DRAFT DEVELOPMENT PLAN OF JALGAON (REVISED)

(ORIGINAL LIMITS + ADDITIONAL AREA)

PROPOSED LAND USE MAP

(PUBLISHED U/S 26 (1) OF M.R. & T.P. ACT, 1966)

SCALE 1: 4000

Meters 0 40 80 160 240 320 400

MAP 7 OF 10

1 2 3 4 5 6 7 8 9 10

LEGENDS:

ORIGINAL MUNICIPAL COUNCIL LIMIT	CITY SURVEY PLOT
EXTENDED MUNICIPAL COUNCIL LIMIT	BUILDING FOOTPRINT
VILLAGE BOUNDARY	FLYOVER / BRIDGE
CANTONMENT BOUNDARY	CART TRACK
CITY SURVEY SHEET BOUNDARY	FOOT PATH
PLANNING SECTOR BOUNDARY	33 KV LINE
SURVEY BOUNDARY/ CAT BOUNDARY	TRANSMISSION TOWER
RED FLOOD LINE	
BLUE FLOOD LINE	

CODE	CLASS	SUB-CLASS	SYMBOL	CODE	CLASS	SUB-CLASS	SYMBOL
01-01	Road	National Highway	NH	11-01	Utility	Gas / Liquid Fuel / Kerosene Pipeline	GAS/PIPELINE
01-02		State Highway	SH	11-02		Electric Transformer / Substation	ET
01-03		Major City Road (Width 10.0 m and more)	MCR	11-03	Public Utilities	Water Supply Pipeline	PIPELINE
01-04		Minor City Road (Width less than 10.0 m)	CR	11-04		Water Tank / Reservoir	WT
01-05		Village Road	VR	11-05		Sewerage Treatment Plant	STP
01-06		Cart Track	CT	11-06		Solid Waste Management	SWM
01-07		Foot Path	FP	11-07		Telephone Exchange	TE
01-08		Railway Track	RT	11-08		Cremation / Burial Ground	CEMETERY
01-09		Railway Station	RS	11-09		Police Station	PS
01-10		Railway Siding	RS	11-10		Post Telegraph Office	PO/TO
01-11		Railway Yard	RY	11-11		Fire Station	FS
01-12		Railway Bridge	RB	11-12		Municipal Office	MO
01-13		Railway Level Crossing	LC	11-13		Municipal Ward Office	WO
01-14		Railway Over Bridge	ROB	11-14		Municipal Zonal Office	ZO
01-15		Railway Under Bridge	RUB	11-15		Municipal Garden	MG
01-16		Railway Platform	RP	11-16		Municipal Library	ML
01-17		Railway Station Building	RSB	11-17		Municipal Hospital/Clinic	MH
02-01	Water Bodies	River		12-01	Public & Semi Public	Religious Structure	
02-02		Stream		12-02		Temple	
02-03		Ponds		12-03		Church	
02-04		Water Tank		12-04		Mosque	
02-05		Canal		12-05		Dargah	
02-06		Well		12-06		Graveyard / Burial Ground	
02-07		Nala		12-07		Public Utilities	
03-01	Residential Zone	Residential Area		13-01	Sports & Recreational	Stadium	
03-02		Slum Area		13-02		Sports Complex	
04-01	Commercial Zone	Commercial Area		13-03		Swimming Pool	
04-02		Wholesale Market		13-04		Gymnasium	
04-03		Shopping Centre		13-05		Garden	
04-04		Hotel / Lodge / Restaurant		13-06		Open Space	
04-05		Petrol Pump / CNG Filling Station		13-07		Amusement Park	
04-06		Godown / Warehouse		13-08		Zoo	
04-07		Cinema / Multiplex		13-09		Play Ground	
04-08		Bank		13-10		Stadium	
04-09		Office		13-11		Swimming Pool	
04-10		Shop		13-12		Gymnasium	
04-11		Other Business		13-13		Garden	
04-12		Other Commercial Activities		13-14		Sports Complex	
05-01	Industrial Zone	Industrial Area		14-01	Agriculture	Agriculture	
05-02		Agro Based & Food Processing		14-02		Orchard	
05-03		Textile Industries		14-03		Nursery	
05-04		Other Industries		14-04		Dairy	
06-01	Educational	School		15-01	Others	Poultry	
06-02		College		15-02		Cremation / Burial Ground	
06-03		University		15-03		Quarry	
06-04		Vocational Institute		15-04		Brick Kiln	
06-05		Research Institute		15-05		Cottage Industries	
06-06		Training Institute		15-06		Other Uses	

A.H.&C.	AGRICULTURE, HORTICULTURE & ANIMAL HUSBANDRY			ABBREVIATION			
AIDC	ALL INDIA DEFENCE CORRIDOR						
B.G.	BROAD GAUGE						
C.G.	CENTRAL GOVERNMENT						
CTS & D.	CITY SURVEY & DEVELOPMENT PLAN						
DGCA	DIRECTORATE GENERAL OF CIVIL AVIATION						
DSL	DIESEL						
E.C.	ELECTRIC CHARGING STATION						
F.S.I.	FLOOR SPACE INDEX						
G.I.	GOVERNMENT OF INDIA						
G.S.I.	GEOLOGICAL SURVEY OF INDIA						
H.P.C.	HINDUSTAN PETROLEUM CORPORATION						
I.O.C.	INDIAN OIL CORPORATION						
M.S.E.B.	MAHARASHTRA STATE ELECTRICITY BOARD						
M.S.R.T.C.	MAHARASHTRA STATE ROAD TRANSPORT CORPORATION						
N.A.	NOT AVAILABLE						
N.H.A.I.	NATIONAL HIGHWAY AUTHORITY OF INDIA						
O.N.G.C.	OIL AND NATURAL GAS CORPORATION						
P.C.M.C.	PIMPRI CHINCHWAD MUNICIPAL CORPORATION						
P.M.C.	PUNE MUNICIPAL CORPORATION						
P.M.P.M.L.	PUNE MAHANAGAR PARIVAHAN MAHAMANDAL LTD.						
P.S.P.	PUBLIC SECTOR PETROLEUM						
R.L.	RAILWAY LINE						
S.T.P.	SEWAGE TREATMENT PLANT						
T.P.S.	TOWN PLANNING SCHEME						
U.G.D.	UNDER GROUND DRAINAGE						
W.T.P.	WATER TREATMENT PLANT						

Notes:

1. This draft Development Plan is prepared under the mandate of GoM, UDD vide GR No. TPS-1818/1469/CR-310/18/UD-13, dated 25/01/2019 and corrigendum dated 11/06/2019, and shall be sanctioned accordingly.
2. Features are depicted from drone shots/data imagery. Hence the discrepancies may occur.
3. In case of discrepancy wrt boundaries and numbers of any cadastral plot (GoI No.)/survey no./CTS No./FP No.), the record of plot records, department/competent authority will prevail.
4. The boundaries of any government/semi-government property are shown as per the cadastral map and features captured from drone imagery, and hence may be subject to change as per actual acquisition/possession by the respective department.
5. The structure on the map does not confirm its legal/construction status worked and handed over by the planning authority.
6. The boundaries of plots, open spaces and amenity spaces of sanctioned layouts shown on the plan shall be confirmed with the competent authority.
7. The base map and the road data of Gina Infra is prepared from the website of Water Resources Department, Mumbai, the lines are indicative and shall not be considered as an authentic record of Water Resources Department.
8. The proposed land use shown on the draft Development Plan shall prevail irrespective of the property number/boundary shown on map, which shall be updated and modified as per the actual site conditions by the respective department.
9. The existing roads shown on the map is based on the data procured from Public Works Department, hence, the alignment and status is indicative and subject to correction from land records or competent authority.
10. Any earlier permission granted under the provisions of erstwhile sanctioned Development Plan shall not be deemed to be converted directly to the user allowed in this Development Plan, unless a fresh permission is granted by the Planning Authority in accordance with the proposed zoning of this Development Plan.
11. The spot zoning shown on the plan is as per existing use captured in drone imagery, however, it shall be verified by the planning authority before sanctioning the layout.
12. In case of any variation proposed to the final Town Planning Schemes (i.e. in S.No.'s sanctioned by Government, the proposal of Draft Development Plan shall be treated modified to that extent.
13. In case of Town Planning Scheme (T.P.S) is at preliminary scheme, the boundaries of final plots shall treated modified to that extent.
14. In case any proposal of final Development Plan (Original limits) and final Development Plan (Additional area) is modified, deleted or lapsed u/s 37, 50, 69 and 127 of MRTP Act, 1966 as any Court Orders or Govt. order, the proposal as shown on map report, the proposal shall be treated modified to that extent.
15. In case of any discrepancies in the digitalized plots shown on the map and those shown on map report, the proposal as shown on map shall prevail.
16. This plan is to be read along with report, UDCPR-2020 and modifications made thereunder from time to time.

Draft Development Plan published under Section 26(1) of MRTP Act, 1966 vide Resolution No. 107 dated 22nd November 2026 of Jalgaon City Municipal Corporation, Jalgaon.

TOWN PLANNING OFFICER AND ASSISTANT DIRECTOR, TOWN PLANNING, JALGAON CITY MUNICIPAL CORPORATION, JALGAON	SPECIAL UNIT, JALGAON CITY MUNICIPAL CORPORATION, JALGAON
COMMISSIONER JALGAON CITY MUNICIPAL CORPORATION, JALGAON	MAYOR JALGAON CITY MUNICIPAL CORPORATION, JALGAON