

✓ Draft Development
Plan Nanded
(Revised)
submitted u/s 30(1) of
M.R.T.P. Act 1966

I N T R O D U C T I O N

As per the provisions stipulated in the M.R. & T.P. Act 1966, Nanded Municipal Council had declared its intention to prepare the revised Development Plan of Nanded u/s 23 read with sec. 38.

The Town Planning Officer appointed u/s 24 had prepared the revised development plan on the basis of relevant data & available information collected from the census 1991, Govt. & semi-Govt. institutions & various other sources.

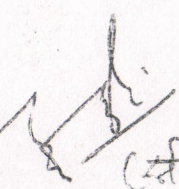
Moreover the plan have been technically approved by D.D.T.P. A'bad and D.T.P.M.S. Pune vide letter No. D P /Nanded (R) /2645 Dated 25/9/95 & D P-Nanded (R)/TPV-5/486, Dt. 23/1/96 respectively.

The lands reserved for various Govt. semi-Govts. & other institutions were discussed in co-ordination committee meeting on dated 12.2.96 under the chairmanship of the Additional Collector, Nanded.

The chairman has suggested the some changes vide his letter on dated 28/2/96. These changes have been incorporated in the plan.

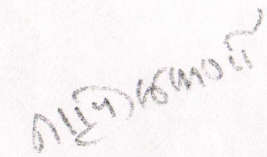
As such all legal formalities in respect of revision of Development Plan have been followed and accordingly the plan is prepared. The President, on behalf Nanded Municipal council had ^{PUBLISHED} the plan in Maharashtra Govt. Gazette dated 29.8.96 as per the provision given under section 26 of M.R.&T.P. act with all relevant documents.

Now Govt. appointed "Deputy Director of Town Planning, Aurangabad Division, Aurangabad as an officer for performing the duties of the said planning Authority u/s 28, 29 & 30 of the M.R. & T.P. Act. 1996 by Govt. Reso. No. TPS 3298/2550/CR10/99/UD-30, dated 3.7.1999 and accordingly undersigned is submitting the plan u/s 30 (1) of M.R. & T.P. Act. to the Govt. for sanction & necessary action.


(सी.जी. सिंह)
TOWN PLANNING OFFICER

AND

ASSISTANT DIRECTOR OF
TOWN PLANNING, NANDED.


OFFICER APPOINTED U/S 162 (1)
OF M.R. & T.P. ACT. 1996 FOR
DEVELOPMENT PLAN NANDED (R)

AND

DEPUTY DIRECTOR OF TOWN PLANNING,
AURANGABAD DIVISION AURANGABAD.

DRAFT DEVELOPMENT PLAN, NANDED (REVISED)

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I-GENERAL

1.1 Why the sanctioned development plan is necessary to be revised ?

The original development plan of Nanded was sanctioned by Govt vide Reso.No. TPS/3275/579/UD-5, Dt. 3.1.78 and it has come into force w.e.f. 1.2.78. The overall existing Gross density of the population is @ 255 P/H. This high density is only because of the limited municipal limit and limited area under development. To achieve the desirable density of population, some pockets of city which were previously under no development zone will have to be zoned for residential purposes.

The Broad Gauge line passing exactly through the middle of the city, making the city in two parts. It is therefore necessary to co-ordinate these two parts by providing new road network. There is also proposal of extension of Airstrip. Swami Ramanand Tirth Marathwada University is now located outside the municipal limit and hence area reserved for the university in the sanctioned development plan admeasuring @ 100.85 Ha. will have to be properly planned & co-ordinated with the existing & proposed road network.

Considering the above main points and growth rate of population of Nanded city, it is felt necessary to revise the Development Plan keeping in mind to provide good environment & infrastructure to the people residing in the city.

1.2 LEGAL FORMALITIES

Sr. No.	Contents	Resolution No. & Date/Letter No. & Date.
1	2.	3
1	Declaration of intention under section 38 read with Sec.23(1) of M.R. & T.P. Act, 1966 by the Municipal Council, Nanded.	Nanded Municipal Council Resolution No. 328, Dt.16-1-1988
a)	Gazette Notification (English & Marathi)	Maharashtra Govt. Gazette, Aurangabad Division Supplement Part-I, Page-194 & Date 31-3-1988

1	2	3
b)	News papers 'Name & Date'	Name: 'Saher' (Urdu Paper) notification published in english & marathi language Date: 13-3-1988
2	Appointment of Town Planning Officer u/s 24 of the MR & TP Act, 1966 by the Municipal Council, Nanded.	Municipal Council, Nanded Resolution No. 329, Date 16-1-88
a)	Prior sanction from Govt.	DP (R)/Nanded/DD-A'bad/773, 23-3-88
b)	Appointment letter of Municipal Council, Nanded	DP (R)/2951/88, Dt. 25-5-1988.
3.	Preparation of existing land use map u/s 25 of the said act.	
i)	Normal date	15-7-1988
ii)	Extended date	29-6-1989
iii)	From the Director of T.P. by letter No.	DP/Nanded (R)/TPV-VI/6657, Dt. 18-10-89
iv)	Existing land use map handed over to the Municipal Council, Nanded.	by letter No. DP/Nanded (R)/ADTP/1049-A, Dt.29-6-1989.
4)	Time limit under section 26(1) for publication of Draft Development plan of Nanded.	
a)	Normal date	30-3-1990
b)	Extended date	30-9-1990
	Sanctioned from Director of Town Planning, Pune by letter No.	DP-Nanded (R)/extrn/Sec.26/TPV-V/5880; Dt.1-10--1992.
c)	Further extended date	31-3-1991
	Sanctioned from Director of Town planning, Pune by letter No.	DR-Nanded(R)/Extrn/Sec.26/TPV-V/5881; Dt.1-10-92.
d)	Further extended date	30-9-91
	Sanctioned from Director of Town planning, Pune by letter No.	DR-Nanded(R)/Extrn/Sec.26/TPV-V/5882; Dt.1-10-92.

1	2	3
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e) Further extended date up to
 * Sanctioned from Director of Town
 Planning, Pune by letter No.

: Date : 31.3.92

f) Further extended date upto
 * From Govt. by Reso. No.

: DP - Nanded(R)/Ext/Sec 26/ TPV-V
 /5883, Date 1.10.92

g) Further extended date upto
 * (Period)

: Date 31.12.1993

: TPS/3292/1578/UD-9,
 Date 11.11.1992

From Govt. by Reso. No.

: Date 29.8.1996

: (1.1.94 to 29.8.96)

: TPS/3094/747/CR 120/97/
 UD-9 ; Date 29.5.1997

5. Publication of the Draft Development Plan u/s 26(1) of the Act.

a) G.B. Reso. No. & date

: No. 4 ; Date 29.6.96 read with
 No. 8 ; Date 24.7.96

b) Paper publication

: (i) Dainik 'Prajawani' Date 6.7.96
 (ii) Dainik 'Lokpatra' Date 6.7.96

c) Gazette Notification

: M.G.G. Aurangabad Disision, Part
 - I, suppliment, page No. 1318 ;
 Date 29.8.96

6. Formation of planning committee u/s 28 (2)

: Date 12.8.97

Appointement of Govt.
 member on planning committee

1

2

3

vide Govt. Reso. No. TPS-
3296/1045/CR-116/97/VD-9,
Date 9.6.97

AND

since standing committee was
suspended Commissioner, Nanded-
Waghala Municipal Coporation,
Nanded acted as the acting member
in lieu of 3 members from
standing committee vide Reso. No
211 ; Date 12.8.97

7. Time limit u/s 28 (3) & submission of
planning committee's report

a) Original time limit

: Date 11.10.97

b) Planning Committee has submitted its
report to planning Authority on dated

: Date 1.10.97

by lett.No. DP-NDD (R) /P.C.
Report/ TPS/NWMC/10000/97,
Dt. 01.10.97

8. Time limit u/s 28 (4) & Decision of planning Authority
on planning committee's report

a) Original time limit

: Date 31.12.97

b) Planning Authority has taken his decision on
planning committee's report

: By G.B. Reso. No. 124,
Date 23.10.98

9. Appointment of officer u/s 162 (1) of M.R.&T.P.Act, 1966

: Govt. has appointed "Deputy
Director of town planning,
Aurangabad Division, Aurangabad"

1

2

3

as an officer for performing the
duties of the said planning
Authority u/s 28,29 & 30 of the
M.R. & T.P. Act, 1966 by Govt.
Reso. No. TPS.3298/2550/CR 10/99
/UD-30, Date 3.7.1999

10. Submission of Development plan to the Govt.u/s 30(1)

a) Original time limit upto

: Date 28.8.97

b) Extend time limit upto (period 29.8.97to 28.8.99)

:

Recommended to Govt. by the
officer appointed u/s 162 (1) of
M.R.&T.P. Act, by
letter No.-----

c) Submitted to the Govt. u/s 30 (1) on

Date ----- to extend the time
limit upto 28.8.99.
: Dated ----- by letter No.-----

1.3 HISTORY OF THE TOWN

The name of the Nanded city is derived from its sanskrit form Nanditat (Godavari river was known as Nanditat in puranas). Which was so called probably because it comprised of the territory on both the sides of the river Nandi.

Nanded is a very sacred place of pilgrimage; situated on the banks of Godavari river. The town has nine hills where nine 'Nand rishis' were staying. This place is known since ancient times, where learned sanskrit Pandits, Saints, Poets and Philosophers made this city a great religious and cultural seat in marathwada region.

The history of this city can be traced out since fourth century of Christian era as shown by the copper plate which was discovered in the basin of Godavari river. Nanded is one of the most holy pilgrimage centre for sikhas. The Samadhi of tenth brave and great, patriot Shri. Guru Govindsinghji is located at Nanded. This Gurudwara was built in 1837 by Maharaja Ranjitsingh, Magnificent marble was used for pillars and floor. The dome of Gurudwara and Varandhah are heavily golden plated. Apart from this the Nagina ghat, Bandhaghat, Maltekdi, Sikarghat, Matasaheb, Hiraghat are Gurudwaras to which some very important incidents happened in the life of Shri Guru Govindsinghji were attached.

Besides there are many places on the outskirts of this city having religious importance. The two famous 'Jyotirlingas' Viz. Aundha-Nagnath and Parli-Vajinath, are about 40 to 45 miles from this place. These temples are famous for its ancient sculpture. The temples of goddesses Renuka devi at Mahur place. These temples are famous for its ancient sculpture. The temples of goddesses Renuka devi at Mahur, Saraswati at Basar and Yogeshwari at Ambejogai are about 50 miles from Nanded. The famous Dattatraya temple at Mahur and Lord Khandoba at Malegaon are also achieving more religious importance now-a-days.

During pre-independence period, Nanded formed part of Nizam State and was subsequently District Head quarter of Ex-Hyderabad Government. At present, the city is a district head quarter and a centre of administration, education, commercial and industrial activities in Aurangabad Division and is well connected by rail and road to the major cities of surrounding region. With the re- organisation of states in 1956, the district of Nanded was merged from Hyderabad state to Bombay province. The Nanded district has become a part of Maharashtra State since 1st May 1960.

1.4 CIVIC ADMINISTRATION

- 1.4.1 There are 10 Tahsils in the Nanded District. They are viz (1) Nanded (2) Hadgaon (3) Kinwat (4) Bhokar (5) Biloli (6) Mukhed (7) Degloor (8) Kandhar (9) Loha (10) Ardhapur
- 1.4.2 There are 13 Municipal Council in the Nanded District. These are as under:: (1) Nanded (2) Hadgaon (3) Biloli (4) Degloor (5) Mukhed (6) Kandhar (7) Loha (8) Kinwat (9) Dharmabad (10) Mudkhed (11) Umari (12) Kundalwadi (13) Waghala.
- 1.4.3 The city has Police Station, Govt. Rest House, Post office, Primary Schools, High Schools, Dispensaries, M.S.R.T.C. Bus Station, A.P.M.C., M.S.E.B. Sub-Station, District Court, B & C office, Irrigation office, Zilla Parishad office etc. The office of the Municipal Council is at present in its own premises. The Municipal Council looks after the construction and maintenance of the roads, street lights, supply of drinking water, weekly market, cattle market, primary education, public health, health & medical facilities, parking facilities, entertainment etc. in its jurisdiction.
- 1.4.4 Total income of Municipal Council Nanded during the year ²⁰⁰⁰⁻⁰¹ ~~1991-92~~ was Rs. 5,93,77,619 ² Table No. 14 showing the income and expenditure is appended to the report.
- 1.4.5 The main head of taxes levied are; i) Property tax ii) Water tax iii) Octroi iv) Education cess v) Other tax
- 1.4.6 The main items of the expenditure are; i) General Administration ii) Water supply iii) Street lighting iv) Maintenance & construction of roads v) Hospitals and dispensaries vi) Building vii) Education viii) Public Hygien.

1.5. OBJECTS OF REVISED DEVELOPMENT PLAN

Development plan of nanded was sanctioned by Govt. & has came in to force from 1-2-1978 & it will be in force till the revised development plan will get sanctioned by Govt. Development plan of Nanded was prepared for the future period of ten years i.e. taking into consideration population growth in coming ten years. The ten year period was lapsed on 31-1-1988. Taking into consideration the present population, it seems to be necessary to revise the development plan of Nanded.

Now it is obligatory on every planning authority to revise the development plan once in 20 years under section 38 of the M.R.T.P. Act, 1966.

The following terms were taken for references when the survey was undertaken so as to prepare a kind of background for suggesting alternative and feasible pattern of various land uses after its through study.

To study the salient features of existing land uses the following points have been taken into consideration.

- i) Residential, Commercial, Industrial, Agricultural and Recreational.
- ii) Open use like Forestry, Water Supply, Drainage, Sewerage, Disposal; other public utility amenities and services, Burial grounds, No development area, Dairies, Sanctuaries, Nature reserves, Gardens etc.
- iii) Preservation, conservation and development of areas of natural scenery and land scape for recreational amenities and picnic spots.
- iv) Development of efficient hinter area transportation system and linking of various functional units is necessary. Besides, it will be necessary to indicate the most advantageous alignments for major roads, traversing city areas and linking it with its hinter-lands which is large region of which city is a part.
- v) To indicate the planning proposals and organisations for optimum land uses for various purposes in the proposed neighborhood units for a plan period.
- vi) The village scattered around the main urban core of the city have to be allowed to have a share in the development of city.
- vii) The important objective of planning the city is, to view the area as a single interlocking complex of land uses in which each of the components plays a clearly defined functional role.
- viii) Planned city development will be possible of attainment only if the economic base of the city to be diversified and made more balanced them it if today.
- iv) The object of development plan for the city is; the formulation of policies and programmes to meet the urgent and compelling need to diversity and enrich the occupational pattern of the city.
- x) Already there are number of Central, State & Local Authorities helping in execution of development programmes in the city. The strengthening and wherever necessary, the co-ordination of these agencies, has to be given serious consideration by the Government.

- xi) Provision for permission to be granted for controlling and regulating the use and development of land by introducing the BUILDING BYE-LAWS AND DEVELOPMENT CONTROL RULES, within jurisdiction of local authority, for the local authority.

Thus the development plan in brief, seeks to :

- i) **PROVIDE :** A yardstick against which the Urban Development decisions can be evaluated.
- ii) **SERVES :** As a co-ordinating frame for programme of private, public agencies.
- iii) **INDICATES :** Courses of action for the solution of pressing urgent problems.
- iv) **FURNISH :** A basic for initiating broad land use controls.
- v) **FACILITATE :** Further studies to be focused on relevant matter.
Leading eventually to the formulation of the comprehensive plan.

□□□

II. PHYSICAL SURVEYS

2.1 NATIONAL OR REGIONAL SETTING

The Nanded District is the eastern most area in Maharashtra State. The Southern part of the district lies in the Godavari basin where as northern portion lies in the valley of Penganga river. The district lies between 18°16' and 19°55' N latitude and 76°45' and 78°19' E longitude. It is bounded by - north by the Yeotmal district, on the west side by Parbhani and Latur district. On the south side by the Bidar district of Kamataka State and on the east by Medak, Nizamabad and Adilabad district of Andhra Pradesh.

2.2 AREA AND LOCATION

Nanded city is situated on the left bank of Godavari river, approximately 18°30' N latitude and 77°10' E longitude and is about 237 km from Aurangabad and 250 km from Hyderabad on the Manmad-Kachiguda South-Central Railway line. Nagpur- Solapur state Highway and Hyderabad Akola State Highway passes through this city.

Presently area within the Nanded Municipal Council limit jurisdiction is 2062.48 Hect.

2.3 CLIMATOLOGY

The climate of the city is generally dry except during the south- west monsoon season. Nanded city has an average annual rainfall of about 901.1 mm (1981 Census). Temperature range is in between 46°C (max.) and 19°C.

Monthly temperature records for the district are available at Nanded station only.

The year may be divided into four seasons viz;

- i) The cold season (Nov to Feb.)
- ii) The hot season (March to June)
- iii) The south-West monsoon (July to Sept.)

iv) The past-monsoon (October).

There are wide seasonal variations in temperature in the district. December is the coldest month of the year. Sometimes the district is affected by cold waves which are associated with the eastward passage of western disturbances across north India. The period from March to May is one of continuous rise in both day and night temperatures. May is the hottest month of the year. With the onset of monsoon by the second week of June, the temperature goes down and the weather is very pleasant throughout the south-west monsoon season.

The relative humidities are high during the south-west monsoon season. The summer season is the driest part of the year when the relative humidity is less than 30 percent.

2.4 TOPOGRAPHY AND LANDSCAPE

Nanded city is situated at an altitude of 489 m from sea level. The Godavari river runs along the southern side of the municipal limit. Bhimghat, Govardhanghat, Bandaghat, Naginaghat, Mondhaghat, Dhobighat, Navghat are situated on the left bank of Godavari river. Banda Gurudwara, Langer Gurudwara, Mahadev temple, and some other temples are also situated on the left bank of river.



III DEMOGRAPHIC CHARACTERISTICS

3.1 DEMOGRAPHY

The population of nanded city for the last ten decade i.e. from 1901 to 1991 obtained from the census book is tabulated as under-

CENSUS YEAR	POPULATION
1901	14,184
1911	17,625
1921	21,470
1931	26,992
1941	36,689
1951	65,024
1961	81,087
1971	1,26,538
1981	1,91,269
1991	2,74,656

3.2 GROWTH OF POPULATION

It seems from the table No. 1 that the population of Nanded town has been increased steadily up to the year 1951. During the 1951- 61 decade there is increase in population at a slower rate as compared to the previous decade. During the decade 1961-71 and 1971-81 decinial variation is 56.05% and 51.16% i.e. near about same and growth rate is very high as compared to previous decade. During the decade 1981-91 there is increase

in population at an decinial variation of 43.58%. In this decade growth rate some what less as compared to the previous decade. The reduction in growth rate may be due to following reasons. seen from graph No. 2

- i. The municipal limit is constant i.e. it is not changed since from the formation municipal council.
- ii. The area within the municipal limit nearly developed and there is little scope for future development.
- iii. New developments are going on outside the municipal limit i.e. in the villages like Taroda(kh), Taroda(Bk) , Wadi, Sangvi (Bk) and in southern side Nanded city. On the right bank side of Godavari river Waghala Municipal Council is formed. CIDCO area is included in the Waghala Municipal council. There is too much scope for the development in this area. Maharashtra Industrial Development Corporation and Vishnupuri lift irrigation project & Swami Ramanand Tirth Marathwada University are existing on this side i.e. on Latur road. Considering the limitations in the municipal boundaries, growth rate of population, available infrastructure in the city, it was felt necessary & revised the development plan of Nanded.

3.3 DISTRIBUTION OF POPULATION

It is seen from table No. 10 & 11 that ward No. 2,3,&7 show the population density between 150 to 350 souls per Ha. ward No. 5,6 & 8 are very thick populated areas and these show the density in between 1000 to 1400 souls per Ha. The ward No.9, shows the density @ 75 souls per Ha. It is less due to situation of large area under cotton Research Centre in this ward. Area of ward No.1 is near about 50% of the total area of Nanded Municipal Council. The density in this ward is 78.77 souls per Ha. In this ward the area in between Hingoli road and S.T. stand to Workshop road is already developed. The area toward Wadi and area towards eastside of Hingoli road is less developed and remaining yet to be developed. This area is less developed because it was under no development zone in the sanctioned development plan of Nanded.

3.4 STRUCTURE OF POPULATION

Sex ratio for the decade from 1971 to 1991 are given as under :

YEAR	MALE	FEMALE	TOTAL	NO. OF FEMALES PER 1000 MALES
1971	67,475	59,063	1,26,538	875
1981	1,00,337	90932	1,91,269	906
1991	1,43,522	1,31,134	2,74,656	913

It is observed that the number of females per 1000 males are increasing at every decade. The present gross density of Nanded city worked out to 278.52 souls per Hecter as per 1991 population .

3.5 OCCUPATIONAL STRUCTURE

To the total working population is goes on increasing from census 1971 to 1991. In 1991 the working population is 24.14% of total population and the population working in tertiary sector is about 73.54% of total working population i.e. The population working in tertiary sector is major portion of working population. (table No.4)

□□□

IV EXISTING LAND USE

4.1 GENERAL

For preparing a plan for any city for its future growth, it is necessary to know the existing land use pattern and condition of existing civic amenities, social facilities, infrastructural facilities and also inter relationship between the above components in the physical planning. This kind of survey is able to bring on the foreground of the existing condition and also to decide future line of action.

The survey party was deputed for carrying out various surveys such as structural conditions, existing land use pattern under the various land uses such as residential, commercial, industrial, agricultural etc. and also information regarding trend of growth of the city and also the collection of socio-economic data.

For preparing base map of Nanded city, city survey sheets were collected, and base map was prepared by this office to a scale of 1:4000. With the help of this base map survey was carried out and details were additionally recorded on survey sheets and the same being transferred on the base map. The existing land use map so prepared was handed over to the planning authority i.e. Nanded Municipal Council on dated 29-6-1989.

4.2 DISTRIBUTION OF LAND USES

The total area within jurisdiction of the Nanded Municipal limit is 2062.48 Hect. Out of which 47.81% is developed area. The breakup of existing land use analysis is tabulated in table No.7

Features of existing land use : Residential area is only 20.14% of the total area. Industrial area is only 2.85% of the total area. Developed area is 47.81% of the total area. Bi - diagram No.8 Shows existing land use pattern.

4.3 STRUCTURAL CONDITIONS :

At present there are near about 34,000 houses are existing their Nanded city. These are categorized according to the future life of the structures into four categories i.e. A,B,C & D.

A: Future life of structures above 60 years = 5% of the total structures.

- B: Future life of structures between 40 to 60 years = 30% of the total structures
C: Future life of structure between 15 to 40 years = 30% of the total structures.
D: Future life below 15 years = 35% of the total structures.

The most of the structures in gaathan & congested part of the city are old.

4.4 SLUMS

The slums are in the form of hutments, where there is no proper light, ventilation and other sanitary conditions etc. It is generally observed that the land owner converts the plots irregular shape and of substandard area and sell them out to the needy persons without having proper planning for their land. This has resulted in unplanned development having no public amenities, no proper roads, no proper sanitation for healthy development of the town. Timely to control to check up and improvements of such development is very necessary. There are 22 notified slums and 11 other slums which are not notified by Govt. Details of notified slums are given in table No. 6 which shows 23.67% of the population of Nanded city is living in the notified slums.

4.5 GROWTH TREND

The Nanded city is situated on the left bank of Godavari river. Manmad-Kachiguda Railway line passes through the city & this Railway track divides the Nanded city into nearly two parts, one northern part & second southern part. On southern side of the track somewhat old part of city is located. Due to the influence of railway station, Govt. Hospital, Osmanshahi mill, Bus station, Old Mondha, Gurudwaras, Govt. & Public Offices, the residential and commercial areas were developed in the large scale in the southern part of the railway track. The Commercial growth encouraged the development of land between the Railway station and Sarafa area. The further development of this south side area is blocked by the natural barrier of the river Godavari and cotton Research Centre located on the east side.

The area on the north side of the track was developed later on i.e. after the development of southern part. The influence centres like; Industrial estate, New Mondha, Air strip, colleges, S.T. Workshop etc. are located in this northern part.

The development has grown up beyond the municipal limit on the northern side & north west side i.e. beyond the workshop in the Taroda (kh) & Taroda (Bk) and wadi village area. The trend of development on the west side of this city is less. On the eastside of this area trend of growth is

coming up. Previously development in eastern area was stopped due to large area was kept reserved for Marathwada university subcentre in sanctioned Development Plan. Now Marathwada University sub-centre was separated from Marathwada University & converted to New University, named as Swami Ramanand Tirth Marathwada University. They have acquired the land other than the reserved site and that is located on the right side of Godavari river near Vishnupuri.

It is seen that the most of the lands around the city were converted from agricultural to residential use. The scope for future development within the limit is only available on the north East side area of the city. There is little scope for further development of city within the limit because limit is restricted. So, city was developing beyond the limit in a hapazard manner without any planning.

On the right side of the river, Waghala Municipal was established. And the CIDCO area was included in this Waghala Municipal Council. The most of the agriculture lands in this area were also converted into non-agriculture user. It indicates that there is increase in growth trend in this area (adjacent to Nanded city) but at slower rate.

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V SOCIAL INFRASTRUCTURE

5.1 GENERAL

Social facilities such as education, health, commercial, recreational etc. are the essential ingredients of a healthy city. These facilities promote social interaction between different groups of the people from the city, thus achieve the harmonious community. To assess the existing pattern of the above essential facilities and known qualitative and quantitative nature of the facilities, a socio-economic survey of the city was carried out.

5.2 RESIDENTIAL ACTIVITIES

The residential development is existing in all sectors of the city except sector 'C'. The gaathan has no sufficient amenities and good road circulation pattern. The area under residential development in the city is 415.51 Hect. i.e. 20.14% of the total Municipal area. The municipal area is divided into 7 sectors for planning proposal.

5.3 EDUCATIONAL FACILITIES

Nanded is a leading educational centre in the Nanded district. 130 Primary Schools & 52 High Schools, Colleges, 2 Engineering Colleges. Govt. Polytechnic, I.T.I., Ayurvedic college, 1 Medical college, D.Ed. & B.Ed. college are existing in the city.

The existing primary schools and High schools are sufficient to meet the demands of the educational facilities by quantity but not quality. It is observed that most of the primary schools are located in rental premises. The schools have no sufficient play grounds.

5.4 HEALTH AND MEDICAL FACILITIES

There is a Guru Govindsingh Memorial Hospital attached to a Govt. Medical College and Ayurvedic Hospital attached to Govt. Ayurvedic college. They are located in the heart of the city. In addition to this there are 56 private / municipal council's hospitals / maternity homes and 145 dispensaries are working within the city.

5.5 COMMERCIAL FACILITIES

Old mondha & New mondha are the two main places where commercial activities are going on .Other than these shopping activities are running on the road sides within the city. Weekly market at Itwara, Tarodekar market & Phule market are working for vegetable marketing purposes.

5.6 RECREATIONAL & ENTERTAINMENT FACILITIES

There 30 theatre/ entertainment centres are existing within the city



VI ECONOMIC BASE GROWTH POTENTIAL

6.1 Economic Base Growth :

There are at present 15 large scale units; 905 small scale units and 105 house hold industries are existing in city. In these units 6189,4563 & 290 Workers are engaged respectively.

6.2 Trade & Commerce

It is already stated that this city is coming up as a Major city next to Aurangabad city in the Marathwada region. It is important developing centre of trade & Commerce for surrounding villages.

There are 4488-shops, 1616-commercial Societies, 613-Hotels & 30- Entertainment facilities available in city at present.

In addition to that Market Committee & Banks also plays an important role in trade and Commerce of city.

6.3 Any Other Activity Of Special Nature

Gurudwara is only a special Nature of activity in city which attracts the pilgrims from all over India and also from abroad. Due to this "Gurudwara", the city is known as most Holy city for shikha's and Hindu's community.

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VII TRANSPORT & COMMUNICATION

7.1 External Communication -

The city is connected with trade routes to important commercial centres such as 1) Latur by Nanded - Latur state highway 2) Parbhani by Nanded - A'bad state high way 3) Yeotmal by Nanded - Nagpur state highway 4) Nizambad by Nanded - Hyderabad state highway.

The most of the Commercial, Public & Semi-public activities are located on Habib talkies to Regional Workshop road. Heavy congestion of mixed vehicular traffic is generally observed near s.t. stand, Railway station, Vazirabad Chowk, Mahaveer Chowk and old Mondha. In addition to that there is always heavy mixed vehicular traffic congestion observed on Degloor road.

7.2 M.S.R.T.C. :

M.S.R.T.C. buses are running on the routes like; Nanded - Latur, Nanded - Gangakhed, Nanded - Parbhani, Nanded - Akola, Nanded - Yeotmal & Nanded - Nizambad.

7.3 Railway:

The existing meter-gauge line from Mudkhed - Mumbai via Nanded is recently converted to Broad-guage. A special train has been started recently to connect Nanded - Amrutsar holy cities of Sikh community. This will also improve transportation of commercial & industrial goods. It is also essential to start local shuttle service train between Purna - Nanded - Mudkhed with more frequency.

7.4 Internal Communication -

There are following road links existing in the city, which carries major traffic:

- (1) Habib talkies to Workshop road,
- (2) Keli bazar to Degloor road,
- (3) Old Mondha to Bafna Petrol pump,

- (4) Shanti Nagar to Degloor road,
- (5) Chikhal Wadi corner to Hingoli gate- Ranapratap chowk to Aerodrome,
- (6) M.S.E.B. office to I.T.I. (VIP-ROAD),
- (7) Nagarjuna Hotel to Workshop corner (i.e. Old Purna Road),
- (8) Shivaji Nagar to Ambedkar Nagar (i.e. Pilli girni - road),
- (9) Yeshawant college to Anand Nagar,
- (10) Chikhal Wadi corner to Keli market

For improving safe internal traffic in the city, road-signal system is newly installed in the city. For utilization of full road width asphaltting is essential to full width of the road. hurdles like electrical poles, Telephone poles, trees, and encroachment on road should be removed invariably by council.

7.5 General Condition Of Roads :

As per the Councils record the length wise general Conditions of roads

as under

1) Cement Roads	28.87 km.
2) Asphalt Roads	116.30 km.
3) W. B. M. Roads	107.88 km.
4) Other Roads	0.47 km.
	<hr/>
	253.52 km.

7.6 Road Accidents -

Accidents are generally occurred on Habib talkies to Workshop road at Several junctions; because heavy vehicles are passing through the city. Therefore it is necessary to divert the Bus & truck traffic via proposed ring roads in revised development plan. So as to avoid truck traffic congestion in the city, truck terminus are shifted on junction of Degloor road & ring road.

7.7 Parking Facilities :

At present there is no parking facility available in the city. Hence parking spaces are provided at different places in the city such as , behind Bafna Petrol pump, Near Nagina Ghat near Habib talkies

7.8 Traffic & Transportation Problem

With reference to above created traffic problems in city, it is very essential to construct a ring roads & New over-head bridges and New level crossing at Khalasa High-school is needed on the railway line.

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VIII - PUBLIC UTILITY & SERVICES

8.1 Water Supply :

At present city is supplied with tap water from the "Godavari river " through Jack wells. It is pumped out through seven reservoirs having aggregate storage capacity of 110 million Liters per day. This water supply scheme is functioning since 1936. It is also supported by additional extended supplementary scheme in 1969. The scheme is designed for population of 2.75 Lakh in 1991 & Water is supplied at the rate of 95 liter/day/capita at present.

8.2 POWER SUPPLY

The power supply to the city is made from Paras-Parli Grid.

The city is electrified by 850 mercury lights, 150 sodium vapour lamps, 7000 tube lights.

There are 38,862 electric consumers of all types taking electric load of 28790 KWH.

8.3 DRAINAGE & SEWERAGE

City has sewerage facility as follows-

(A) Underground drains : 151300 m length

(B) Closed drains : 1399 m length

(C) Open drains : 1,62,750 m length

There are 375 Latrines and 28 Urinals facilities available present in city . There are @ 22971 private latrines. Underground Sewerage Scheme had been Completed in 1969 and handed to council in 1974. There are two treatment plants at Gayatri Mandir and at Bandhar; but these plants are not in operation & sewage water is directly mixed in the Godavari river, which pollutes water and create epidemic diseases.

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IX - OBSERVATIONS AND CONCLUSIONS

9.1 Extension Of Municipal Limit

There is no extension of Municipal Limits from its formation in year 1952. Existing sanctioned Development Plan was prepared for the population of 1,21,000 souls but at present population is 2,75,000 souls. Large unauthorized development has already taken place on outskirts of the city. The existing amenities for the population within the limits of M.C. are inadequate. The M.C. is at present providing basic amenities like water, drainage and electricity the people residing in the outskirts of city. Therefore it is necessary to extend municipal limit.

9.2 Congested Traffic :

There is already traffic Congestion in city and to avoid traffic problems on main road, it is necessary to divert heavy traffic along the bypass road proposed on east and west side of city, which connects Nagpur road and new Purna road on north side.

These two 60 wide bypass roads Godavari river and railway line. Therefore it is necessary to propose Bridge on river and over bridge on railway line. At present there is a need of level crossing of 24.00 m width near Khalasa high school

9.3 Garden and Play Grounds

There is only one well developed garden (i.e. Visawa) is existing in the city.

9.4 Other Public Amenities

There is one trenching ground is existing in the city. Cremation grounds and Burial grounds are insufficient and unplanned.

9.5 Cultural and Multipurpose hall :

Though cultural halls exists in the city but they are not sufficient to fulfill the need of the people. The existing cultural halls and other accommodations available in the city are inadequate.

9.6 S.T. Stand :

The location of existing "Bus-stand" is within the brisk development of the city. The stand is not having proper approach roads and sufficient parking space. Nanded being a major city next to Aurangabad, the activities on stand are day by day increasing very fast. About 534 busses are daily plying from this stand in various directions.



X PLANNING PROPOSALS

10.1 x PLANNING PROPOSALS :

The aim of planning of city is to provide sufficient space for various public & social purposes, so as to ensure city facilities that can be possibly provided in the city for healthy atmosphere of the citizens.

10.1.1 As per the Sec.22 of MR. & T.P. Act.1966 development plan shall generally indicate the manner-

- (1) In which use of land in the area of planning Authority shall be regulated.
- (2) Also indicate the manner in which development plan of land therein shall be carried out.
- (3) The preservation and conservation of Historical manuments.

10.1.2 The proposals of development plan shall, therefore include the land use zoning proposals, the designation of land for public purposes educational institutions such as school, colleges, Medical & Public health institutions,, Markets, Cultural institutions, Theatres & places for Public entertainments, religious buildings and Government & other public buildings. Such as Gurudwara redevelopment schemes etc.

10.1.3. The development plan also contain the proposals of designation of areas for open spaces, play grounds, transport & communications etc. It may also contains the proposals for drainage, sewage disposals and other public utilities & also incorporate the proposals of central Government, state Government or any other Authority established by law for designations of land as subject to acquisition for public purpose. It also contains provisions for controlling & regulating the use of development of land within the jurisdiction of Local Authority.

10.1.4 As stated earlier, land use zoning proposals are very important so as to control the haphazard development, insanitary & obnoxious uses within the municipal limit. It's quite necessary to separate the land uses which are contradictory to each other to locate proper & appropriate land uses at proper places, to avoid inconvenience to each there and to bring harmony in the planning is called 'LAND USE ZONING' of the city. The care is also taken to utilise available land with proper and proportionate zoning proposals to achieve and cates the needs of the public.

10.1.5 The proposals of D.P. of Nanded have been formed in such a way that could give the entire town will organised and easily accessible in the concept of neighborhood planning. The original D.P. proposals were at higher side. Now at per the revised planning standards, the minimum required sizes of various sites have been incorporated.

10.1.6 While formulating the development plan proposals an attempt has been made to achieve the balance between the financial position of Municipal Council Nanded & various needs of city with increasing population.

10.2 Demographic Projections :

The development plan proposals are to be framed for a future period of 10 years from the year 1991 to year 2001. However the road circulation pattern & Zoning proposals are to be framed for period of 20 years, up to the 2011.

10.2.1 Accordingly, for formulating the proposals of development plan of Nanded, the population figures for the last four decades i.e. 1951,1961,1971,1981 were obtained from the census book.

10.2.2 Five methods for forecasting the population for next 20 years i.e. layers & 20 years from 1991 have been used. The estimated population is as under-

Sr.No.	Method of population	Population	
		2001	2011
(1)	Graphical method	3,63,000	4,57,000
(2)	Public health depts. method	4,53,820	7,90,857
(3)	Arithmetical increase method	3,20,731	3,85,482
(4)	Geometrical increase method	3,66,143	5,04,950
(5)	Fixed by Town Planning Dept.	3,75,000	5,00,000

10.2.3 The projection of population by different methods shows the different results. However taking into consideration the trend of growth the population for the year 2001 - 3,75,000 souls & for the year 2011 - 5,00,000 souls have been taken into consideration for formulating the proposals of development plan of Nanded

10.3 DISTRIBUTION OF POPULATION & EMPLOYMENT

The present population of Nanded city as per 1991 census is 2,74,656 souls, which is prominently concentrated in the existing village area of Vazirabad area and very small portion of it is scattered in the part of the villages namely, Asdullabad, Bhramhapuri, Jangamwadi et and sangvi

10.3.1. From the Analysis of occupational structure/pattern of city, it is observed that the predominant sector of the city is Tertiary in which 93.28% population is engaged in primary & secondary sector are almost equal. It can be revealed therefore that the Town's economy is based on trade & commerce. Therefore the more scope have been given in the D.P. for this sector so as to promote this type of activity in the town. as per table No. 4

(1) Primary sector - 3.05%

(2) Secondary sector - 3.67%

(3) Tertiary sector - 93.28%

10.3.2. Looking at above, an attempt has been made in the draft development Plan to provide & increase the persons for the secondary as well as tertiary sector activities by keeping suitable reservations for commercial activities viz. shopping centres, vegetable markets etc.

10.4 Planning of sectors :

The area of Nanded municipal council, within its jurisdiction is 2062.48 H. The existing developed area is 986.12 Ha i.e. 47.81% of total area of municipal council.

Taking into consideration the boundaries of municipal council, alignment of railway line, alignment of river, major roads passing through the city (like; workshop road, Hingoli road, Degloor road etc.), administrative ward boundaries, census blocks, gaon, developed area, undeveloped area & flow of traffic; the entire city has been divided into seven sectors for framing the proposals of revised development plan of Nanded.

Sector A : Area enclosed within boundaries is as described below,

North : Northern Municipal limit

South : Railway line

West : Western Municipal boundary

East : Workshop road.

Sector B : Area enclosed within the boundaries as flows.

North : Northern Municipal limit

South : Railway line.

West : Workshop Road

East : Hingoli Road.

Sector c : Area enclosed within the boundaries is described below

North : Northern Municipal limit

South : Railway line

West : Hingoli Road

East : Eastern Municipal limit

Sector D :

North : Railway line

South : Degloor Road

West : Hingoli Gate

East : Eastern Municipal limit

Sector E :

North : Degloor Road

South : Godavari River

West : North-South road starting from degloor Road @ S.N. 94/ &
running along western boundary of ward no. 7. via Bekri chowk
towards south along the road up to eastern side of Fort.

East : Godavari River

Sector F :

North : Railway line

South : Godavari River

West : Bus-stand to Gurudwara chowk road & Nagina Ghat road

East : Western boundary of sector E

Sector G :

North : Railway line

South : Godavari River

East : Western boundary of sector F

West : Western Municipal boundary

10.5 Transport & Communication

The most of the existing roads in gaother area are of 'pakka' type and are narrow & zigzag in width. The communication in Gaother area is mostly by pedestrians, Auto-rikshas, Motar-cycles & Bicycles etc. However taking into consideration only some roads in Gaother Area are proposed to be widened and also to link up these roads to the developing area While proposing widening in the Gaother area care has been taken to minimize the land acquisition cost. Similarly by-pass road has been proposed to divert outer traffic without disturbing crowded part of city To have proper linkage to various land user's mainly residential, industrial & commercial & also developing area in the city essential roads have been proposed in revised development plan to organised smooth traffic flow. Pattern of roads provided in development plan of city is approved by traffic & transportation wing of Town planning Dept.

10.6 LAND USE ZONING

As stated earlier in report land use zoning is proposed after taking into consideration the projected population of 5,00,000 souls for next 20 years i.e. 2011 for Nanded city is divided into seven planning sectors. The land use zoning is so designed that the location of one land use zone is in co-ordination to the adjoining land use zoning.

9.6.1 RESIDENTIAL

(I) Sector A : The population of this sector as on 1991 is 50,910 souls. It is accommodated in existing residential area of 75.16 Hect. An additional residential area is provided @ 91.84 Hect. in proposed residential zone with population density of 150 persons per Hectors considering the projected population for the year 2011 on additional area of 115 Hector is not available in this sector. It is therefore necessary to distribute the excess population out side.

(II) Sector B : Present population of this sector is 55,064 souls having an 107.22 Hect residential area. An additional area @ 73.0 Ha provided considering the projected population for the year 2011, the additional area of 129.41 Ha is not available in this sector. It is therefore necessary to distribute excess population outside.

(III) Sector C : Present population of this sector is 14,906 souls, having an 45.43 Hector residential area. An additional residential area 117.39 Hect. is provided Considering the projected population for the year 2011, an additional area of @ 45.15 Ha is not available in this sector. It is therefore necessary to distribute excess population outside.

(IV) Sector D : Present population of this sector is 22,732 souls, having an 27.96 Ha. residential area. An additional residential area of @ 145.59 Ha. is provided considering the projected population for the year 2011, an additional area of @ 57.15 Ha is not available in this sector. It is therefore necessary to distribute excess population outside.

(V) Sector E : Present population of this sector is 56,743 souls having an 67.5 Ha.residential area. An Additional residential area of @ 22 Hect is provided Considering the projected population for the year 2011, an additional area is @ 123.13 Ha is not available in this sector. It is therefore necessary to distribute excess population outside.

(VI) Sector F : Present population of this sector is 44,628 souls having an 62.14 Ha. residential area. An additional residential area of @ 57.75 Ha. is providedConsidering the projected population for the year 2011, an additional area of @ 105.42 Ha is not available in this sector. It is therefore necessary to distribute excess population outside.

(VII) Sector G : Present populations of this sector is @ 29,673 Souls, Existing on 30.11 Ha. resenllial aarea. An additional area of @ 69.80 Ha. in pronided. considering the projected population for the year 2011, an additional area of @ 72.35 Ha. in not available in the sector. It is there fore neesory to disribute the eueess proulation out side.

10.6.2 COMMERCIAL :

The existing commercial activities of the city are confined in old Mondha & along workshop to Bekri-chowk road. The total area under shopping activity is about 33.56 Ha. i.e. 3.40% of existing developed area. the commercial are notproperly planned activities except new Mondha &old Mondha. As per the need of people in each sector this facility has been properly and propotionately distributed as shown in the following table.

Sector	A	B	C	D	E	F	G
Existing	01	01	-	-	01	-	01
Proposed	04	02	03	03	02	02	01

In each sector sufficient sites for veg. market & shopping centres are provided as per the planning standards.

Total Commercial area provided in revised draft development plan is 55.02 Ha. i.e. 2.90% of total developed area.

10.6.3 Industrial Zone :

At present mini industrial estate is the main industrial zone of the city is There are some saw mills are existing the scattered form within the city. The existing industrial area is about 58.74 Hects i.e. 5.96% of total developed area only. It is proposed to shift the non-confirming uses of industries like saw mill oil mills etc to the M.I.D.C. area. To stop this activity no industrial zone have been incorporated in the D.P.

10.7 SOCIAL FACILITIES

(A) Educational Facilities : (i,e primary schools &High schools)

Most of the primary schools & High schools are in rented premises. Considering the present and future strength of school going population the reservations of primary school with play ground are proposed in each sector of plan as follows :

(a) primary schools :

Sector	A	B	C	D	E	F	G
Existing	21	26	08	06	19	13	11
Proposed	05	08	07	06	03	04	02

(b) High School :

Sector	A	B	C	D	E	F	G
Existing	07	18	-	01	08	06	03
Proposed	02	03	03	04	01	01	-

(B) Health & Medical facilities

According to future population Medical facilities are proposed in addition to existing facilities in each sector are as follows;

Sector	A	B	C	D	E	F	G
Existing	03	05	-	01	04	10	10
Proposed	02	06	03	04	01	-	01

(C) Recreational and Cultural Facilities

According to the planning standard and existing amenities, sites provided for Libraries, Play Grounds, recreational centres and Gardens area as follows-

(a) Libraries

Sector	A	B	C	D	E	F	G
Existing	01	01	-	-	-	01	-
Proposed	01	02	03	01	01	01	01

(b) Play Grounds

Sector	A	B	C	D	E	F	G
Existing	-	01	-	-	-	-	-
Proposed	07	09	07	06	07	05	05

(c) Garden

Sector	A	B	C	D	E	F	G
Existing	03	05	--	01	04	10	10
Proposed	02	06	03	04	01	-	01

In some sectors area is not available to provide recreational and cultural activities as per planning standard and hence care has been taken to provide these facilities considering the need of overall city.

10.8 PUBLIC UTILITIES

10.8.1 It is observed that the existing Burial Ground and Cremation Grounds are in the city at various places at Northern bank of the Godavari river only.

To develop some existing sites they are proposed in the revised Draft Development Plan. In addition to these sites some sites of Burial grounds and Cremation Ground are proposed in the North side, West side and East side of the city according to the needs of the peoples in that sector.

10.8.2 The existing trenching ground is located in the developable area of the city. Brisk development of residential activity is taking place around this trenching ground and therefore one 'Garden' site is proposed in this area of Trenching ground.

10.8.3 Revised water supply schemes are being prepared and executed by Environmental Engineering Dept. Nanded and handed over to the Municipal Council for Working and Maintenance purpose. In Consultation with the above Dept. and Municipal Council's engineer; various sites for elevated storage Reservoir are reserved as per requirements.

10.9 Housing

While implementing the Draft Development Plan proposals some properties may be affected. Therefore it is obligatory to make proper arrangements for REHABILITATION of the families affected by the proposals of Development plan. Accordingly site No. A-8 is reserved as "Housing for dishoused" for purpose.

At the same time some sites are reserved for Gurudwara Board Nanded. City is declared as a Holy city and Holy city plan is prepared. For the implementation of this plan Central Govt. assistant is available. In this plan some properties around this Gurudwara are required to be demolished. The affected families can be accommodated. in the separate site reserved in this plan.

10.10 RESERVATIONS FOR GOVT, SEMI-GOVT, AND OTHER INSTITUTIONS

After ascertaining the Land requirement from Govt., Semi-Govt. and public institutions suitable sites have been reserved in the Revised Draft Development plan of Nanded.

These reservations are included in List of reservation Table No.16 and accordingly appropriate authorities (i.e. Name of the Dept.) for its development is shown in that table against the reservation.

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XI PROPOSALS FOR IMPROVING ENVIRONMENTS OF THE CITY INCLUDING OF PRESENTATION QUALITIES OF LAND SCAPE

- 11.1 Portions of nallas flowing southward & further meeting to Godavari river should be connected with forming single large Nalla parallel to Godavari.
This water must be first treated in the plant and subsequently allowed to flow into river water.
- 11.2 Wherever sufficient spaces are available, suitable land scaping with decorative lighting, concrete benches, pathways should be developed.
- 11.3 Important squares or junctions should be properly developed by providing traffic islands & fountains with decorative lighting.
- 11.4 Tree plantation on both sides of important roads should be taken on top priority basis by Municipal Council with the help of social forestry development.
(a) A 'Smuriti Vruksha Yojana' shall be executed with the help of Public participation.
(b) The social institutions shall be encouraged in implementation of road side plantation of trees.
- 11.5 Every plot holder or Building owner shall be compelled for planting at least five trees in his own premises and grown up.
- 11.6 A scheme should be worked out by the Council for encouraging the people by way of distributing prizes giving some sort of incentives for implementing Municipal Schemes in such areas for keeping their local area clean & maintaining Greenery Aesthetically. Public participation in implementing some sites may be invited by the Council such as improvement of junctions, street furniture, city Bus stops, fly overs etc.

XII IMPLEMENTATION OF DEVELOPMENT PLAN : PHASING :

12.1 Implementation of development Plan :

The revised development plan of Nanded provides a broad out line for development & expansion. It is necessary for Planning Authority to chalk out the phased programme according to which various sites reserved in development plan of Nanded will be acquired by planning Authority. While preparing such programme priority has to be fixed, Considering the needs of development and urgency of providing particular amenity to improve existing condition.

12.1.1 As per the provisions of M.R. & T.P. Act 1966, the reserved or designated sites shall have to be acquired within the period of 10 years from date of enforcement of the development plan.

12.1.2 In view of provisions in Act. It is absolutely necessary to have a phased programme to acquire the reserved sites.

12.2 MANNER OF IMPLEMENTATION :

Sites reserved & also other proposals from in development plan can be implemented by following ways.

(1) By Way Of Private Negotiation :

Planning authority has to negotiate with the land owners whose lands have been reserved in the development plan for public purpose by urging them importance & necessity for acquiring their lands. The planning authority should offer reasonable value to the land owner. On the Basis of land value decided by town planning & valuation Dept. which will be helpful in negotiating Land owners.

(2) By Acquisition Under M.R. & T.P. Act. 1966 :

If it is not possible to acquire land by private negotiation. The Planning Authority may take recourse to provisions of Sec. 126 of M.R. & T.P. Act. 1966 read with section 6 of Land Acquisition Act. 1894. Under the said Act any land reserved in development plan required for the public purpose can be compulsory acquired. Planning Authority however should start the acquisition proceedings well in advance so that lands may be available for development at proper time. The Council will have to make necessary budget provisions for acquisition per year.

(3) By Preparing Town Planning Schemes

Proposals of draft development plan can also be implemented by making Town planning schemes under Sec.60 of M.R. & T.P. Act.1966. Advantage of preparing town planning scheme is that the Planning Authority is not required to bear entire cost of implementation, as the part of cost of implementation is also shared by the owners in town planning schemes are by way of incremental contribution. Planning Authority may take up town planning schemes in consultation with town planning & valuation department.

(4) For Govt. Lands :

If Land reserved in development plan for any public purpose is owned by the Govt. the planning Authority should approach the Collector of District for Grant of such Land as per Govt. in V.D.D.'s circular No. IND/1083/29230-CR 2071/G-5 dated 28.10.83

(5) By Way Of Financial Assistance :

URBAN DEVELOPMENT SCHEME: Financial assistance to Municipal Councils for implementation of Development Plan proposals can be made available from UD-6(a).

Since Nanded Municipal Council being "A" class municipal council with population of @ 2,75,000 Souls. Therefore it is eligible for 33.33% grant in aid & 66.667% load assistance under UD-6(a) schemes.

12.3 PHASING:

A phased programme prepared for acquisition of various sites is shown in table No. 19 This programme is chalked out with considering trend of development & needs of locality. The planning Authority may however change this programme considering urgency & financial condition In addition to above, public sites the Planning Authority May take up the work of construction of new roads & widening of existing roads as proposed in development plan.

□□□

XIII DEVELOPMENT CONTROL

13.1 Building Bye-laws & Development Control Rules :

- 13.1.1 Introduction : It is necessary for effective implementation of development plan for the cities to have a set of rules and regulations with the Planning Authority to control development and to promote development on orderly lines. The standardized development control rules are approved by the Govt. for A,B & C Class Municipalities.
- 13.1.2 Sanction of Rules : In exercise of the powers conferred by Sub-section (I) of Section 233 of Maharashtra Municipalities Act, 1965 (Mah.XL of 1965), and all other powers enabling it in that behalf, and in supersession of the previous Model Building Bye- laws made on the subject and published in Govt. Notification, Urban Development, PH & HD, No; BYM 1671/67907-T, dated 2nd Apr. 1974, the Govt. of Maharashtra by No:TPS.3678/184-B-UD-5(1) dt. 2-11-79 made the standardized Building Bye-laws and Development Control Rules for 'A' Class Municipalities.
- 13.1.3 Application of Rules : The Bye-laws and rules made by the Govt. for 'A' Class Municipalities and addition/omission/alteration in these bye-laws and rules made by the Govt. & circular issued from Director of Town Planning from time to time shall come into force from the enforcement this development plan, and these shall replace all existing building bye-laws and development control rules in force framed under MRTP Act,1966 and M.M. Act,1965.
- The bye-laws and rules shall apply to the building activity and development work on lands within the Jurisdiction of Nanded Municipal Council.
- 13.1.4 Rules for Area within the Flood Zone.
- (a) No development permission is allowed within a area between lowest flood level (354.00 m) and River.
 - (b) Area within the lowest flood level (354.00 m) and highest flood level (356.70 m) is allowed for development in a limited sense. Development permission will be given within the residential area and the structure constructed should have a plinth height @ 1.0 m or plinth level @ 356.70 m (high from the mean sea level) whichever is maximum and with necessary safety measures.

13.2 Implementation of Reserved sites in the sanctioned development plan in co-operation with the people:

Under Section 154 of the MRTP Act, 1966 Govt of Maharashtra has given the directions by Govt Reso. No:TPS-1094/CR-14/94/VD-9 dt.7-4-1994. The procedure and rules given in the above directives shall be applicable to the implementation of reserved sites in the development plan of Nanded from the enforcement of the Development plan.

Rules for this procedure are given in Appendix-A.

13.3 Transfer of Development Rights : In certain circumstances, the development potential of a plot of land may be separated from the land itself and may be made available to the owner of the land in the form of transferable Development Rights (T.D.R.). These rights may be made available and be subject to the Regulations in Appendix I hereto.

□□□

APPENDIX-I

Regulations for the grant of Transferable Development Rights (TDR) to owners/developers and conditions for grant of such Rights :

1. The owner (or lessee) of a plot of land which is reserved for a public purpose in the development plan and for additional amenities deemed to be reservations provided in accordance with these Regulations, excepting in the case of an existing or retention user or any required compulsory or recreational open space, shall be eligible for the award of Transferable Development Rights (TDR) in the form of Floor Space Index (FSI) to the extent and on the conditions set out below. Such award will entitle the owner of the land to FSI in the form of a Development Rights Certificate (DRC) which he may use himself or transfer to any other person.
2. Subject to the Regulation 1 above, where a plot of land is reserved for any purpose specified in Section 22 of Maharashtra Regional and Town Planning Act, 1966, the owner will be eligible for Development Rights to the extent stipulated in Regulations 5 and 6 in this Appendix had the land been not so reserved, after the said land is surrendered free of cost as stipulated in Regulation 5 in this APPENDIX, and after completion of the development or construction as in Regulation in this Appendix if he undertakes the same.
3. Development Rights are available only in cases where development of a reservation has not been implemented i.e. TDRs will be available only for prospective development of reservations.
4. Development Rights Certificates (DRCs) will be issued by the Chief Officer/Commissioner himself. They will state, in figures and in words, the FSI credit in square meters of the built-up area to which the owner or lessee of the said reserved plot is entitled, the place and user zone in which the DRs are earned and the areas in which such credit may be utilized.
5. The built-up area for the purpose of FSI credit in the form of a DRC shall be equal to the gross area of the reserved plot to be surrendered and will proportionately increase or decrease according to the permissible FSI of the zone where from the TDR has originated.
6. When an owner or lessee also develops or constructs the amenity on the surrendered plot at his cost subject to such stipulations as may be prescribed by the Commissioner/Chief Officer or the appropriate authority, as the case may be and to their satisfaction and hands over the said developed/constructed amenity to the Chief Officer/Commissioner/appropriate authority, free of cost, he may be granted by the

Commissioner /Chief Officer a further DR in the form of FSI equivalent to the area of the construction/development done by him, utilization of which etc. will be subject to the Regulations contained in this APPENDIX.

7. A DRC will be issued only on the satisfactory compliance with the conditions prescribed in this Appendix.
8. If a holder of a DRC intends to transfer it to any other person, he will submit the DRC to the Commissioner/Chief Officer with an appropriate application for an endorsement of the new holder's name, i.e. transferee on the said Certificate. Without such an endorsement by the Commissioner himself, the transfer shall not be valid and the certificate will be available for use only by the earlier original holder.
9. A holder of a DRC who desires to use the FSI credit certified therein on a particular plot of land shall attach to his application for development permission valid DRCs to the extent required.
10. Irrespective of the location of the land in which they originate, DRCs shall not be used in the Sectors E,F and G. They may be used in Sectors. A,B,C and D.
11. A DRC shall not be valid for use on receivable plots in the areas listed below:
 - a) Area within 100 m. from the Air strip boundary.
 - b) Area within 50 m. from Centre of Railway Overbridge at Shivaji Nagar.

12. The user that will be permitted for utilization of the DRCs on account of transfer of development rights will be as under:

Sr. No.	Zone in which designated reserved plot is situated.	User to be permitted in receiving areas.
1.	Residential	Only Residential users and in Residential Zones only.
2.	Commercial (C-2)	Commercial (C-2) users if the plot where the FSI is to be utilized is situated in C -2 Zone. Commercial (C - 1) if the plot where the FSI is to be utilized is situated in C -1 Zone. Residential only in Residential Zones.
3.	Commercial (C-1)	Commercial (C-1) if the plot where the FSI is to be utilized is situated in C-1 Zone. Residential only in Residential Zones.
4.	Industrial (I-1), (I-2), (I-3)	Residential only in Residential Zones

13. DRCs may be used on one or more plots of land whether vacant or already developed or by the erection of additional storeys, or in any other manner consistent with these Regulations, but not so as to exceed in any plot a total built-up FSI higher than that prescribed in Regulation 14 in this APPENDIX.

14. The FSI of a receiving Plot shall be allowed to be exceeded by not more than 0.4 in respect of a DR available in respect of the reserved plot as in this Appendix and upto a further 0.4 in respect of a DR available in respect of land surrendered for road-widening of construction of new roads.

15. DRs will be granted and DRCs issued only after the reserved land is surrendered to the Municipal Council or Corporation where it is appropriate authority, otherwise to the State Government as the case may be, free of cost and free of encumbrances, after the owner or lessee has leveled the land to the surrounding ground level and after he has constructed @ 1.5 m. high compound wall (or at a height stipulated by the Chief Officer/Commissioner) with a gate at the cost of the owner, and to the satisfaction of the Commissioner, or the State Government (where the Corporation/Municipal Council is not the appropriate authority). The cost of any transaction involved shall be borne by the owner or lessee.

16. With an application for development permission, where an owner seeks utilization of DRs, he shall submit the DRC to the Chief Officer/Commissioner who shall endorse thereon in writing in figures and words, the quantum of the DRC proposed to be utilized, before granting development permission, and when the development is complete, the Chief Officer/Commissioner shall endorse on the DRC in writing, in figures and words, the quantum of DRs actually utilized and the balance remaining thereafter, if any before issue of occupation certificate.
17. A DRC shall be issued by the Chief Officer/ Commissioner himself as a Certificate printed on bond paper in appropriate form prescribed by Chief Officer/Commissioner. Such a Certificate will be a transferable "Negotiable Instrument" after due authentication by the Chief Officer/Commissioner. The Commissioner/Chief Officer shall maintain a register in a form considered appropriate by him of all transactions, etc. relating to grant of utilization of DRs.
18. The surrendered reserved land for which a DRC is to be issued shall vest in the Municipal Council/Corporation or the State Government, if the appropriate authority is other than the Municipal Council/Corporation, and such land shall be transferred in the City Survey Records in the name of the Corporation/Municipal Council or the State Government, as the case may be, and shall vest absolutely in the Municipal Council/Corporation or the State Government. The surrendered land, so transferred to the State Government in respect of which Municipal Council/Corporation is not the appropriate authority, may, on application, thereafter be allotted by the State Government in favour of the concerned authority, which may be a State or Central Government Department, Authority or organization, or an other public authority or organisation on appropriate terms as may be decided by the State Government.
19. The Chief Officer/Commissioner/appropriate authority shall draw up in advance and make public from time to time a phased annual programme (allowing a 10% variation to deal with emergency development) for utilization of TDRs in the form of DRs, prioritising revised (draft or sanctioned) development plan reservations to be allowed to be surrendered and indicating the areas for their utilization on receiving plots. Notwithstanding this, in urgent cases the Chief Officer/Commissioner/appropriate authority, may for reasons to be recorded in writing, grant DRs and as and when considered appropriate and necessary.
20. Development Right will be granted in respect of FSI only and all other building bye-laws are as per the present bye-laws.

APPENDIX - A

जमीन वापर व विकास करण्याची पध्दत

अ. क्र.	वापर (आरक्षण) / नामनिर्देशन इ.)	ज्यांनी विकास / पूर्णविकास करावयाचा आहे अशा व्यक्ती / संस्था.	विकास / पूर्णविकास करण्यासाठी असलेल्या अटी.
(१)	(२)	(३)	(४)
(१)	<u>निवासी विभाग</u>		
	अ) निवासो (आर-१)	जमीन मालक	---
	ब) निवासी-दुकानांच्या रेंजेसह (आर-२)	जमीन मालक	---
	क) सार्वजनिक गृह निर्माण व वेगवेगळ्या ठेकांवर.	सार्वजनिक/निम सार्वजनिक संस्था किंवा जमीन मालक.	अ) नियमाप्रमाणे भूसंपादन करून सार्वजनिक/निम सार्वजनिक संस्था जमिनीचा विकास करू शकेल. ब) जमीन मालकांना या आरक्षणाखालील जमिनीचा विकास करावयाचा असल्यास जमीन मालकाने त्यांच्या अभिन्यासामध्ये १) ५०% भुखंड किमान क्षेत्राचे काढावेत व या ५०% भुखंडापैकी अभिन्यासातील एकूण क्षेत्राच्या १०% भुखंड नगरपरिषदेस विनामूल्य द्यावेत. किंवा २) जमीन मालकास बहुमजली इमारत बांधावयाची झाल्यास अशा इमारती मध्ये ५०% गाळे ३०.०० चौ. मी. क्षेत्राचे बांधावेत व एकूण बांधकाम क्षेत्राच्या १०%, ३०.० चौ. मी. क्षेत्राच्या गाळ्यांमधून नगरपरिषदेस विनामूल्य द्यावेत. नगरपरिषदेस विनामूल्य प्राप्त होणारे भुखंड/गाळे विकास योजनेतील इतर कारणांमुळे बेघर होणाऱ्या अधिकृत व्यक्तींनाच देण्यात येतील.
	ड) म्यूनिसिपल स्टाफ क्वार्टर्स.	नगरपरिषद/महानगर पालिका	---
	इ) शासनाचे स्टाफ क्वार्टर्स.	शासन/निमशासकीय संस्था	---

(१)	(२)	(३)	(४)
(२)	<u>वाणिज्य विभाग</u>		
अ) स्थानिक वाणिज्य (सी-१)	जमीनमालक	---	
ब) प्रादेशिक वाणिज्य (सी-२)	नगरपरिषद/महानगरपालिका/सार्वजनिक संस्था किंवा जमीन मालक.		जमीन मालकाने विकसीत केल्यास १५% जमीन सार्वजनिक सुविधा उदा. फायर स्टेशन, इलेक्ट्रीक सबस्टेशन, पाण्याची टाकी, सॅनिटरी ब्लॉक इ. सुविधांसाठी, ३०% निव्वळ प्रादेशिक वाणिज्य वापरासाठी व ५५% जागा तळमजल्यावर दुकाने व वर ऑफिस/रहिवास असा विकास अनुज्ञेय राहील.
क) किरकोळ बाजार,	नगरपरिषद/महानगरपालिका/जमीन मालक.		१) भूसंपादन करून नगरपरिषद/महानगरपालिका आरक्षण विकसित करू शकेल. किंवा २) जमीन मालकाला हे आरक्षण विकसित करावयाचे असल्यास २०% जागेत आयुक्त, महानगरपालिका वा मुख्यधिकारी, नगरपालिका यांनी घातलेल्या अटीनुसार किंवा मापदंडाप्रमाणे किरकोळ बाजार बांधून न. पा./म. न. पा. स विनामूल्य द्यावे लागेल. संपूर्ण जमीन/इमारत लगतच्या विकास योजनेतील प्रस्तावित विभागातील तरतुदीनुसार विकसित करता येऊ शकेल. त्यासाठी जमीन मालकाला आरक्षित भूखंडाचा संपूर्ण च. क्षे. नि. वापरात आणता येईल.
(ड) दुकान केंद्र	(नगरपरिषद/म. न. पा. किंवा जमीन मालक.		१) भूसंपादन करून न. पा. /म. न. पा. हे आरक्षण विकसित करू शकेल. किंवा २) जर जमीन मालकाला या आरक्षणानुसार जमिनीचा विकास करावयाचा असेल तर एकूण बांधण्यात येणाऱ्या दुकानांपैकी २५% दुकाने न. पा./म. न. पा. ला बांधकामाची किंमत अधिक १५% या दराने द्यावे लागते किंवा त्या बांधकामा इतका च. क्षे. नि. जादा देऊन गाळे विनामूल्य घेता येतील.
(इ) खुला बाजार/म्युनि. बाजार	नगरपरिषद/ म. न. पा.	---	

(१)	(२)	(३)	(४)
(३)	औद्योगिक विभाग		
	अ) १) सेवा उद्योग (आय-१)	जमीनमालक	---
	२) सर्वसाधारण उद्योग (आय-२)	जमीनमालक	-----
	३) विशेष उद्योग (आय-३)	जमीनमालक	---
	ब) इंडस्ट्रीयल ट्रस्ट	सार्वजनिक प्राधिकरण किंवा जमीनमालक.	१) सार्वजनिक प्राधिकरण या आरक्षण खालील जमिनीचे संपादन करून हे आरक्षण विकसित करू शकते किंवा २) जमीन मालक या आरक्षणाचा विकास करू शकते मात्र इंडस्ट्रीयल ट्रस्ट मधील २५% माळे न. प./ म. न. पा. ला बांधकामाची किंमत अधिक १५% रक्कम या किंमतीने घावे लागतील व या माळ्यांमध्ये विकास योजनेतील प्रस्तावाने विस्थापित झालेल्या उद्योजकांना न. प. माळे उपलब्ध करू देईल.
	क) साईस इंडस्ट्रीयल ट्रस्ट.	सार्वजनिक प्राधिकरण किंवा जमीन मालक.	वरीलप्रमाणे.
	ड) गुदाम/ब्यार	सार्वजनिक प्राधिकरण किंवा जमीन मालक.	---
	(ई) वाहनतळ	न. प./म. न. पा. सार्वजनिक प्राधिकरण किंवा जमीन मालक	१) आरक्षणाखालील जमीन संपादन करून न. प./म. न. पा. किंवा सार्वजनिक प्राधिकरण या आरक्षणाचा विकास करू शकतील किंवा २) जमीन मालक न. प./म. न. पा. किंवा सार्वजनिक प्राधिकरण या आरक्षणाचा विकास, विभागीय उपसंचालक. म. रा. यांनी ठरवून दिलेल्या डिझाइन व सिसिफोकेशन्स प्रमाणे करतील व सभोवतालच्या विभागांमध्ये अनुज्ञेय असलेला वापर या संपूर्ण भूखंडाच्या चटई क्षेत्र निर्देशांक वापरून याच भूखंडात करता येईल.

(१)	(२)	(३)	(४)
(४)	सार्वजनिक/निम-सार्वजनिक विभाग		
	अ) दवाखाना (डिस्पेंसरी) प्रसुतिगृह	न. प. / म. न. पा. किंवा जमीन मालक.	१) या आरक्षणाखालील जमीन संपादन करून न. प./म. न. पा. या आरक्षणाचा विकास करू शकले. किंवा
	ब) शरीरगत	जमीन मालक / सार्वजनिक प्राधिकरण किंवा न. प./म. न. पा.	२) विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिल्याप्रमाणे या आरक्षणा भूखंडाच्या क्षेत्राच्या दवाखान्यासाठी १५% व प्रसुतिगृहासाठी २५% व दोन्ही उपयोगाकरिता एकच आरक्षित जागा असेल तर ३०% इतके बांधकाम करून हे बांधकाम विनामुल्य न.प.स. दिल्यास जमीन मालक या संपूर्ण आरक्षणाखालील क्षेत्राचा च. क्षे. नि. वापरून सभोवतालच्या विभागाच्या वापराप्रमाणे या आरक्षणाच्या क्षेत्राचा देखील विकास करू शकतो.
	क) शासकीय कार्यालय	शासन / निम शासकीय संस्था	या आरक्षणाचा विकास विभागीय उ. सं. न. र. यांनी ठरवून दिलेल्या निकषानुसार करावा, यासाठी उ. सं. न. र. त्या विभागाचे उपसंचालक, आरोग्य सेवा यांचा सल्ला घेतील.
५)	शैक्षणिक विभाग		
	अ) प्युनिर्सपल प्रार्थामक शाळा	नगरपरिषद / महानगरपालिका किंवा बांधकामापुरते जमीन मालक	१) नगरपरिषद / म. न. पा. किंवा २) आरक्षणाखालील जमीनीचा विकास करण्याची जबाबदारी एखाद्या पंजीकृत शैक्षणिक संस्थेस मोगविता येईल.
	ब) खाजगी प्रा. शाळा / माध्य. शाळा	सार्वजनिक प्राधिकरण किंवा जमीन मालक	१) जमीन मालक या आरक्षणाखालील जमीनीचा विकास करून महाविद्यालये स्वतःचालवू शकतील किंवा एखाद्या प्राधिकृत शैक्षणिक संस्थेस चालवावयास देऊ शकतील किंवा
	महाविद्यालय/पॉलिटेक्निक / टेक्निकल स्कूल.		२) या आरक्षणाखालील जमीन प्राधिकृत शैक्षणिक संस्थेसाठी संपादित करता येईल किंवा आरक्षणाखालील जमीनीचा विकास करण्यासाठी ही जमीन एखाद्या प्राधिकृत शैक्षणिक संस्थेस देता येईल किंवा शैक्षणिक संस्था चालविण्यासाठी आरक्षणाखालील जमीन एखाद्या प्राधिकृत शैक्षणिक संस्थेस भाड्याने देता येईल.

(४)

(१) (२)

(३)

जमीन मालक / नगरपरिषद
/ म.न.पा.

अ) सभागृह व मनोरंजन विभाग.

१) सिनेमा थिएटर २) नाट्य गृह

३) खुले नाट्यगृह ४) मुलांसाठी

नाट्यगृह ५) वस्तुसंग्रहालय

६) व्यायाम शाळा ७) क्लब

८) तरंग तनाव ९) मनोरंजन मैदान

१०) क्रिडांगण ११) बाग १२) वर्गीचा

१३) गोंळ संकुल दुकान केंद्रासह.

व) १४) नागनालय.

नगरपरिषद/म. न. पा. किंवा
जमीन मालक.

७) सार्वजनिक सुविधा

१) पोस्ट ऑफीस

२) पोस्ट व टेलिग्राफ ऑफीस.

३) टेलिफोन सेंट्रल सेंटर.

४) पोलीस चौकी.

१) आवश्यक तेथे नगरपरिषद / म.न.पा किंवा प्राधिकृत संस्था या आरक्षणाखालील जमिनीचे संपादन करून आरक्षणाचा विकास नियंत्रण नियमानुसार, विकास करू शकतील १,२ व ४ उपयोगाकरीता किमान ३०० सिट्सचे सिनेमा / नाट्यगृह असावे. अस्तित्वातील नाट्य वा सिनेमा गृहासाठी, सिनेमागृहात असणाऱ्या सिट्सच्या ३३ टक्के किंवा जे जास्त असेल तितके ठेवावे लागेल. त्यासाठी लागणारा च. क्षे. नि सोडून अनुज्ञेय च. क्षे. नि. शिल्लक राहिल्यारु त्याचा उपयोग रहिवास, व्यापार व कार्यालये यासाठी करता येईल. मात्र इतर विकास नियंत्रण नियमांचे पालन करावे लागेल. इतर बाबी म. न. पा. आयुक्त/मुख्याधिकारी न. प. यांनी ठरवलेल्या मापदंड वा अटीनुसार विक्रीसत करावयाच्या आहेत.

१) या आरक्षणाखालील जमिनीचे संपादन करून न. प./म. न. पा. आरक्षणसाठी विकास करू शकतल.
२) जमीन मालकात या आरक्षणाखालील जमिनीचा विकास करण्याची परवानगी देता येईल. मात्र जमीन मालकांनी विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिलेल्या मापदंड प्रमाणे आरक्षित भूखंडाच्या २०% क्षेत्रावर वाचनालय बांधून विनामुल्य न. प. स द्यावयाचे आहे. वाचनालयाची जागा तळमजला वा पहिल्या मजल्यावर असावी. त्याचप्रमाणे जमीन मालकास या आरक्षणांमध्ये आरक्षणाखालील क्षेत्राच्या संपूर्ण च. क्षे. नि. वापरून सभोवतालच्या वापर विभागानुसार विकास करता येईल.

शासनाचे संबंधित खाते या आरक्षणाखालील जमिनीचे संपादन करून विकास करू शकते. किंवा शासनाच्या मापदंडा प्रमाणे जमीन मालक आरक्षणाखालील जमिनीचा विकास करून विकसित बांधकाम संबंधित शासकीय विभागाला विनामुल्य हस्तांतरीत करून त्या बदल्यात सभोवतालच्या वापर विभाग प्रमाणे जमीन मालकाला आरक्षणा खालील संपूर्ण क्षेत्राचा च. क्षे. नि. वापरून बांधकाम करता येईल.

स्पष्टीकरण : जेथे जमीन मालकास विकास करणेस अनुज्ञेय राहिल तेथे आयुक्त, महानगरपालिका/ मुख्याधिकारी, नगरपालिका यांनी सुचविलेल्या मापदंडानुसार व अटीनुसार विकास करता येईल.

XIV RESOURCE MOBILISATION

14.1 Financial Condition Of Municipal Council

While going through the Municipal Budget 94-95. It is found that, the total income of the Municipal Council is of Rupees.1311.07 Lacks based on the sources given below.

	Rs. in Lacks
(1) Octroi, property tax & Dev.Charges etc	800.87
(2) Income from Municipal Property	67.67
(3) Grants & Grant in Aids	360.11
(4) Others	83.42
Total	1311.07

It's also seen from expenditure side that the total expenditure is of rupees 1265.77 Lacks on following items

	Rs. in Lacks
(1) Administration & Establishment	235.07
(2) Health Facilities	737.17
(3) Education	35.80
(4) Public Safety (Fire brigade,street lighting)	67.04
(5) Development Works	190.70
Total	1265.77

Hence, it is observed that Municipal Council spends very less amount on development works i.e. about 14% of total income. Out of which only 3-4% budget is utilized for implementation of development plan proposals. Therefore Municipal Council has implemented just 20% of development plan proposal in Last 20 year.

14.2 COST OF IMPLEMENTATION OF DEVELOPMENT PLAN PROPOSALS :

It is estimated that the total cost for implementing the proposals of revised development plan is about 96.51 cores. (Table no. 17 & 18)

1. Cost of land	53.51	
2. Development cost	43.00	
3. Cost of Road (Acquisition & construction)	40.65	
Total	137.16	Rs. in Cores

The development plan proposals are to be implemented within 10 years from the date of sanction of development plan. Thus Municipal Council required provision of @ 14 cores rupees per years in their Financial Budget. But Municipal Council is not financially so strong to make such provisions. Hence it's necessary to think for mobilisation of Financial Sources.

14.3 MOBILISATION OF RESOURCES

(a) Municipal Council gets Financial assistance from following schemes & that can be utilized for the implementation of development plan proposals.

- (1) Urban development (6) (A) Scheme :
- (2) Integrated Urban Development Plan Scheme
- (3) Dalit Vasti Sudhar Yojana
- (4) Member of Parliament Fund
- (5) Member of Legislative Assembly Fund
- (6) Nehru Rojgar Yojana

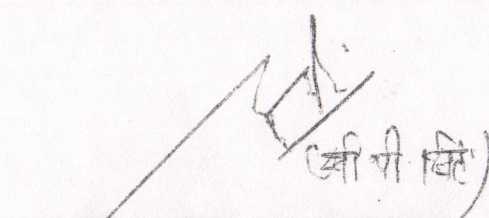
- (7) Statutory Development Board's Fund
 - (8) Road Grants
 - (9) Central Govt. assistance is available for developing the proposals in visigae in the holy city including of Gurudwara redevelopment scheme.
- (b) The financial assistance getting from various sources is also not sufficient to implement the complete development plan proposals so, it is necessary to increase the source of income & it can be increased by manner of following ways-
- (1) To increase the income from Octroi.
 - (2) To increase the development charges The amount collected from development charges should be cent percent utilized for the development plan proposals only. It is observed that at present Municipal council is not keeping the separate account for this & not utilizing the amount for the implementation of development plan. Hence forth separate account will have to be maintained and the occured income from. this source will have to be strictly used for the implementation of D.P.proposals.
 - (3) The Municipal Council should observe the revision of property tax at every four year as provided in the Municipal Act,1965.
 - (4) The Municipal Council should develop the shopping centre, vegetable markets & slaughter house and rents coming from these sites Which can be utilized for implementation of D.P.proposals.
- (c) Another tools for the implementation of the sites from the deveopment plan.
- (1) The sites can be developed as per the principle of Transfer of development Rights (T.D.R.).
 - (2) The sites can be implemented by applying the dirctios recenty given by Govt. u/s Sec.154 of MRTP Act.1966 i.e. with the help of concept of accommodation of reservation.
 - (3) The sites can be implemented through the integrated Urban development scheme.
 - (4) T.P. Scheme is also a best tool for implementation of D.P. Proposals in a very cheap manner. In Marathwada Region, there is no T.P.Scheme. Nanded M.C. should therefore undertake this scheme as per the provision given in the M.R. & T.P. Act.1966.

□□□

CONCLUSION

The proposed development Plan is the first step in building the city that is to emerge in the near future & is an attempt to keep before the public & concern Authorities a pre-planned & a well thought-out form of work to bring about healthy, beautiful, cleaner & Sociological urban environment. This document therefore serve as a guide for controlling and executing future development on appropriate lines.

The ultimate success of plan however depends upon efficiency & speed of execution and sense to realize basic human needs. This would depend not only on Municipal Council but also upon the co-operation of the citizens for whose health, happiness well *being* a plan is prepared.


TOWN PLANNING OFFICER
AND
ASSISTANT DIRECTOR OF
TOWN PLANNING, NANDED.

OFFICER APPOINTED U/S 162 (1)
OF M.R.&T.P. ACT. 1966 FOR
DEVELOPMENT PLAN NANDED (R)
AND

DEPUTY DIRECTOR OF TOWN PLANNING,
AURANGABAD DIVISION AURANGABAD

Table No: 1

DEMOGRAPHIC CHARACTERISTICS : GROWTH OF POPULATION

Sr.No.	Year	Population	Decenial Variation	Percentage decenial variation i.e. decenial growth per decade	
1.	1901	14,184	---	---	
2.	1911	17,625	+3,441	+24.26	
3.	1921	24,470	+6,845	+38.82	
4.	1931	26,992	+5,522	+25.72	
5.	1941	36,689	+9,697	+35.93	
6.	1951	65,024	+28,935	+77.23	
7.	1961	81,087	+16,063	+24.70	
8.	1971	1,26,538	+45,451	+56.05	
9.	1981	1,91,269	+64,731	+51.16	
10.	1991	2,74,656	+83,387	+43.58	
11.	2001	3,75,000	+1,00,344	+36.53	Forecasted
12.	2011	5,00,000	+1,25,000	+33.33	Forecasted

Source : census hand book 1981 & Primary census abstract 1991

GRAPH NO. 2
POPULATION PROFILE

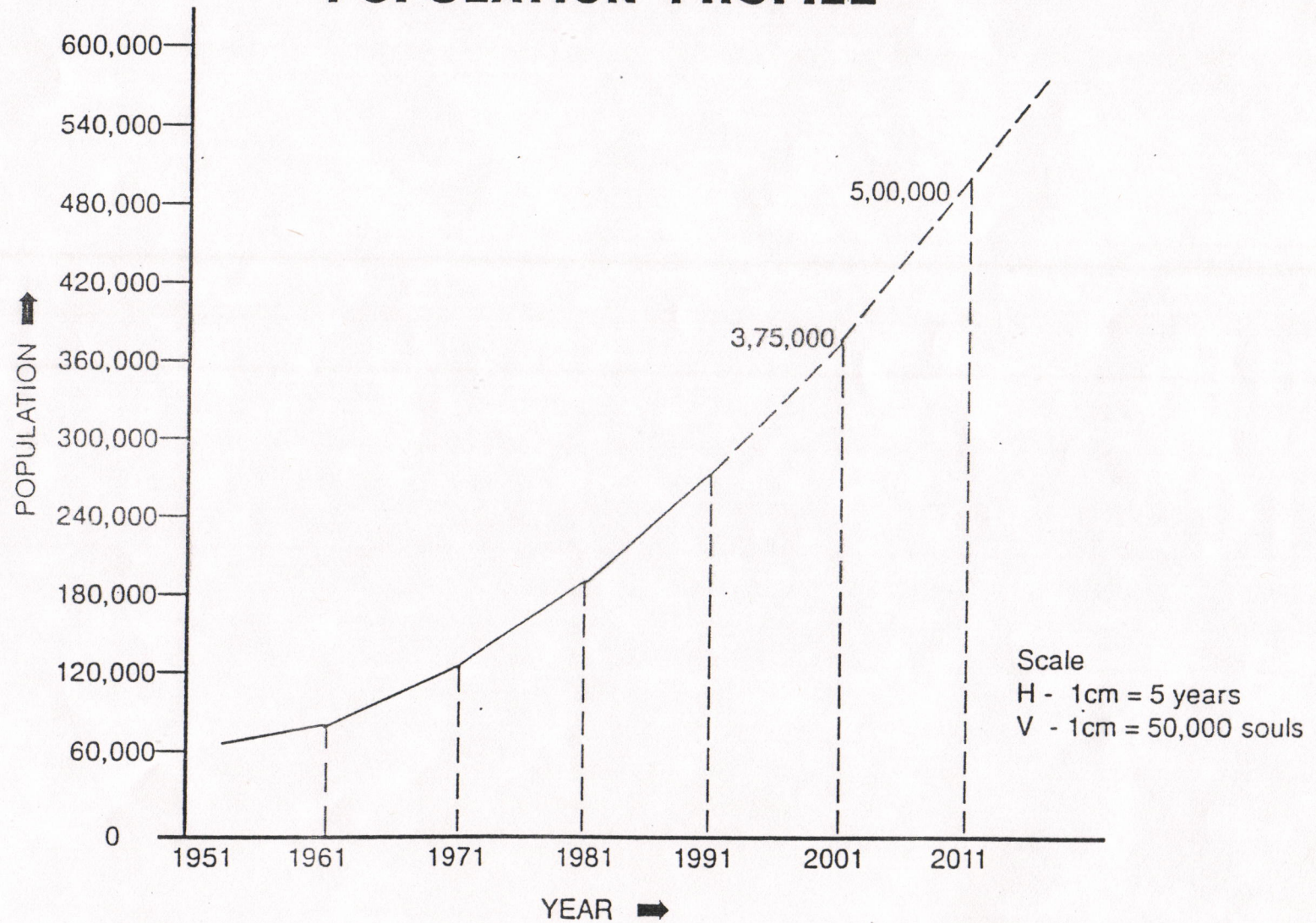


TABLE NO: 3
DEMOGRAPHIC CHARACTERISTICS : OCCUPATIONAL STRUCTURE OF NANNED IN 1991

Sr. No.	Occupation	Workers			Percentage To total	
		Male	Female	Total	working force	Popu- lation
1	2	3	4	5	6	7
I	Agriculture	1427	149	1576	---	---
II	Agricultural labour	1344	396	1740	---	---
III	Mining, quarrying, fishing etc.	913	76	989	---	---
	Total Primary Sector	3684	621	4305	6.48	1.56
IV	House hold industries	611	509	1120	---	---
V	Manufacturing other than household	11146	1003	12149	---	---
	Total Secondary	11757	1512	13269	19.98	4.82

1	2	3	4	5	6	7
VI	Construction	6209	662	6871		
VII	Trade and Commerce	15982	590	16572	---	---
VIII	Transport & Communication	6571	92	6663	---	---
IX	Other services	15123	3621	18744	---	---
	Total tertiary Sector	43885	4965	48850	73.54	17.76
	Total Working force	59326	7098	66424	100	---
	Total Non-workers	83969	123177	207146	--	---
	Marginal workers	516	997	1517	---	--
	Total population	143811	131272	275083	--	100

SOURCE : PRIMARY CENSUS ABSTRACT 1991

Ed.

TABLE NO. 4
THE OCCUPATIONAL STRUCTURE OF Nanded AS PER CENSUS OF
1961, 1971, 1981 & 1991

Sr. No.	Sector	Working population				Percentage with total working population			
		1961	1971	1981	1991	1961	1971	1981	1991
1.	Primary	1,291	2,233	1,422	4305	5.33	6.88	3.05	6.48
2.	Secondary	8,742	8,694	1,710	13269	36.05	26.80	3.67	19.98
3.	Tertiary	14,212	21,521	43,470	48850	58.62	66.32	93.28	73.54
4.	Total working Population	24,245	32,448	46,602	66424				
5.	Total non working population	56,842	94,090	1,43,576	207146				
6.	Total Population	81,087	1,26,538	1,91,269	2,75,083				
7.	Total working population in percentage with total population	29.89	25.64	24.36	24.14				

SOURCE : 1961, 71, 81 Census Book & 1991 primary census abstract

Graph No. 5

EMPLOYMENT POPULATION PROFILE

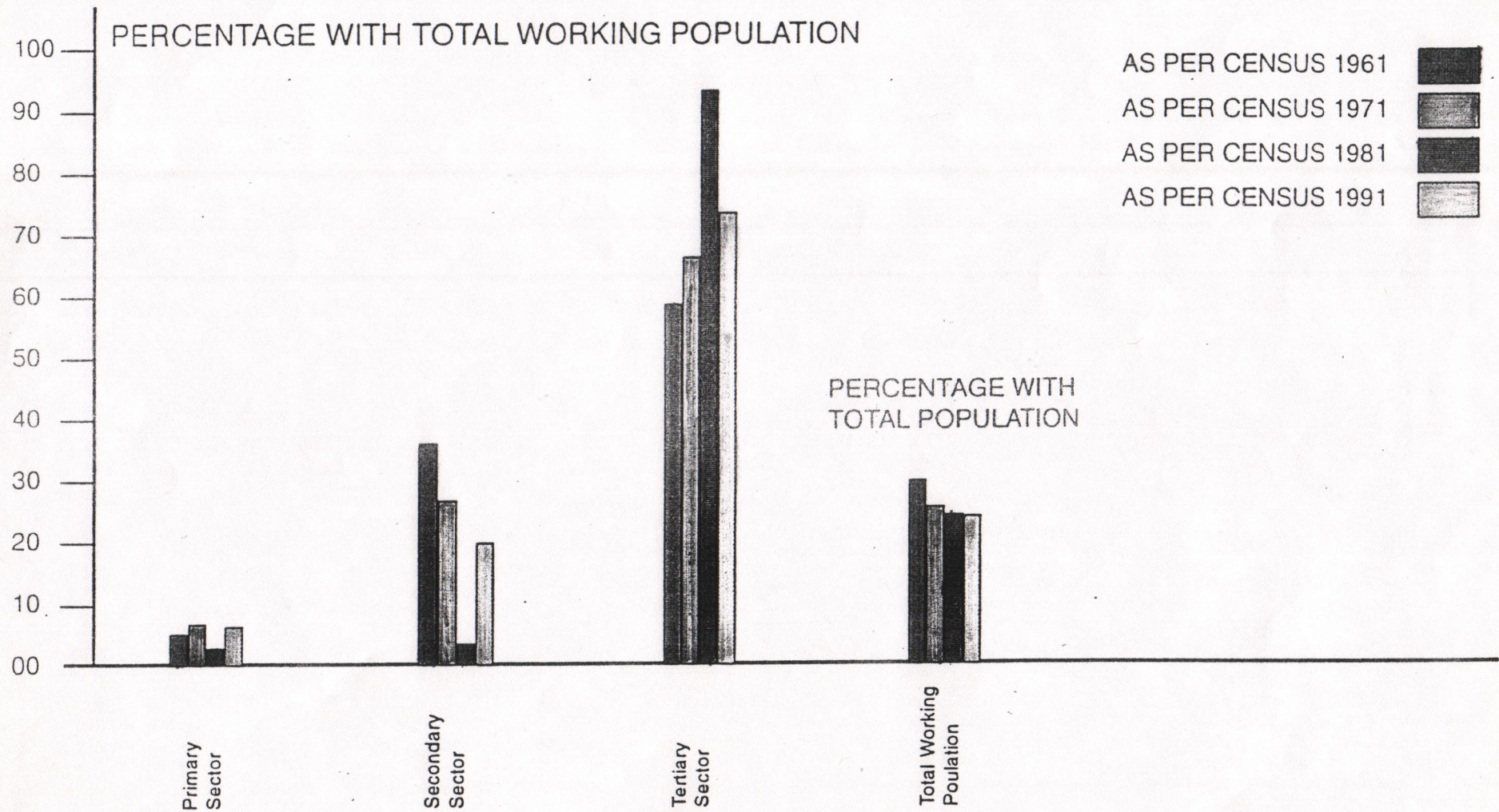


Table No. 6

ref. year : 1989

SLUMS

Sr. No.	word name or No. S.No.	Name of slum if any	Area of slum in Hec.	No. of Hut-ments.	No. of tene-ments.	Sulm popule-tion.	No. of public tap pro-vided	No. of laterines provided	General condition of the slum
1	2	3	4	5	6	7	8	9	10
1.	75,76,77	Nai Abadi	10.23	1382	433	13311	20	10 seats(2)blocks	
2.	Gaothan	Girgaonchal	0.49	84	43	446	28	10 seats(1)block	10% W.B.M.. & B. T. Road
3.	51	Gokulnagar	0.80	468	58	850	32	20 seats(2) block	2% CRS paving
4.	67	Vishnunager	1.00	435	180	2580	10	10 seats(1)block	1% C.C.road and having remaining kucha
5.	65	Mastanpura	0.60	478	180	1200	---	5	
6.	91	Venkateshnagar	1.21	--	---	1780	15	10 seats (1 block)	roads drains 20%
7.	82	Dattnagar	0.40	630	200	2335	15	20 seats(2 block)	
8.	103	Shantinagar	0.80	265	65	950	25	10 seats(1 block)	
9.	Gaothan	Wadar-wada	0.60	152	15	800	20	----	
10.	Itwara	Harijanwada	0.40	135	2	450	5	10 seats(1 block)	
11.	27, 28, 29 Vazirabad	Nallaguttachal	4.60	150	28	3500	25		
12.	27,Vazirabad	Degaonchal (Gangachal)	6.55	328	29	6200	30	---	

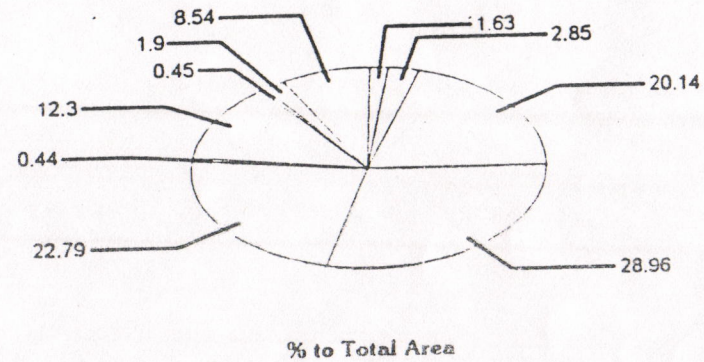
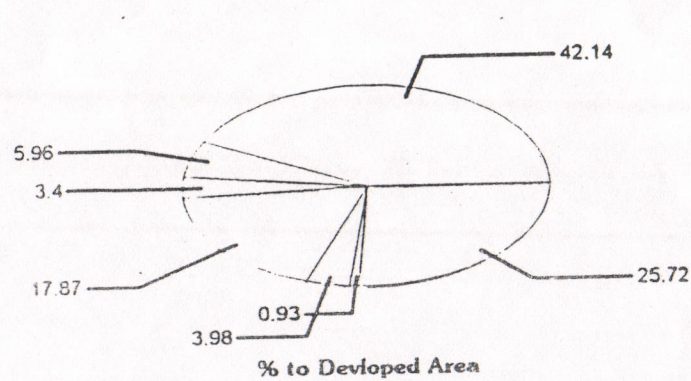
1	2	3	4	5	6	7	8	9	10
13.	42,43	Bhimghat	0.70	205	---	1700	20	20 seats (2 block)	
14.	67,68	Khadakpura	6.06	352	325	3500	---	----	
15.		Hamalpura	3.03	175	40	2500	5	---	
16.		Sainagar	2.27	105	18	1160	25	---	
17.		Ram-Rahimnagar	0.71	296	26	4100	21	---	
18.		Khusronagar	3.34	425	100	2605	--	---	
19.		mill area	1.92	465	114	2353	28	10 seats (1 block)	
20.		Jaibhimnagar		3.15	298	55	5065	10 seats (1 block)	
21.		Khobragade & Eswarnagar		3.52	216	30	2500	15	
22.		Khudwai nagar		25.6	1235	193	16500	---	
23.		Kaiyumplot		2.10	98	--	1600	----	---
24.		Rahmetnagar		1.06	158	---	2035	10	----
25.		Madina nagar		2.98	162	--	1134	15	--
26.		Govind nagar		1.56	96	---	2200	--	---
27.		Gandhi nagar		2.32	160	---	980	28	---
28.		Shaktinagar		3.92	270	---	3018	---	---
29.		Sidhartnagar		1.04	160	---	2900	--	--
Total				92.96			84302		

Table No. 7

EXISTING LAND USE ANALYSIS

SECTOR-WISE AREA IN HECTOR.											
Sr. No.	Land Use	A.	B.	C.	D.	E.	F.	G.	Total Area (Hect.)	% to the Devpd. Area :	% to the total Area :
1.	Residential	75.16	107.22	45.43	27.96	67.49	62.14	30.11	415.51	42.14	20.14
2.	Industrial	6.09	19.35	0.46	1.74	--	11.84	19.26	58.74	5.96	2.85
3.	Commercial	1.78	12.02	1.41	0.79	4.08	10.42	3.06	33.56	3.40	1.63
4.	Public & Semi Public	51.78	56.99	0.22	2.82	14.57	27.11	22.73	176.22	17.87	8.54
5.	Open Space	11.31	19.05	4.43	0.48	2.13	0.80	1.07	39.27	3.98	1.90
6.	Public Utility	1.02	3.49	---	3.32	0.87	0.36	0.17	9.23	0.93	0.45
7.	Transport & Communication	37.03	125.95	21.34	10.55	12.43	27.65	18.64	253.59	25.72	12.30
Total Devpd.		184.17	344.07	73.29	47.66	101.57	140.32	95.04	986.12	100.00	47.81
8.	Water Bodies	0.70	1.34	0.50	--	--	--	6.58	9.12	--	0.44
9.	Agricultural	38.08	15.13	166.88	140.58	21.81	38.69	48.90	470.07	--	22.79
10.	Vacant & Barren Land	94.38	168.58	52.05	105.41	38.42	47.81	90.58	597.17	--	28.96
Total Undeveloped Area.		133.10	185.05	219.43	245.99	60.23	86.50	146.06	1076.55	--	52.19
TOTAL :-		317.27	529.12	292.72	293.72	161.80	226.82	241.10	2062.48	--	100.00

Diagram No. 8



Pie-Diagrams of Existing Land Use Analysis

Residential	<input type="checkbox"/>	Public Utility	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Transport & Communication	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	Water Bodies	<input type="checkbox"/>
Public & Semi Public	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>
Open space	<input type="checkbox"/>	Vancant & Barren Land	<input type="checkbox"/>

1	2	3	4	5	6
6.	F	5	264 to 275	12	8440
		4	276 to 298	23	16805
		7	240	1	461
		3	301 to 325	25	18922
				61	44628
7.	G	3	326	1	669
		2	327 to 368	42	29004
				43	29673
TOTAL BLOCKS :				368	274656

Table No. 9

STATEMENT SHOWING THE SECTORWISE EXISTING POPULATION AS PER 1991 CENSUS BLOCKS.

Sr. No.	Sector No.	Ward No.	Block included in the sector	Total No. of Blocks	Population of the sector as per 1991
1	2	3	4	5	6
1.	A	1	01to67	67	50910
2.	B	1	68 to 137	70	55064
3.	C	1	138 to 156	19	14906
4.	D	9	157 to 183	27	21228
		3	299 to 300	2	1504
				29	22732
5.	E	9	184 to 209	26	19586
		8	210 to 225	16	11041
		7	226 to 239 &		
			241 to 242	16	11580
		6	243 to 257	15	10724
		5	258 to 263	6	3812
				79	56743

Table No. 10

Statement showing sectorwise population distribution for the year 2001

Sector No.	Total Area of the sector in Hect.	Total Developed area of the Sector in Hect.	vacant Area in Hect.	Area Like Flood affected Airport C.R.C. etc. which can not brought under use (4-5)	Nett area available for Development in Hect. (4-5)	Existing popn.as per cen- sus 1991	Existing Gross Density of the Sector (7-3)	Addit- ional popula- tion canbe accomod- ated at 150 PH (6x150)	Total popula- tion canbe accomod- ated in the sec- tor (7+9)	poulation to be accomo- deatd in the year 2001 100344 XCo1.No.9) 128071
1	2	3	4	5	6	7	8	9	10	11
A	317.27	184.17	133.10	00.70	132.40	50910	276.43	19860	70770	15560+ 50910=66470 \pm 66000
B	329.12	344.07	185.05	41.55	145.50	55064	160.04	21525	76589	16885+55064=71929 \pm 72000
C	292.72	73.29	219.43	00.50	218.93	14906	203.38	32840	47746	25730+14906=40636 \pm 41000
D	293.65	47.66	245.99	72.46	173.93	22732	476.96	25050	48762	20395+22732=43127 \pm 43000
E	161.80	101.57	60.23	28.30	31.93	56743	558.66	4790	61533	3753+56743=60496 \pm 60000
F	226.82	140.32	86.50	9.45	77.05	44628	318.04	11558	56188	9056+44628=53684 \pm 54000
G	241.10	95.04	146.06	69.61	76.45	29673	312.22	11468	41141	8985+29673=38658 \pm 39000
	2062.48	986.12	1076.55		853.79	274656	255.13	128071	402727	375000

(Source : 1991 Census Record)

1991 population = 2,74,656....

Table No. 11

STATEMENT OF SECTORWISE DISTRIBUTION OF PROJECTED POPULATION AT 2001 & 2011

sr No.	Sector No.	Area (Ha.)	population can be accomodated at 2001	population to be accomodated at 2011	Max. population can be accomo- dated(150 P/HD)	Excess population can not be accom- odated at 2011	Additional residential area that can not be provided
1	2	3	4	5	6	7=5-6	8=7/150
1	A	317.27	66000	88000	70770	17230	114.87
2	B	529.12	72000	96000	76589	19411	129.41
3	C	292.72	41000	54667	47746	6929	45.15
4	D	293.65	43000	57333	48762	8572	57.15
5	E	161.80	60000	80000	61533	18467	123.13
6	F	226..82	54000	72000	56188	15812	105.42
7	G	241.10	39000	52000	41141	10860	7235
	Total	2062.48	375000	500000	402727	97273	648.48

Gorss Neighbourhood density = 150 P/H *2001 - Census Record*
 Col. 5=Col. 4 + 33.33 % Rise (% increase in population at 2011 from population at 2001 is 33.33% i.e. (1.33.33 X col.4)

Col. 4 & Col. 6 = From population distribution Table.

Remakks : In Nanded city at the year 2011; 97,273 population is the excess population according to the prescribbed density that much popula-
 ation can not be accomodated within the city. Area required to accomodate this much population outside the city is 648.48 Ha.

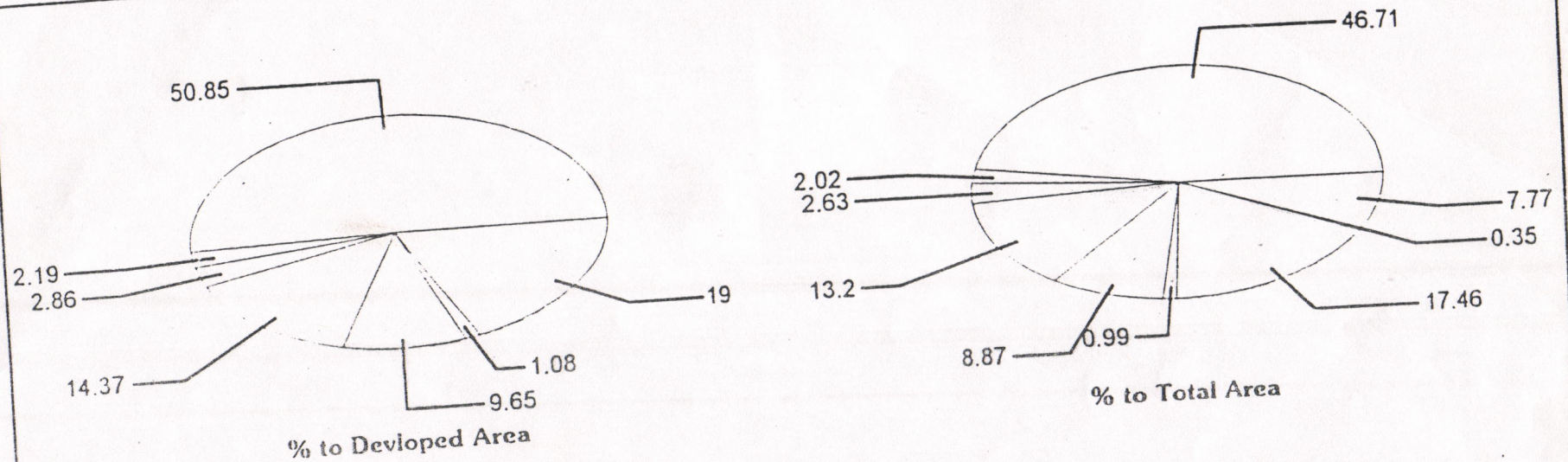
Projected population for the year 2001 & 2011 is 3,75,000 & 5,00,000 respectively.

Table No. 12

PROPOSED LAND USE ANALYSIS

Sr. No.	Land Use:	SECTOR-WISE AREA IN HECTARE:							Total Area (Ha)	% to the Devpd. Area	% to the Total Area
		A.	B.	C.	D.	E.	F.	G.			
1.	Residential	162.75	181.85	165.82	173.55	89.33	120.20	69.91	963.41	50.85	46.71
2.	Industrial	5.69	18.34	-----	1.74	2.68	-----	12.96	41.41	2.19	2.02
3.	Commercial	3.21	12.96	11.62	5.83	4.47	12.31	3.82	54.22	2.86	2.63
4.	Public & Semi Public	58.12	121.10	11.82	12.67	10.66	27.91	29.99	272.27	14.37	13.20
5.	Open Space	39.13	40.56	26.69	21.22	10.04	17.71	27.31	182.86	9.65	8.87
6.	Public Utility	2.39	6.58	2.35	2.96	2.13	0.61	3.49	20.51	1.08	0.99
7.	Transport & Communication	45.28	136.73	66.32	35.17	14.39	32.66	29.60	360.10	19.00	17.46
	Total Devpd Area	316.57	518.12	284.62	253.14	133.70	211.60	177.06	1894.81	100.00	91.87
8.	Water Bodies	0.70	--	--	--	--	--	6.58	7.28	--	0.35
9.	Agricultural	--	11.00	8.10	40.51	28.10	15.22	57.46	160.39	--	7.77
	TOTAL AREA:	317.27	529.12	292.72	293.65	161.80	226.82	241.10	2062.48	--	100.00

Diagram No. 13



Pie-Diagrams of Proposed Land Use Analysis

Residential	<input type="checkbox"/>	Public Utility	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Transport & Communication	<input type="checkbox"/>
Commercial	<input type="checkbox"/>	Water Bodies	<input type="checkbox"/>
Public & Semi Public	<input type="checkbox"/>	Agricultural	<input type="checkbox"/>
Open space	<input type="checkbox"/>	Vancant & Barren Land	<input type="checkbox"/>

TABLE NO: 14

MUNICIPAL FINANCE (INCOME)

Sr. No.	Ref. year last five years	Income from taxes & Rate				Grants & Contribution	Income from other sources	Extra ordinary and debts	Total Income
		Octroi	Tax on house & lands.	Tax on animals & vehicles	Other taxes				
1.	1989-90	255.91	42.42	162.24	460.58	183.68	7.22	100.49	787.82
2.	1990-91	273.88	50.61	132.88	457.38	193.62	---	72.00	750.93
3.	1991-92	501.95	54.85	136.96	593.77	124.00	0.73	43.78	804.08

MUNICIPAL FINANCE (EXPENDITURE)

Sr. No.	Ref. year (last & years)	Public- Helth & Convenience		Extra ordinary and debts.	Other expenditure	Total expenditure	Surplus (+) or deficit (-) of income over expenditure
		Hospital & Dispensary	Buildings				
1.	1989-90	20.50	139.92	124.30	112.39	75.98	27.92
2.	1990-91	19.00	991.14	84.56	139.82	726.57	24.35
3.	1991-92	22.57	98.74	48.51	175.54	797.19	6.88

Table No. 15

DEVELOPMENT PLAN OF NANDED (REVISED)
DEVIATION STATEMENT

Sr. No.	Sanctioned Dev.Plan proposals			Revised Dev.Plan proposals			Remarks/Reasons for Deviation
	Site No:	Desig- nation	Area (Ha)	Site No	Desig- nation	Area (Ha)	
1	2	3	4	5	6	7	8
1	1	Primary School	1.05	-	-	—	Sites deleted by Govt while S anctioning the Development Plan.
2	2	Open Space	1.54	—	—	—	----do----
3	3	Open Space	1.48	—	—	—	----do----
4	4	Primary School	0.75	A-13	P.S.& P.G.	0.66	Site is retained as it is.
5	5	High School	1.34	A-19	H.S.& P.G.	1.50	Site is retained as it is.
6	6	Open Space	1.56	A-20	Play Ground	1.50	Site is retained and redesignated as P.G. <u>Deleted</u> *
7	7	Primary School	0.80	A-21	P.S.& P.G.	1.03	Site is retained as it is <u>Deleted</u> *

1	2	3	4	5	6	7	8
8	8	Play Ground	4.36	A-12	Play Ground	2.87	<p>Retained. The land owner has served a notice u/s 127 of the MRTP Act, 1966 on the Planning Authority on dt.21-2-90. Before this date i.e. on dt.18-11-87 Municipal Council, Nanded has started the land acquisition proceedings. As per the land acquisition Act. Sec.6 notification was not published within one year hence no acquisition proceeding was completed. On these grounds Municipal Council has sanctioned a layout of s.No:70 (4 Ha) by Reso.No:221/ 2 dt.16-10-92.</p> <p>Procedure followed by the Municipal Council is not according to the provisions of the Act. At present site is vacant, so retained as it is.</p>
9	(9)	(While sanctioning the plan site No: 8,9,10 are consolidated in one named as site No. 8 P.G.)					
10	(10)						
11	11	Health Centre	0.48	A-10	Dispensary	0.47	<p>Site is reorganised and land is reserved for the purpose of Dispensary & Library.</p>
				A-11	Library	0.12	
12	12	High School	1.92	—	—	—	Developed by Municipal Council.
13	13	Primary School	0.94	—	—	—	Developed by Municipal Council.
14	14	Primary School	1.15	A-37	P.S.& P.G	1.03	Retained. Municipal Council had acquired the said land. Site is retained as it is.

1	2	3	4	5	6	7	8
15	15	Veg.Market & Shopping	0.70	A-35	Income Tax Office	0.50	Site is retained with providing Income Tax Office in it
				A-36	Veg.Market	0.20	
16	16	Veg Market	0.68	—	—	—	Developed by Municipal Council
17	16A	Dispensary	0.12	—	—	—	Developed by Municipal Council
18	16B	Police Station	0.12	—	—	—	Developed by Police Dept
19	17	Primary School	0.49	—	—	—	Developed by Municipal Council
20	18	Library	0.58	—	—	—	Developed by Municipal Council
21	19	High School	1.32	A-26	H.S.& P.G.	2.13	Site is retained with slight change in area as per the road pattern.
22	20	Open Space	2.81	A-27	Play Ground	2.70	Site is retained with slight change in area as per the road pattern & redesignated as a Play Ground
23	21	Open Space	0.36	A-30	Garden	0.40	Site is retained with slight change in shape and area as per the existing road pattern and redesignated as a garden. — Deleted *
24	22	Primary School	0.65	A-29	P.S.& P.G.	0.14	Site is retained with slight change in shape and area as per the existing road pattern. — Deleted *

1	2	3	4	5	6	7	8
25	23	Health Centre	0.45	—	—	—	Out of the said reservation, H.C. is developed on 0.115 Ha area and P.S. is developed on 0.112 Ha area by the Municipal Council.
26	24	Open Space	0.70	A-32	Play Ground	0.57	Site is retained & redesignated as a Play Ground ★ Delete
27	25	Veg. Market & Mutton Market	0.48	A-33	Veg. Market	0.48	Site is retained as it is. ★ Deleted
28	26	N.C.C.	2.21	B-12	N.C.C.	1.95	Retained as it is. ★ Deleted
29	27	College of Education	2.67	B-11	B.Ed & D.Ed College	2.12	Retained as it is and redesignated as B.Ed and D.Ed college. ★ Deleted
30	27-A	Municipal purpose	0.88	B-13	Municipal purpose	0.66	Retained as it is. ★ Deleted
31	28	Health Centre	0.71	—	—	—	Developed by Municipal Council
32	29	Home Guards	0.91	—	—	—	Developed. Site acquired by the appropriate authority.
33	30	Primary School	0.99	B-8	P.S. & P.G.	0.86	The said land is reserved for the purpose of P.S. & P.G. Library & M.H.
				B-7	Library	0.11	
				B-6	M.H.	0.17	
				B-6	Health Centre	0.1	

1	2	3	4	5	6	7	8
34	31	High School	0.99	—	—	—	Developed
35	32	Open Space	1.08	B-9	Play Ground	1.17	Site is retained and redesignated as # Deleted Play Ground.
36	33	Govt. Offices & Staff Qtrs	0.80	—	—	—	Deleted, Land owner has served a notice U/s 127 of the MRTP Act 1966 on appropriate authority on dt.23-6-88. Municipal Council has sanctioned a layout in the said land & also building permission were issued. So, complete site is deleted.
37	34	Cultural Centre, Garden & Swimming pool	3.46	—	—	—	Developed by Municipal Council
38	34A	Cultural, Educational & Social Centre	----	—	—	----	Retained as it is
39	35	C.B.I. Quarter	0.41	—	—	—	Deleted land owner has served a notice u/s127 of MRTP Act on Planning authority on dt.11-1-89. Municipal Council suggested to the owner that to serve the notice on the appropriate authority. Then appropriate authority replied against that notice on dt.20-6-89 that the said land is not required for the purpose for which it was reserved.

1	2	3	4	5	6	7	8
---	---	---	---	---	---	---	---

							Accordingly Municipal Council had sanctioned a layout in the said land and building permission were issued. Therefore site is deleted.
40	36	Fire brigade	0.42	B-52	Fire Brigade	0.39	Site is retained as it is.
41	37	Stadium & O. A. T.	8.80	—	—	—	Developed by Municipal Council
42	37A	Weekly Market	1.10	—	—	—	Developed by Municipal Council
43	38	Parking	0.56	B-3	Parking	0.83	Two Primary Schools are existing on the said Deleted land. That much portion is excluded and remaining portion is reserved and redesignated for the purpose of parking & Police Station.
				B-2	Police Station	0.18	
44	39	Open Space	0.70	B-53	Play Ground	0.70	Site is retained & designated as a P.G. Deleted.
45	40	Primary School	0.63	—	—	—	Site developed by Municipal Council
46	41	Open Space	0.56	—	—	—	Deleted.
							Total area under the site is 0.56 Ha , out of this 0.4140 Ha area from S.No:70 of Nanded is deleted U/s 37 of MRTP Act 1966.
							Remaining 0.146 Ha area is in possession of MSEB and the land is used for public utility purpose. Hence complete site is deleted.

1	2	3	4	5	6	7	8
47	42	Maharashtra Warehousing Godowns	1.44	B-54	M.W.H.G.	1.62	Site is retained as it is. Deleted
48	43	Primary School	1.00	—	—	—	Developed. Nehru English School is existing on the site.
49	44	Open Space	1.30	B-42	Play Ground	1.71	Site is retained and redesignated as a Play Ground. Deleted
50	45	Maternity Home	0.50	C-20	Extn to Air Strip	37.4	The said land is reserved for the purpose of extension to Air Strip.
51	46	I & P Dept Staff Qtr	6.19	—	—	—	Developed by appropriate authority
52	47	Open Space	1.90	C-20	Extn to Air Strip	37.4	The said is kept reserved for the purpose of extension to Airstrip.
53	48	Open Space	1.70	B-16	Play Ground	0.90	Site is retained and redesignated as a Play Ground. Deleted
54	49	Primary School	0.60	B-15	P.S. & P.G.	0.65	Site is retained as it is. Deleted
55	50	Fire Station	0.49	—	—	—	Deleted The complete site is deleted by Govt U/s 37 of MRTTP Act, 1966 by letter NO. TPS-3289/633/CR-47/89/VD-9 dt. 2-1-94 and included in the residential zone.

1	2	3	4	5	6	7	8
56	51	Police Station	0.40	B-17	Police Station	0.68	Retained as it is.
57	52	Post Office	0.70	B-18	Post office	0.51	Retained as it is.
58	53	Primary School	0.30	C-20	Extn to Air Strip	37.4	The site is deleted and land is included for the purpose of extn to air strip.
59	54	Primary School	0.94	—	—	—	Developed by Municipal Council
60	55	(Open Space)	(1.21)	—	—	—	Developed U/s 37 of MRTP Act, these two sites 6 m wide road in between them are combined together and designated as a 'College' having an area 2.44 Ha. At present M.G.M.Engineering College is existing on the site.
61	56	(High School) College	(1.16) 2.44				
62	57	Tourist Centre	4.40	B-28	Play Ground & Garden	3.60	Site is retained & designated as P. G. & G.
63	58	Public Health Reservoir	0.72	B-33	Public Health Reservoir	1.37	Site is retained with slight change in shape and area. Delete
64	59	Recreation Centre	1.26	B-35	Recreation Centre	1.23	Site is retained with slight change in shape and area.
65	60	Primary School	0.54	B-36	Play Ground	0.94	Site is retained and designated as a Play Ground with slight change in area.
66	61	Open Space	0.66	B-38	P.S.& P.G.	0.80	Site is retained & designated as a p.S.& P.G.

1	2	3	4	5	6	7	8
67	62	Health Centre	0.50	B-39	Maternity Home	0.37	Site is retained as it is.
68	63	Open Space	2.70	B-44	Play Ground	1.90	Land owner of S.No:36/B/2 and S.No: 40/B/2
69	63A	veg. Markret	0.50	B-45	Library	0.10	of Asadullabad had given a purchase notice
70	64	High School	1.50	B-46	Dispensary	0.30	in the year 1982 u/s49 of the MRTTP Act. The
71	65	Primary School	0.85	B-47	P.S.& P.G.	0.38	notice was confirmed by the Govt. Land
72	66	Open Space	0.75	B-48	Garden	0.66	acquisition was started by Municipal Council
							but upto the year 1988 the said land was not
							acquired by the Municipal Council. Land
							owner appealed to the Govt u/s 47 of the
							MRTTP Act 1966. After that Govt. has passed
							the order as follows- " These reservations has
							been lapsed irrevocably u/s 49 of the MRTTP
							Act, 1966 and become available to the owner
							for the residential use". Remaining land is
							reserved and redesignated for the various
							purposes like P.G.Library, Dispensary, P.S.&
							P.G.& Garden.
73	67	Open Space	1.60	C-18	Play Ground	1.20	30 m bypass road proposed by PWD is
74	68	Primary School	0.81				passing through a site No:67 and touching
							to a site No: 68 of Primary School. So,
							these sites are combined together and
							redesignated as a Play Ground.

~~Delete~~

~~Delete~~

~~Delete~~

~~Delete~~

~~Delete~~

~~Delete~~

1	2	3	4	5	6	7	8
75	69	Primary School	0.80	C-16	P.S. & P.G.	0.85	Site is retained as it is.
76	70	Open Space	1.00	C-15	Play Ground	1.35	Site is retained and redesignated as a Play Ground.
77	71	High School	1.77	C-13	H.S. & P.G.	1.00	Retained as it is. - Deleted.
78	72	Open Space	2.40	C-9	Play Ground	2.23	Retained. Site slightly modified according to the existing road pattern and redesignated as a Play Ground. - Deleted.
79	73	Primary School	0.72	C-12	P.S. & P.G.	0.51	Retained as it is - Deleted.
80	74	Health Centre	0.36	C-11	Dispensary	0.37	Retained as it is - Deleted.
81	75	Library	0.32	C-10	Library	0.34	Retained as it is - Deleted.
82	76	Veg. Market	0.90	C-6	V.M. & S.C.	0.29	Site is reorganized according to the road pattern and retained as per the planning standards and remaining land is included in the adjacent sites.
83	77	Open Space	1.00	C-5	Garden	1.78	Site is reorganized according to the existing road pattern & new site proposed and designated as a Garden.
84	78	Primary School	0.81	C-7	H.S. & P.G.	1.71	Site is reorganized and designated as a H.S. & P.G.

1	2	3	4	5	6	7	8
85	79	Judiciary . Staff Qtr	—	—	—	-----	Site is deleted by the Govt at the time of Sanctioning the plan.
86	80	Veterinary Polyclinic Centre	—	—	—	-----	Site is deleted by the Govt at the time of Sanctioning the plan.
87	81	Extn to Hospital	—	—	—	-----	Site is deleted by the Govt at the time of Sanctioning the plan.
88	82	High School	—	—	—	—	Site is deleted by the Govt at the time of Sanctioning the plan.
89	83	Open Space	—	—	—	—	Site is deleted by the Govt at the time of Sanctioning the plan.
90	84	Primary School	—	—	—	—	Site is deleted by the Govt at the time of Sanctioning the plan.
91	85	P & T Dept	0.11	—	—	—	Appropriate Authority by letter NO:77/G.B.D esk/ILNQ Ar.1/N dt.23-10-77 from Aurangabad Office, has informed that this land is not required for them. So, site is deleted.

1	2	3	4	5	6	7	8
92	86	L.I.C.	0.30	—	—	—	Appropriate authority by letter No. 984/I&M /NNA/Dt.. 7 Sep. 73 has informed to the Municipal council that this land is not required for them. so, site is deleted.
93	87	Open Space	—	—	—	—	Sites deleted by the Govt while sanctioning the development plan
94	88	Primary School	—	—	—	—	Sites deleted by the Govt while sanctioning the development plan the development plan
95	89	Primary School	0.51	F-23	Play Ground	0.73	Site is coming under flood zone and hence purpose of the site is changed and Deleted redesignated as a P.G.
96	90	Primary School	0.66	F-25	P.S.& P.G.	0.58	Site is retained as it is
97	91	Historical Garden	7.91	F-24	Historical Garden	8.93	Site is retained as it is.
98	92	Health Centre	0.60	F-18	Gurudwara Redev- delopment Scheme	7.34	Site is included in Gurudwara Redevelopment Scheme.
99	93	Primary School	0.81	E-2	P.S.& P.G.	0.39	Site is retained as per the site conditions.
100	94	Open Space	0.58	E-3	Play Ground	0.48	Site is retained & designated as a Play Ground
101	95	Primary School	0.75	—	—	—	Developed. Bharat Vidyalaya is existing on the site.

1	2	3	4	5	6	7	8
102	96	Open Space	0.60	E-5	Play Ground	0.73	Site is retained and redesignated as a Play Ground. Deleted
103	97	Library	0.25	—	—	—	Developed by Municipal Council
104	98	V.M.& Weekly Market	0.91	—	—	—	Developed by Municipal Council
105	99	Extn to Primary School	0.11	E-7	Play Ground	0.12	Site is retained & redesignated as a Play Ground.
106	100	Primary School	0.42	E-9	Primary School & Play Ground	0.42	Retained.
107	101	Open Space	0.55	E-10	Play Ground	0.43	Retained as it is and redesignated as a Play Ground.
108	102	High School	1.12	—	—	—	Developed. (Madinatul-Uloom High School is developed on site)
109	103	Primary School	0.98	—	—	—	Developed by Municipal Council.
110	104	Open Space	0.95	E-13	Play Ground	1.20	Retained and redesignated as a Play Ground.
111	105	Health Centre	0.40	—	—	—	Developed by Municipal Council.
112	106	High School	1.41	E-12	H.S.& P.G.	1.03	Retained as it is.
113	107	Primary School	0.09	E-18	Primary School	0.09	Retained as it is. Deleted

1	2	3	4	5	6	7	8
114	108	Primary School	0.60	E-17	Play Ground	0.32	Site is coming under flood zone. So purpose of the site is changed and redesignated as Play Ground
115	109	Primary School	0.07	E-19	Children Park	0.07	Site is coming under flood zone. Retained Delete and redesignated as children's park.
116	110	Primary School	0.11	F-32	Children Park	0.11	Site is coming under flood zone. Retained Delete and redesignated as children park.
117	111	Parking space	0.11	F-31	Parking space	0.11	Retained as it is.
118	112	Primary School	0.54	F-33	Garden	0.36	Site is coming under flood zone. Retained and redesignated as Garden.
119	113	Primary School	0.42	—	—	—	Deleted by Govt u/s 50 of MRTP Act, 1966.
120	114	Open Space	0.12	G-4	Play Ground	0.5	These sites are combined together and designated as Play Ground Delete
121	115	Primary School	0.18				Delete
122	116	Recreation Centre	2.58	G-5	Recreation Centre	3.62	Retained as it is
123	117	Primary School	0.31	—	—	—	Site is deleted & included in residential zone.
124	118	Open Space	0.40	G-6	Play Ground	0.50	Retained & redesignated as Play Ground Delete
125	119	Open Space	0.45	G-8	Garden	1.25	These two Sites are coming under Flood Delete
126	120	Primary School	0.48				Zone So combined together and redegnated as playground. Delete

1	2	3	4	5	6	7	8
127	121	Library	0.70	G-11	Garden	1.25	Site is coming under flood zone, hence area under the site is included in Garden
128	122	High School	1.31	G-12	Play Ground	1.42	Site is coming under flood zone, so retained & designated as play ground.
129	123	Primary School	0.12	G-2	Primary School	0.12	Retained
130	124	Vegetable MKt	0.30	G-1	Vegetable Mkt	0.14	Retained
131	125	Burial Ground	1.20	G-13	Burial Ground	0.79	Retained
132	126	Burial Ground	1.42	D-36	Burial Ground	1.30	Retained
133	127	Extension to cotton Research Centre	0.45	D-2	Bus depot & Staff Quarter	7.00	Area of this site is included in the New site of Bus Depot & Staff Qtrs.
134	128	Cremation Ground	3.33	B-19	Cremation Ground	1.31	Cremation Ground, Garden, E.S.R. and Primary School are proposed in this site. Deleted
				B-20	Garden	1.46	
				B-22	E.S.R.	0.35	
				B-21	P.S.&P.G.	0.80	
135	129	Library	0.10	—	—	—	Developed.

1	2	3	4	5	6	7	8
136	130	District Centre	10.0	B-49 B-50 B-51	Dist.Centre Garden Veg.Mkt & SC	4.96 2.75 0.65	Dist.Centre, Garden & Vegetable Market are proposed in this site but layout is sanctioned u/s 154 of M.R. & T.P. Act. 1966 of 1.64 Ha. area which is deleted and included in residential zone. — Deleted
137	130A	Marathwada University Sub-Centre	100.85	C-20 C-27 C-28 C-29 C-30 C-31 C-33 C-32 C-34 C-35	Extn to Airstrip Play Ground Primary School Maternity Home Library State Excise Office & Staff Qtrs Nursery High School & P.G. Garden Cremation Ground	37.4 3.50 0.47 0.23 0.11 1.44 2.37 1.36 1.98 2.00	Appropriate authority by letter dt.5-12-91 had informed to M.C. that they do not require complete land. They have acquired the land outside the Municipal limit, so the site is deleted. According to the proposed residential area, basic amenities are provided and some land requirement proposals are reserved in this site.

$$\begin{array}{r} 0.26 \\ 0.47 \\ 0.12 \\ \hline 0.85 \end{array}$$

Table No. - 16

LIST OF RESERVATIONS

Sr. No.	Site No.	Designation	Area in Ha.	Appropriate Authority
1.	2.	3.	4.	5.

SECTOR -A

1.	A-1	Play Ground	5.00	M.C.Nanded
2.	A-2	Burial Ground	0.45	M.C.Nanded
3.	A-3	Cremation Ground	0.45	M.C.Nanded
4.	A-4	Garden	4.24	M.C.Nanded
5.	A-5	Vegetable Market & Shopping Centre	0.34	M.C.Nanded
6.	A-6	Scavenger's Quarters	1.66	M.C.Nanded
7.	A-7	Garden	2.00	M.C.Nanded
8.	A-8	Housing for Dishoused	2.38	M.C.Nanded
9.	A-9	Hostel	0.36	Social Welfare Department.
10.	A-10	Dispensary	0.47	M.C.Nanded
11.	A-11	Library	0.12	M.C.Nanded
12.	A-12	Play Ground	2.87	M.C.Nanded

Acquisition - A Site is done
via D.P.D.C. scheme 23-33'.

EP-1 deleted & included in Resi zone.

A-22 0.35
 A-23 0.30
 A-24 0.40
 A-25 1.76
2.80

1.	2.	3.	4.	5.
13.	A-13	Primary School & Play Ground	0.66	M.C.Nanded
14.	A-14	Telecom Office & Staff Quarter	3.03	Telecom Department Nanded
15.	A-15	Police Station & Staff Quarter	1.65	S.P.Office Nanded
16.	A-16	Play Ground	5.02	S.P.Office Nanded
17.	A-17	Vegetable Market & Shopping Centre	0.43	M.C.Nanded
18.	A-18	Garden	0.64	M.C.Nanded
19.	A-19	High School & Play Ground	1.50 ✓	M.C.Nanded — Deleted *
20.	A-20	Play Ground	1.50 ✓	M.C.Nanded — Deleted *
21.	A-21	Primary School & Play Ground	1.03 ✓	M.C.Nanded — Deleted *
22.	A-22	Fire Brigade	0.34	M.C.Nanded
23.	A-23	Maternity Home	0.30	M.C.Nanded
24.	A-24	Elevated Storage Reservoir	0.40	M.C.Nanded
25.	A-25	Garden	1.76	M.C.Nanded
26.	A-26	High School & Play Ground	2.13	M.C.Nanded
27.	A-27	Play Ground	2.70	M.C.Nanded
28.	A-28	Primary School & Play Ground	0.43	M.C.Nanded

23.52

Sector - A - Total Size = 39
 deleted = 7 + 3(EP) = 10
 Remaining = 29 →

M.C. Appr Authority - 23
 other than M.C. - 26
 29

1.	2.	3.	4.	5.
29.	A-29	Primary School	0.14 ✓	M.C.Nanded — <u>Deleted</u> *
30.	A-30	Garden	0.40 ✓	M.C.Nanded — <u>Deleted</u> *
31.	A-31	Elevated Storage Reservoir	0.43	M.C.Nanded EP-3, shifted.
32.	A-32	Play Ground	0.57 ✓	M.C.Nanded — <u>Deleted</u> *
33.	A-33	Vegetable Market	0.48 ✓	M.C.Nanded — <u>Deleted</u> *
34.	A-34	Govt. Staff Quarter	1.22 ✓	P.W.D. Nanded EP-2, deleted & included in Res. Zone
35.	A-35	Income-Tax Office	0.50	Income-Tax Office, Nanded
36.	A-36	Vegetable Market	0.20 ✓	M.C.Nanded EP-5, deleted & included in Res. Zone
37.	A-37	Primary School & Play Groun	1.03	M.C.Nanded
New site	A-38 -	Police Station	0.43	Police Superintendent, Nanded - EP-3
New site	A-39 -	weekly Market	5.4	M.C. Nanded, — EP-4
SECTOR - B				
38.	B-1	Garden	0.58	M.C.Nanded EP-6, deleted & included in Res. Zone
39.	B-2	Police Station	0.18	S.P. Office, Nanded
40.	B-3	Parking	0.83 ✓	M.C.Nanded — <u>Deleted</u> *
41.	B-4	Dispensary	0.29	Employee's State Insurance Scheme, Western Maharashtra Region
42.	B-5	Social Educational & Cultural Centre	0.27	Sai Seva Trust Nanded
			2.15	

1.	2.	3.	4.	5.
43.	B-6	Maternity Home	0.17	M.C.Nanded
44.	B-7	Library	0.11	M.C.Nanded
45.	B-8	Primary School & Play Ground	0.87	M.C.Nanded
46.	B-9	Play Ground	1.17 ✓	M.C.Nanded — <u>Deleted</u> *
47.	B-10	Garden	0.67 ✓	M.C.Nanded EP-7, deleted & included in Resi. Zone.
48.	B-11	B.Ed. & D.Ed. College	2.12 ✓	Principal B.Ed. & — <u>Deleted</u> *
				D.Ed. College, Nanded
49.	B-12	National Cadet Core	1.95 ✓	N.C.C.Nanded — <u>Deleted</u> *
50.	B-13	Municipal Purpose	0.66 ✓	M.C.Nanded — <u>Deleted</u> *
51.	B-14	Fire Brigade	0.28	M.C.Nanded
52.	B-15	Primary School & Play Ground	0.65 ✓	M.C.Nanded — <u>Deleted</u> *
53.	B-16	Play Ground	0.90 ✓	M.C.Nanded — <u>Deleted</u> *
54.	B-17	Police Station	0.63	S.P.Office Nanded —
55.	B-18	Post Office	0.51	Superintendent of Post, Nanded } EP-8, shifted & land released is included in Resi. Zone.
56.	B-19	Cremation Ground	1.31 ✓	M.C.Nanded — <u>Deleted</u> *
57.	B-20	Garden	1.46 ✓	M.C.Nanded — EP-1(2) Northern portion of site is deleted & land released is reserved for B.G. & Lingayat community.
58.	B-21	Primary School & Play Ground	0.80	Shri Niketan P.S. & H.S.Nanded — EP-2 designation is changed as Buzal Grom
59.	B-22	Elevated Storage Reservoir	0.35 ✓	M.C.Nanded — EP-1(3) — Northern portion of site is deleted & land released is shown as existing Kabrastan.

14.61

1.	2.	3.	4.	5.
60.	B-23	High School & Play Ground	1.50	M.C.Nanded
61.	B-24	Play Ground	0.78	M.C.Nanded
62.	B-25	Dispensary	0.30	M.C.Nanded
63.	B-26	Primary School & Play Ground	0.50	M.C.Nanded
64.	B-27	Play Ground	2.51	M.C.Nanded
65.	B-28	Play Ground & Garden	3.02	Mahatma Gandhi Memorial Trust Nanded
66.	B-29	High School & Play Ground	1.56 ✓	M.C.Nanded EP-9, deleted & land selected included in atwarp i.e. B-20. Ext. to Air strip.
67.	B-30	Dispensary	0.29 ✓	M.C.Nanded EP-10 deleted & included in Resi. zone.
68.	B-31	Primary School & Play Ground	0.65 ✓	M.C.Nanded EP-11 ——— 11 ———
69.	B-32	Play Ground	1.12	M.C.Nanded EP-9, included in B-20 Air to atwarp
70.	B-33	Public Health Reservoir	1.37 ✓	M.C.Nanded - Deleted *
71.	B-34	Garden	1.23 ✓	M.C.Nanded EP-12, deleted & included in Resi. zone
72.	B-35	Recreation Centre	0.85 *	M.C.Nanded EP-3, Existing structure deleted & remaining portion redesignated as garden
73.	B-36	Play Ground	0.94	M.C.Nanded
74.	B-37	High School & Play Ground	1.55	M.C.Nanded
75.	B-38	Primary School & Play Ground	0.80	M.C.Nanded
76.	B-39	Maternity Home	0.37 ✓	M.C.Nanded - Deleted *
77.	B-40	Garden	1.59	M.C.Nanded

Section - B - Total sites - 58
 deleted - 19 + 6 = 25
 Remaining = 33

A. A. M. C. Ned -
 other -

1.	2.	3.	4.	5.
78.	B-41	Primary School & Play Ground	0.45	M.C.Nanded
79.	B-42	Play Ground	1.71 ✓	M.C.Nanded - Deleted *
80.	B-43	Vegetable Market & Shopping Centre	0.35	M.C.Nanded - EP-13, deleted & included in Resi. Zone
81.	B-44	Play Ground	1.90 ✓	M.C.Nanded - Deleted *
82.	B-45	Library	0.10 ✓	M.C.Nanded - Deleted *
83.	B-46	Dispensary	0.30 ✓	M.C.Nanded - Deleted *
84.	B-47	Primary School & Play Ground	0.38 ✓	M.C.Nanded - Deleted *
85.	B-48	Garden	0.66 ✓	M.C.Nanded - Deleted *
86.	B-49	District Centre	4.96 ✓	M.C.Nanded - Deleted *
87.	B-50	Garden	2.75 ✓	M.C.Nanded - EP-4, Area @ 1 Ha from Northern Particular a site no. B-50 is deleted & reserved for
88.	B-51	Vegetable Market & Shopping Centre	0.65 ✓	M.C.Nanded - Veg. market & shopping centre, as B-51 remaining portion along with B-51 is deleted & included in Resi. Zone.
89.	B-52	Fire Brigade	0.39	M.C.Nanded - A new 12 m. wide D.P. Road is proposed
90.	B-53	Play Ground	0.70 ✓	M.C.Nanded - Deleted *
91.	B-54	Mah. Ware Housing Godowns	1.62 ✓	M.W.H.G. - Deleted *
	B-55(A)	Plantation Park & Science Centre	1.0	EP-15, New site proposed,
	B-55(B)	Municipal Officer's Quarters	0.50	EP-15
SETOR - C				
92.	C-1	Play Ground	1.08	M.C.Nanded
93.	C-2	Primary School & Play Ground	0.43	M.C.Nanded
	B-56	Govt. Staff Quarters	0.50	EP-15 New site proposed
	B-57	Ext. to Visawa Garden		EP-16

1.	2.	3.	4.	5.
94.	C-3	Play Ground	0.57	M.C.Nanded
95.	C-4	Primary School & Play Ground	0.40	M.C.Nanded
96.	C-5	Garden	1.78	M.C.Nanded
97.	C-6	Vegetable Market & Shopping Centre	0.29	M.C.Nanded
98.	C-7	High School & Play Ground	1.71	M.C.Nanded
99.	C-8	Primary School & Play Ground	0.65	M.C.Nanded
100.	C-9	Play Ground	2.23	M.C.Nanded — Deleted *
101.	C-10	Library	0.34	M.C.Nanded — Deleted *
102.	C-11	Dispensary	0.37	M.C.Nanded — Deleted *
103.	C-12	Primary School & Play Ground	0.51	M.C.Nanded — Deleted *
104.	C-13	High School & Play Ground	1.00	M.C.Nanded — Deleted *
105.	C-14	Garden	3.70	M.C.Nanded
106.	C-15	Play Ground	1.35	M.C.Nanded
107.	C-16	Primary School & Play Ground	0.85	M.C.Nanded
108.	C-17	Vegetable Market & Shopping Centre	0.51	M.C.Nanded
109.	C-18	Play Ground	1.20	M.C.Nanded — EP-6, Rearranged, Relocated & Redesignated
110.	C-19	Garden	2.40	M.C.Nanded — " —

sector C, total = 36
deleted = 5+0
Remaining = 31

A.A. M.C. Nand - 27
other - 4.

1.	2.	3.	4.	5.
111.	C-20	Ext. to Air Strip	37.40	I.A.A. & P.W.D. Dept - EP-6, Rearranged, Relocated, Redesignated.
112.	C-21	Vegetable Market & Shopping Centre	0.54	M.C.Nanded <u>No change</u>
113.	C-22	Library	0.10	M.C.Nanded <u>EP-6</u>
114.	C-23	Dispensary	0.29	Sant Kabir Vidya Prasarak Sanstha, Nanded <u>EP-6</u>
115.	C-24	Primary School & Play Ground	0.34	M.C.Nanded <u>EP-6</u>
116.	C-25	Play Ground	0.95	M.C.Nanded <u>EP-6</u>
117.	C-26	Garden	3.08	M.C.Nanded
118.	C-27	Play Ground	3.50	M.C.Nanded
119.	C-28	Primary School & Play Ground	0.47	M.C.Nanded
120.	C-29	Maternity Home	0.23	M.C.Nanded
121.	C-30	Library	0.11	M.C.Nanded
122.	C-31	State Excise Office & Staff Quarter	1.44	State Excise Office, Nanded
123.	C-32	High School & play Ground	1.36	M.C.Nanded
124.	C-33	Hostel & Nursery	2.37	Ayurvedic College, Nanded
125.	C-34	Garden	1.98	M.C.Nanded & <u>EP-7 Area Extended.</u>
126.	C-35	Cremation Ground	2.00	M.C.Nanded, <u>EP-7. Area reduced.</u> <u>15 m wide D.P. Road Proposed.</u>
	C-36	Private Bus Parking		M.C. Nand - EP-8, New site.

1.	2.	3.	4.	5.
SECTOR - D				
127.	D-1	Garden	0.98	M.C.Nanded EP-9, deleted & included in Res. zone
128.	D-2	Bus Depot & Staff Quarter	7.00 - 1 = 6.0.	M.S.R.T.C.Nanded - EP-11(5) 1Ha, Area reduced
	D-2(A)	Garden	1.0.	EP-11(5) New Site.
129.	D-3	Garden	1.03	M.C.Nanded EP-11(6) Rearranged & Redesignated
	D-2(B)	Exst. Cotton Research Centre		C.R.C. Agri. University Parbhani & APMC, Nand.
	D-2(C)	Banana Research Centre.		Banana MKI Association) Nand.
130.	D-4	Garden	3.76	M.C.Nanded
131.	D-5	Primary School & Play Ground	0.43	M.C.Nanded
132.	D-6	Play Ground	2.53	M.C.Nanded
133.	D-7	Vegetable Market & Shopping Centre	0.32	M.C.Nanded
134.	D-8	Primary School & Play Ground	0.40	M.C.Nanded
135.	D-9	Maternity Home	0.40	M.C.Nanded
136.	D-10	Library	0.10	M.C.Nanded
137.	D-11	Play Ground	0.92	M.C.Nanded
138.	D-12	Garden	0.83	M.C.Nanded
139.	D-13	High School & Play Ground	1.56	M.C.Nanded
140.	D-14	Vegetable Market & Shopping Centre	0.45	M.C.Nanded
141.	D-15	Play Ground	1.45	M.C.Nanded

1.	2.	3.	4.	5.
142.	D-16	Primary School & Play Ground	0.43	M.C.Nanded
143.	D-17	Maternity Home	0.25	M.C.Nanded
144.	D-18	Garden	3.08	M.C.Nanded
145.	D-19	Play Ground	1.48	M.C.Nanded EP-10, Area Extended.
146.	D-20	Primary School & Play Ground	0.40	M.C.Nanded EP-10. Area Reduced,
147.	D-21	Elevated Storage Reservoir	0.46	M.C.Nanded EP-10, Relocated in site No. D-20
148.	D-22	Vegetable Market & Shopping Centre	0.40	M.C.Nanded and relocated included in D-19.
149.	D-23	Play Ground	1.02	M.C.Nanded
150.	D-24	High School & Play Ground	1.53	M.C.Nanded
151.	D-25	Garden	1.81	M.C.Nanded
152.	D-26	Dispensary	0.23	M.C.Nanded
153.	D-27	Primary School & Play Ground	0.42	M.C.Nanded
154.	D-28	Fruit Market & Godowns	1.58	A.P.-M.C.Nanded EP 11 (8). Rearranged
155.	D-29 D-29(A)	Police Station Municipal Central Market	0.80	S.P. officie, Nanded EP 11 (7); rearranged
156.	D-30	Truck Terminus	5.67	M.C.Nanded M.C. Need 8 shifted towards west EP 11 (7) New site EP 11 (8) rearranged
157.	D-31	Play Ground	0.97	M.C.Nanded
158.	D-32	Dispensary	0.32	M.C.Nanded

Section D -

Total = 41
deleted = 1 (EP)
Remaining 40

A.A. M.C. Ned = 35
other = 5

1.	2.	3.	4.	5.
159.	D-33	Primary School & Play Ground	0.49	M.C.Nanded
160.	D-34	Slaughter House	2.17	M.C.Nanded
161.	D-35	Cremation Ground	0.81	M.C.Nanded EP-12, Area reduced to 0.56 Ha.
162.	D-36 D-36(A)	Burial Ground Jalgah Maidan	1.30 1.94	M.C.Nanded M.C. Ned EP-12, New site.
SECTOR - E				
163.	E-1	Vegetable Market & Shopping Centre	0.35	M.C.Nanded EP-13, Area @ 0.15 H reduced from Eastern portion
164.	E-2	Primary School & Play Ground	0.39	M.C.Nanded
165.	E-3	Play Ground	0.48	M.C.Nanded
166.	E-4	Dispensary	0.27	M.C.Nanded
167.	E-5	Play Ground	0.73	M.C.Nanded — Deleted.
168.	E-6	Library	0.12	M.C.Nanded — Deleted.
169.	E-7	Play Ground	0.12	M.C.Nanded
170.	E-8	Vegetable Market	0.24	M.C.Nanded
171.	E-9	Primary School & Play Ground	0.42	M.C.Nanded
172.	E-10	Play Ground	0.43	M.C.Nanded
173.	E-11 E-11 (A)	Garden Municipal corp. Health centre & cultural centre & shopping centre.	0.43	M.C.Nanded EP-14 amalgamated & redesignated. M.C. Ned. EP-14 New site
174.	E-12	High School & Play Ground	1.03	M.C.Nanded — Deleted.

Section E - Total - 21
 Deleted - 5
 16

A.A. N.C.Ned - 16
 Other - -

1.	2.	3.	4.	5.
175.	E-13	Play Ground	1.20	M.C.Nanded
176.	E-14	Play Ground	2.62	M.C.Nanded
177.	E-15	Garden	1.03	M.C.Nanded
178.	E-16	Cremation Ground	0.25	M.C.Nanded
179.	E-17	Play Ground	0.32	M.C.Nanded
180.	E-18	Primary School	0.09	M.C.Nanded - Deleted *
181.	E-19	Children's Park	0.07	M.C.Nanded - Deleted *
	E-20	B.G. 402 Lingayat Community.		M.C. Ned. - EP-15, New Site.
SECTOR- F				
182.	F-1	Vegetable Market	0.16	M.C.Nanded
183.	F-2	Judicial Staff Quarter EP-18, Reinstated as it is.	1.20	Judicial Deptt. Nanded - Deleted *
184.	F-3	Play Ground EP-18 " "	1.50	Medical College, Nanded - Deleted *
185.	F-4	Primary School & Play Ground EP-18 " "	0.37	M.C.Nanded - Deleted *
186.	F-5	Central Excise Office EP-18 " "	0.68	Central Excise Dept. Nanded - Deleted *
187.	F-6	N.M.C. Office EP-19, Included in commercial zone.	3.69	M.C.Nanded - Deleted *
188.	F-7	Garden EP-18 Reinstated as it is	0.81	Medical College, Nanded - Deleted *
189.	F-8	Extension to G.G. Hospital EP-2 included in public semi public zone.	2.65	Medical College & Medical College Nanded - Deleted *
190.	F-9	Police Staff Quarter	0.50	S.P. officie, Nanded - Deleted *

1.	2.	3.	4.	5.
191.	F-10	Gurudwara, Redevelopment Scheme	3.80	EP-22, Area Extended Gurudwara Board Nanded M.C.Ned. U/S 37 of MR & TP Act 1966
192.	F-11	Vegetable Market & Shopping Centre	0.54	M.C.Nanded — Deleted *
193.	F-12	Garden	1.38	M.C.Nanded — Deleted *
194.	F-13	Play Ground	1.35	M.C.Nanded EP-22, included in S.No. F-10, Deleted *
195.	F-14	Primary School ^{High School} & Play Ground	0.37	M.C.Nanded EP-21, Amalgamated & redesignated
196.	F-15	High School & Play Ground	1.31	M.C.Nanded EP-21 — " —
197.	F-16	Parking	1.66	Gurudwara Board Nanded — Deleted *
198.	F-17	Gurudwara Redevelopment Scheme	0.32	Gurudwara Board Nanded } M.C.Ned, change of
199.	F-18	Gurudwara Redevelopment Scheme	7.34	Gurudwara Board Nanded } 37 of M.R. & TP Act 1966
200.	F-19	Primary School & Play Ground	0.49	M.C.Nanded
201.	F-20	Library	0.07	M.C.Nanded
202.	F-21	Garden	3.06	✓ Gurudwara Board, Nanded
203.	F-22	Children Park	0.05	M.C.Nanded — Deleted *
204.	F-23	Play Ground	0.73	M.C.Nanded — Deleted *
205.	F-24	Historical Garden	8.93	Gurudwara Board, Nanded
206.	F-25	Primary School & Play Ground	0.58	M.C.Nanded
207.	F-26	Play Ground	0.60	M.C.Nanded EP-23 deleted & included in Industrial Zone
208.	F-27	Shopping Centre	0.14	M.C.Nanded

Section F — Total 37
 deleted — 0912(2) same A.A.L.
 Remaining 28

1.	2.	3.	4.	5.
209.	F-28	City Bus Stand	0.80	Divisional collector, M.S.R.T.C. Nanded EP-24(7) amalgamated & rearranged.
210.	F-29	Police Station	0.80	D. S.P. Office, Nanded EP-24(8)
211.	F-30	Ayurvedic Hospital	0.80	Superintendent, Ayurvedic College, Nanded EP-24(9)
212.	F-30(A) F-31	Telephone Exchange Parking	0.11	General manager, BSNL, Ned - EP-24(10) New Site M.C. Nanded — Deleted
213.	F-32	Children's Park	0.11	M.C. Nanded — Deleted
214.	F-33	Garden	0.36	M.C. Nanded — Deleted
215.	F-34 F-35 F-36.	Parking M.C. Office & Shopping centre. " "	0.99 M.C. Nanded	M.C. Ned. changed U/S 37 of MRSTPAQ. Gurudwara Board, Nanded — New Site M.C. Ned. EP-26 New Site EP-25 New Site
SECTOR - G				
216.	G-1	Vegetable Market	0.14	M.C. Nanded @ 1353.66 sqm deleted & EP-27. Included in P.S.P. zone
217.	G-2	Primary School	0.12	M.C. Nanded
218.	G-3	Library	0.07	M.C. Nanded
219.	G-4	Play Ground	0.50	M.C. Nanded — Deleted
220.	G-5	Recreation Centre	3.62	M.C. Nanded
221.	G-6	Play Ground	0.50	M.C. Nanded — Deleted
222.	G-7 G-7(A) G-7(B)	Cremation Ground G.G. G.G.	2.00	M.C. Nanded EP-28, deleted & included in Res. zone EP-28 New Site EP-28 New Site
223.	G-8	Garden	1.49	M.C. Nanded — Deleted
224.	G-9	Play Ground	2.29	S.P. office, Nanded

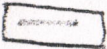
Sector 5 - Total - 17
Deleted - 4
13


A.A. M.C. need - 14
other - 1

1.	2.	3.	4.	5.
225.	G-10	^{Samaj. Mandir 2 g} Dispensary	0.23	M.C.Nanded - EP-29. designation change.
226.	G-11	Garden	1.25	M.C.Nanded
227.	G-12	Play Ground	1.42	M.C.Nanded
228.	G-13	Burial Ground	0.79	M.C.Nanded
229.	G-14	Play Ground	9.00	M.C.Nanded
230.	G-15	Garden	8.18	M.C.Nanded

Note : * Column No. 4 shows approximate areas of the site. The correct area shall be taken as per actual measurement after demarcation on site.

Whenever area of site is changed due to modification / Part deletion in the reservation, the actual area is to be measured after demarcation of site *

*  • SITE DELETED AND INCLUDED IN RESIDENTIAL ZONE BY M.C. WIDE RESO. NO. 4 DATED 29/6/96 & R. NO. 8 of 24-7-96

 • AREA PROPOSED BY M.C. NANDED FOR FSI 1.50.

72 Deleted sites by Govt
29 + 93 + 31 + 40 + 16 + 26 + 15 = 190 - Total Reservations

TABLE NO. 17

Statement showing the approximate cost of acquisition of sites & cost of development of sites in favour of Planning Authority

Sr. No.	Site No.	Name of the site	Area in Ha.	Cost of Land (LKS)	Cost of Development (LKS)	Total Cost (LKS)
1	2	3	4	5	6	7
1	A-1	Play Ground	5.00	67.17	5.16	72.33
2	A-2	Burial Ground	0.45	6.06	1.38	7.44
3	A-3	Cremation Ground	0.45	6.06	1.38	7.44
4	A-4	Garden	4.24	58.97	1.62	60.59
5	A-5	V.M. & S.C.	0.34	5.93	29.17	35.10
6	A-6	Scavenger's Quarter	1.66	28.03	140.27	168.30
7	A-7	Garden	2.32	36.16	03.12	39.28
8	A-8	Housing for Dishoused	2.38	32.85	213.72	246.57
9	A-10	Dispensary	0.47	7.93	26.21	34.14
10	A-11	Library	0.12	2.34	11.70	14.04
11	A-12	Play Ground	2.87	77.72	3.55	81.27
12	A-13	P.S. & P.G.	0.66	8.89	50.60	58.89
13	A-17	V.M. & S.C.	0.43	12.61	37.26	49.87

21.39

350.72

(102)

1	2	3	4	5	6	7
14	A-18	Garden	0.64	26.02	1.85	27.87
15	A-19	H.S.& P.G.	1.50	63.26	80.00	143.26
16	A-20	Play Ground	1.50	53.64	1.02	54.66
17	A-21	P.S.& P.G.	1.03	36.83	50.00	86.83
18	A-22	Fire Brigade	0.34	16.03	17.00	33.03
19	A-23	Maternity Home	0.30	18.72	14.10	32.82
20	A-24	E.S.R.	0.40	14.00	10.00	24.00
21	A-25	Garden	1.76	95.17	1.43	96.60
22	A-26	H.S.& P.G.	2.13	96.79	80.00	176.79
23	A-27	Play Ground	2.70	95.84	1.31	97.15
24	A-28	P.S.& P.G.	0.43	18.20	50.00	68.20
25	A-29	Primary School	0.14	6.36	25.00	0.76
26	A-30	Garden	0.40	20.00	0.76	20.76
27	A-31	E.S.R.	0.43	14.34	10.00	24.34
28	A-32	Play Ground	0.57	19.01	1.96	20.97
29	A-33	V.M.& S.C.	0.48	32.56	33.02	65.58
30	A-36	Vegetable Mkt	0.20	50.70	25.00	75.70
31	A-37	P.S.& P.G.	1.03	32.56	50.00	82.56

1	2	3	4	5	6	7
32	B-1	Garden	0.58	22.56	0.91	23.47
33	B-3	Parking	0.83	41.96	20.34	62.30
34	B-6	Maternity Home	0.17	10.89	7.07	17.96
35	B-7	Library	0.11	11.00	4.49	15.49
36	B-8	P.S. & P.G.	0.87	40.02	50.00	90.02
37	B-9	Play Ground	1.17	53.82	2.81	56.63
38	B-10	Garden	0.67	23.71	0.98	24.69
39	B-13	MPL Purpose	0.66	23.35	25.00	48.35
40	B-14	Fire Brigade	0.28	3.33	14.00	17.33
41	B-15	P.S. & P.G.	0.65	14.97	50.00	64.97
42	B-16	Play Ground	0.90	26.95	2.46	29.42
43	B-19	Cremation Ground	1.31	12.78	2.97	15.75
44	B-20	Garden	1.46	15.71	1.52	17.23
45	B-22	Elevated Storage Reservoir	0.35	5.00	10.00	15.00
46	B-23	H.S. & P.G.	1.50	22.81	53.19	76.00
47	B-24	Play Ground	0.78	7.61	2.29	9.90
48	B-25	Dispensary	0.30	30.00	3.38	33.38

1	2	3	4	5	6	7
49	B-26	P.S.& P.G.	0.50	4.87	50.00	54.87
50	B-27	Play Ground	2.51	31.20	4.12	35.32
51	B-29	H.S.& P.G.	1.56	17.36	80.00	37.36
52	B-30	Dispensary	0.29	3.71	29.00	32.71
53	B-31	P.S.& P.G.	0.65	7.21	50.00	57.21
54	B-32	Play Ground	1.12	12.42	2.75	15.17
55	B-33	Public Health Reservoir	1.37	73.15	25.00	98.15
56	B-34	Garden	1.23	52.45	2.88	53.33
57	B-35	Recreation Centre	0.85	36.25	2.39	38.64
58	B-36	Play Ground	0.94	40.09	2.52	42.65
59	B-37	H.S.& P.G.	1.55	66.10	80.00	146.10
60	B-38	P.S.& P.G.	0.80	34.11	50.00	84.11
61	B-39	Maternity Home	0.37	15.78	37.00	52.78
62	B-40	Garden	1.59	67.80	3.28	71.08
63	B-41	P.S.& P.G.	0.45	19.19	25.00	44.19
64	B-42	Play Ground	1.71	72.92	3.40	76.32
65	B-43	V.M.& S.C.	0.35	26.56	25.00	51.56
66	B-44	Play Ground	1.90	91.71	3.58	95.30

20.57
19.74

672.88

1	2	3	4	5	6	7
67	B-45	Library	0.10	6.56	10.00	16.56
68	B-46	Dispensary	0.30	13.60	30.00	43.60
69	B-47	P.S.& P.G.	0.38	18.60	25.00	43.60
70	B-48	Garden	0.66	28.14	1.14	29.28
71	B-51	V.M.& S.C.	0.65	46.52	66.00	112.52
72	B-52	Fire Brigade	0.39	24.36	19.50	43.86
73	B-53	Play Ground	0.70	27.00	2.17	29.17
74	C-1	Play Ground	1.08	45.95	4.05	50.00
77	C-2	P.S.& P.G.	0.43	17.54	50.00	67.54
78	C-3	Play Ground	0.57	10.33	2.50	12.83
79	C-4	P.S.& P.G.	0.40	10.65	50.00	60.65
80	C-5	Garden	1.78	37.47	2.50	39.97
81	C-6	V.M.& S.C.	0.29	6.57	29.00	35.57
82	C-7	H.S.& P.G.	1.71	33.50	80.00	113.55
83	C-8	P.S.& P.G.	0.65	10.10	50.00	60.10
84	C-9	Play Ground	2.23	31.96	2.50	34.46
85	C-10	Library	0.34	5.28	30.00	35.28
86	C-11	Dispensary	0.37	5.68	37.00	42.68

1235
 13.03
 379.81

1	2	3	4	5	6	7
87	C-12	P.S.& P.G.	0.51	6.87	50.00	56.87
88	C-13	H.S.& P.G.	1.00	13.46	40.00	53.46
89	C-14	Garden	3.70	80.09	5.00	85.09
90	C-15	Play Ground	1.35	11.85	2.50	14.35
91	C-16	P.S.& P.G.	0.85	14.41	50.00	64.41
92	C-17	V.M.& S.C.	0.51	40.46	51.00	91.96
93	C-18	Play Ground	1.20	30.73	1.53	32.26
94	C-19	Garden	2.40	47.32	2.17	49.49
95	C-21	V.M.& S.C.	0.54	11.53	54.00	65.53
96	C-22	Library	0.10	2.06	10.00	12.06
97	C-24	P.S.& P.G.	0.34	5.28	50.00	55.28
98	C-25	Play Ground	0.95	12.86	2.53	15.39
99	C-26	Garden	3.08	38.29	2.46	40.75
100	C-27	Play Ground	3.50	42.51	4.86	47.37
101	C-28	P.S.& P.G.	0.47	6.33	50.00	56.33
102	C-29	Maternity Home	0.23	3.45	23.00	26.45
103	C-30	Library	0.11	1.71	11.00	12.71
104	C-32	H.S.& P.G.	1.36	18.31	80.00	98.31

22.20

387.52

1	2	3	4	5	6	7
105	C-34	Garden	1.98	21.26	1.97	23.23
106	C-35	Cremation Ground	2.00	26.94	3.38	30.62
107	D-1	Garden	0.98	63.26	2.75	66.01
109	D-3	Garden	1.03	2.40	2.50	4.90
110	D-4	Garden	3.76	11.00	4.00	15.00
111	D-5	P.S.& P.G.	0.43	1.40	50.00	51.40
112	D-6	Play Ground	2.53	8.00	3.00	11.00
113	D-7	V.M.& S.C.	0.32	1.67	32.00	33.67
114	D-8	P.S.& P.G.	0.40	2.09	25.00	27.09
115	D-9	Maternity Home	0.40	2.09	40.00	42.09
116	D-10	Library	0.10	0.70	10.00	10.70
117	D-11	Play Ground	0.92	4.17	2.50	6.67
118	D-12	Garden	3.08	10.63	2.46	13.09
119	D-13	H.S.& P.G.	1.56	7.07	80.00	87.07
120	D-14	V.M.& S.C.	0.45	2.04	45.00	47.04
121	D-15	Play Ground	1.45	6.57	3.13	9.70
122	D-16	P.S.& P.G.	0.43	1.95	50.00	51.95
123	D-17	Maternity Home	0.25	1.30	25.00	26.30

22.07

174.54

1	2	3	4	5	6	7
124	D-18	Garden	3.08	10.63	2.46	13.08
125	D-19	Play Ground	1.48	6.71	3.16	9.87
126	D-20	P.S. & P.G.	0.40	2.09	25.00	27.09
127	D-21	Elevated Storage Reservoir	0.46	2.50	10.00	12.50
128	D-22	V.M. & S.C.	0.40	2.09	40.00	42.09
129	D-23	Play Ground	1.02	4.62	2.62	7.24
130	D-24	H.S. & P.G.	1.53	6.93	80.00	86.93
131	D-25	Garden	1.81	8.20	1.88	10.08
132	D-26	Dispensary	0.23	1.20	23.00	24.20
133	D-27	P.S. & P.G.	0.42	1.90	50.00	52.22
134	D-30	Truck Terminous	5.67	40.63	6.19	46.82
135	D-31	Play Ground	0.97	4.39	1.56	5.95
136	D-32	Dispensary	0.32	1.67	32.00	33.67
137	D-33	P.S. & P.G.	0.49	2.22	50.00	52.22
138	D-34	Slaughter House	2.17	7.50	54.25	61.75
139	D-35	Cremation Ground	0.81	3.67	2.34	6.01
140	D-36	Burial Ground	1.30	5.89	2.96	8.85

29.58

112.84

1	2	3	4	5	6	7
141	E-1	V.M.& S.C.	0.35	16.48	35.00	51.48
142	E-2	P.S.& P.G.	0.39	6.00	25.00	31.00
143	E-3	P.G.	0.48	6.40	1.80	8.20
144	E-4	Dispensary	0.27	3.54	23.00	26.54
145	E-5	Play Ground	0.73	9.73	2.22	11.95
146	E-6	Vegetable Market	0.24	3.70	24.00	27.70
147	E-7	Play Ground	0.12	1.90	0.91	2.81
148	E-8	Vegetable Market	0.24	3.70	24.00	27.70
149	E-9	P.S.& P.G.	0.42	5.60	50.00	55.60
150	E-10	Play Ground	0.43	5.73	1.72	7.45
151	E-11	Garden	0.43	17.55	0.92	18.47
152	E-12	H.S.& P.G.	1.03	42.03	80.00	122.03
153	E-13	Play Ground	1.20	41.38	2.86	44.24
154	E-14	Play Ground	2.62	26.80	2.25	29.05
155	E-15	Garden	1.03	28.02	1.42	29.44
156	E-16	Cremation Ground	0.25	1.15	1.30	2.45
157	E-17	Play Ground	0.32	2.46	1.47	3.93
158	E-18	Primary School	0.09	0.92	9.00	9.92

10.64

293.09

1	2	3	4	5	6	7
159	E-19	Children's Park	0.07	0.52	0.37	0.89
160	F-1	Vegetable Market	0.16	6.64	16.00	22.64
161	F-4	P.S.& P.G.	0.37	11.67	25.00	36.67
162	F-6	N.M.C.Office	3.69	120.16	100.00	222.16
163	F-11	V.M.& S.C.	0.54	53.15	50.00	103.15
164	F-12	Garden	1.38	30.00	1.65	31.65
165	F-13	Play Ground	1.35	29.26	3.02	32.28
166	F-14	P.S.& P.G.	0.37	9.25	25.00	34.25
167	F-15	H.S.& P.G.	1.31	16.40	80.00	96.40
168	F-19	P.S.& P.G.	0.49	10.62	50.00	60.62
169	F-20	Library	0.07	2.34	7.00	9.34
170	F-22	Children Park	0.05	5.84	0.58	6.42
171	F-23	Play Ground	0.73	74.40	2.22	76.62
172	F-25	P.S.& P.G.	0.58	26.05	50.00	76.05
173	F-26	Play Ground	0.60	30.86	2.01	32.87
174	F-27	Shopping Centre	0.14	16.46	14.00	30.46
175	F-31	Parking	0.11	13.33	5.50	18.83
176	F-32	Children's Park	0.11	5.44	0.86	6.30

12.12

462.39 /

Area
in Ha. Cost of
Land.

1	2	3	4	5	6	7
177	F-33	Garden	0.36	17.82	0.84	18.66
178	G-1	Vegetable Mkt	0.14	9.42	14.20	23.62
179	G-2	Primary School	0.12	8.07	25.00	33.07
180	G-3	Library	0.07	5.47	7.00	12.47
181	G-4	Play Ground	0.50	27.85	1.85	29.70
182	G-5	Recreation Centre	3.62	169.32	4.95	174.27
183	G-7	Play Ground	0.50	27.85	1.85	29.70
184	G-8	Cremation Ground	2.00	179.80	3.67	183.53
185	G-9	Garden	1.49	42.52	1.70	44.22
186	G-10	Play Ground	2.29	60.32	3.93	64.25
187	G-11	Dispensary	0.23	7.57	23.00	30.57
188	G-12	Garden	1.25	35.67	1.56	37.23
189	G-13	Play Ground	1.42	40.52	3.10	43.62
190	G-14	Burial Ground	0.79	22.54	2.31	24.85
191	G-15	Play Ground	9.00	214.00	4.20	218.20
192	G-16	Garden	8.18	252.71	4.00	256.71
Total			33.22 31.96	5351.01	4300.26	9651.27

GT-204.28

Table No. 18

COST FOR IMPLEMENTATION OF D.P. ROADS

Sector No.	Road width	Road length in meter	land acquisition cost (laks)	Road construction cost (235 / sq-m)	Side drains cost (1240 r/m)	Total cost in laks
A	12 m	1125	94.50	31.72	13.50	140.17
	15 m	1325	139.12	46.70	16.43	202.25
	18 m	200	25.20	8.46	2.48	36.14
B	12 m	1430	171.60	40.32	17.73	229.65
	18 m	1600	288.00	67.68	19.84	375.52
C	12 m	1075	64.50	30.31	13.33	108.14
	15 m	3200	240.00	112.80	39.68	392.48
	18 m	1700	153.00	71.91	21.08	245.99
	24 m	1000	120.00	56.40	12.40	188.80
D	12 m	1975	106.65	55.69	24.49	186.83
	15 m	4150	280.12	146.29	51.46	477.87
	24 m	1350	145.80	76.14	16.74	238.68
E	12 m	750	45.00	21.15	9.30	75.45
	15 m	400	30.00	14.10	4.96	49.06
F	9 m	500	54.00	10.57	6.20	70.77
	12 m	1850	266.40	52.17	22.14	341.91
	15 m	550	99.00	19.39	6.82	125.21
G	12 m	400	38.40	11.28	4.96	54.64
	18 m	2650	381.60	112.10	32.26	525.96
					Total	4065.0

2742.89

SECTORWISE RECREATION

Sr. No.	Sector No	P.S/P.O/PP/G	H.S/H.S.B.G	Maternity Home/Dispensary	Veg. Market Shopping Center	Library	Play ground	Garden Children's Park	Community Ground	EX. B/G	Fire Brigade Parking
1	2	3	4	5	6	7	8	9	10	11	12
	A	(5) / (2) / (4)	(2) / (4)	(2)	(5) / (4)	(1)	(6) / (1) / (1)	(5) / (1)	(1)	(2)	(1)
	B	(9) / (2)	(4)	(7) / (2)	(2)	(2) / (1)	(10) / (5) / (1)	(9) / (1)	(1) / (1)	(1)	(3)
	C	(9) / (1)	(3) / (1)	(3) / (1)	(3)	(3) / (1)	(7) / (1)	(6)	(1)	(-)	(-)
	D	(-)	(1) / (1)	(2)	(2)	(1)	(6)	(5)	(2)	(2)	(-)
	E	(2) / (1)	(1) / (1)	(1)	(2)	(1) / (1)	(7) / (1)	(3) / (1)	(1)	(-)	(-)
	F	(4) / (1)	(1)	(-)	(2) / (1)	(1)	(4) / (3)	(7) / (5)	(-)	(-)	(1) / (1)
	G	(1)	(-)	(1)	(-)	(1)	(5) / (2)	(3) / (1)	(-)	(-)	(-)
	...	(34) / (1)	(12) / (2)	(16) / (3)	(16) / (2)	(10) / (3)	(45) / (12)	(36) / (9)	(5) / (1)	(5)	(5)

Table No. 19

PHASED PROGRAMME FOR ACQUISITION OF SITES

Sr. No.	years	First	Second	Third	Fourth	Fifth	Sixth	Seventh	Eeighth	Nineth	Last
	Name of Site	1	2	3	4	5	6	7	8	9	10
1)	Primary School/ P. S. & P. G.	A-13 B-8 C-2	B-15 C-4 F-4	A-21 B-21 C-8 D-5	B-26 C-2 G-2	A-28 B-31 C-12 D-8	B-38 C-16 F-14	A-29 B-41 C-24 D-16	B-47 E-9 F-19	A-37 C-28 D-27 D-20	D-33 E-18 F-25
2)	High School/ H. S. & P. G.	E-12 F-15	A-19	B-23	C-7	D-13	A-26 C-13	B-29	C-32	D-24	B-37
3)	Maternity Home/ Dispensary	D-9	E-4 G-10	A-10	B-6 C-11	C-23 D-17	B-25	A-23 D-26	B-39 B-30	B-46	C-29 D-32
4)	Veg. market/ shopping centre	A-5	B-45 C-6	A-17 D-7	C-17	A-33 E-1	C-21 F-11	A-36	A-51 D-14	B-22 F-27	E-8
5)	Library	B-7	C-10	A-11	D-10	E-6	F-20	B-45	C-22	G-3	C-30
6)	Play Ground	A-12 B-9 C-1 D-6	B-15 C-3 F-3 G-4 E-3	A-16 B-16 C-9 D-11	B-24 C-15 E-7 G-6 G-12	A-20 B-27 C-18 D-15	B-32 D-19 F-13 G-9 E-5	A-32 B-36 C-27 D-23	A-27 B-42 C-25 E-14 G-14	B-44 D-31 E-13 F-23	A-1 B-53 E-17 F-26 E-10

		1	2	3	4	5	6	7	8	9	10
7)	Garden/ Children's park	B-1 C-5 D-1	A-4 B-10 E-11 G-8	B-20 C-14 D-3	A-7 E-15 F-21 F-12	B-28 C-19 D-4 G-11	A-18 E-19 G-15	B-34 C-26 D-12 F-22	A-25 B-40 C-1 F-32	B-48 C-34 D-18	A-30 B-50 B-25 F-33
8)	Cremation Groud	A-3		D-19		C-35		D-35		E-16	
9)	E. S.R / B. G.		A-24		B-22		D-36		A-31		D-21
10)	Fire Brigade/ Parking	A-22				B-14				B-52	
				F-31				B-3			
11)	Other's/ Name of site	B-35 Cultural Hall	D-30 Truck Terminous	B-13 Municipal purpose	A-6 Scavengers Quarters	F-6 NMC office	A-8 Housing for dishoused	D-33 Public Health reservoir	B-49 Dist Centre	D-34 Slaughter House	A-2 Burial Ground