allowed within 200 m. distance from the existing gaathan limits or from the existing authorized development adjacent to the gaathan.</p> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p>

		<p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>
6.	Jalna Region	<p><b>19.8- REGULATION OF LAND USE AT CENTRAL &amp; OTHER VILLAGES -</b></p> <p>The applications for non-agricultural permission for residential &amp; conforming users may be considered within a distance of 250 mt. from the village gaathan, provided the development is in the form of extension of village gaathan. While scrutinizing such applications, it should be seen that good agricultural lands are not diverted for non-agricultural activities as far as possible.</p> <p><i>Notwithstanding anything contained in the above regulation, such development shall be permitted based on latest census population only on payment of premium of the total area of land. Such premium shall be calculated considering 30 % rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority / Branch Office of the Town Planning Department for crediting the same into the Government treasury.</i></p> <p><i>Provided further that where more than 50 percent of area of the Survey Number / Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number / Gat Number within one ownership shall be considered for development on payment of premium as above.</i></p>

By order and in the name of Governor of Maharashtra,

**(Sanjay Saoji)**  
**Under Secretary to Government**

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