22-11-2024 ②

DRAFT DEVELOPMENT PLAN OF JALGAON (REVISED)

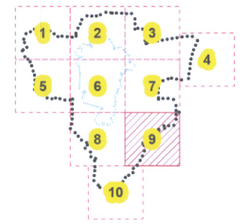
(ORIGINAL LIMITS + ADDITIONAL AREA)

PROPOSED LAND USE MAP

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

SCALE 1: 4000

0 40 80 160 240 320 400 Meters



MAP 9 OF 10

LEGENDS:

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

CODE	CLASS	SUB-CLASS	SYMBOL
01-01	Road	National Highway	NH
01-02		State Highway	SH
01-08		Service Road	SR
01-09		Major City Road (Width 10.5 m and more)	MCR
01-10		Minor City Road (Width less than 10.5 m)	CR
05-01	Water Bodies	River	River
05-02		Stream	Stream
05-05		Ponds	Ponds
05-07		Tank	Tank
06-01	Residential Zone	Residential Area	RA
06-04		Earlier Sanctioned Layout	
07-01	Residential / Commercial Zone	Retail	R
07-02		Wholesale	W
07-03		General Business	GEN.B
07-04		Hotel / Lodge / Restaurant	HOTEL/R
07-05		Shopping Centre / Mall	SC
07-06		Multiplex / Cinema	MPEX
07-07		Function Hall / Marriage Garden	FH/MG
07-11		Petrol Pump / LPG filling station	PP/LPG
07-12		Informal Shop	IS
07-13		Hostel	HO
07-14		Market (Daily & Weekly) / Mandi	MAR
15-01		Private Office	P.OFF
15-02		Banks	B
15-32		Earlier Sanctioned Layout	
08-01	Industrial	Manufacturing	MF
08-08		Agro based & Food Processing	AGRO
08-11		Other Industries	IN
07-08		Warehouse	WH
07-09		Storage Godown	SG
08-12		Earlier Sanctioned Layout	
09-01	Mixed	Residential & Commercial	
09-03		Residential & Educational	
09-04		Residential & Health Services	
09-06		Commercial & Health Services	
09-07		Commercial & Educational	
10-01	Educational	School	PVTH
10-02		College	CEN
10-03		University	UNI
10-04		Vocational Institute/ITI	VI/ITI
10-05		Anganwari	AW
10-06		Training Institute	TR.INS
11-01	Health Services	Govt. Hospital/Rural Hospital /Municipal Hospital	HSP/MUN
11-02		Private Hospital	PH
11-04		Clinic/Dispensary	CLI/D
11-05		Nursing Home/Maternity Home	NH/MH
11-06		Primary Community/ Urban Health Centre governed by	UHC
11-07		Veterinary Hospital/Clinic	VH
13-01	State Govt. Property	Office	N.GOVT
13-02		Quarter	HOUSE
15-03	Public & Semi-public	Credit Society	CS
15-05		Police Station/Chowky	P.SH/P.CH
15-09		Guesthouse	GH
15-10		Community hall	COM.H.
15-11		Dharmashala	DHA
15-13		Auditorium/Town hall/ Multipurpose Hall/Drama	AUDI/TH/MUL
15-16		Public Library	PUBL
15-17		Art Gallery & Cultural Centre	ALL/CAC
15-25		Public/Community Toilet	PT/CT
15-31		Earlier Sanctioned Layout	
16-01	Religious	Temple	T
16-02		Mosque	M
16-04		Church	C
16-05		Gurudwara	GW
17-01	Recreational	Garden	G
17-05		Sports Centre	SPC
17-06		Gymnasium	GYM
18-01-01	Public Utilities	Water Treatment Plant	WTP
18-04-02		Electric Sub-Station	ESS
15-08		Crematorium / Burial Ground /Grave Yard	CG/BG/GY
20-01	Communication	Telephone exchange	TE
20-02		Post/Telegraph Office	PO/TO
21-01	Heritage	Monument	MON
23-01	Vacant Land	Private Vacant	PV
23-02		Municipal Asset/Vacant	MA/MV
23-03		Government Asset/Vacant	GA/GV
24-01	Transportation	Bus stand /Terminus	BUS STN/BT
28-01	Agricultural Land / Zone	Cropland	CRL
28-02		Fallow land/Barren land/Past land	FL/BL/PL
28-03		Plantations	PLT
28-06		Plant nursery	PN
33-05	Others	Dam	DAM
33-10		Dairy farm	Dairy
33-11		Poultry farm	Poultry

PROPOSALS

Proposed Road/DP Road	
Bridge across river	
Pool Bridge across Nal	

RESERVATIONS

CLASS	SYMBOL		
Residential	R	Public Utilities	PU
Recreational		Assembly and Institutional	A
Educational	E	Transportational	T
Health Facility	H	Public Facility	PF
Commercial Utilities	C	Other	O

	ABBREVIATION		ABBREVIATION
A.P.M.C.	AGRICULTURE PRODUCE MARKET COMMITTEE	W.M.	WEEKLY MARKET
AUDI	AUDITORIUM	LIB.	LIBRARY
B.G.	BURIAL GROUND	M.P.	MUNICIPAL PURPOSE
C.G.	CREMATION GROUND	M.S.Q.	MUNICIPAL STAFF QUARTER
CITY B.D.	CITY BUS DEPOT	MP. H.	Multipurpose Hall
COM.C.	COMMERCIAL CENTER	MPG.	MULTI PURPOSE GROUND
COM.H.	COMMUNITY HALL	N.TR.	Nava Training
CT. H.	CULTURAL HALL	P.	PARK
EDU.AMENITY	EDUCATIONAL AMENITY	P.G.	PLAY GROUND
F.S.	FIRE STATION	P.H.	PUBLIC HOUSING
G.	GARDEN	PK.	PARK
G.B.	GREEN BELT	R.F.D.	Riverfront Development
H.F.D.	HOUSING FOR DISHOUSED	S.C.	SHOPPING CENTER
H.M.	MUNICIPAL HOSPITAL	V.M.	VEGETABLE MARKET

Notes:

1. This draft Development Plan is prepared on ArcGIS platform under the mandate of GoM, UDD vide GR No. TPS-1818/1488/CR-303/18/UD-13, dated 25/01/2029 and Corringendum dated 17/06/2019, and shall be construed accordingly.
2. The Base Map, Existing Land Use and Draft Development Plan are prepared by superimposition of data collected from secondary survey and physical features are depicted from drone/satellite imagery, hence the discrepancies may occur.
3. In case of discrepancy w/r boundaries and numbers of any cadastral unit (Gut No./Survey No./CTS No./FP No.), the record of land records department/competent authority will prevail.
4. The boundaries of plots, open spaces and amenity spaces of sanctioned layouts shown on the plan shall be confirmed with the competent authority.
5. The structure on the map does not confirm its authorization unless verified and ratified by the planning authority.
6. 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.
7. The blue and red flood lines data of Girna river is procured from the website of Water Resources Department. Hence, the lines are indicative and shall stand modified as and when modified by the Water Resources Department.
8. The classified roads shown on the map is based on the data procured from Public Works Department. Hence, the alignment and status is indicative and shall stand modified as and when modified by the respective department.
9. The proposed land use shown in the draft Development Plan shall prevail irrespective of the property number/boundary shown on map, which shall be subject to confirmation from land records or competent authority.
10. Any earlier permission granted under the provisions of erstwhile sanctioned Development Plan shall not 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 development permission.
12. In case of any variation proposal to the final Town Planning Schemes I, II or III is sanctioned by government, the proposal of Draft Development Plan shall stand modified to that extent.
13. In case of Town Planning Scheme IV & V are sanctioned by government as preliminary schemes, the boundaries of final plots shall stand 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 wrt s/c 37, 50, 49 and 127 of MR&TP Act, 1966 or any Court Orders of Hon. High Court, this draft Development Plan shall stand modified to that extent.
15. In case of any discrepancies in the designated sites shown on the map and 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 PLANNER,DEVELOPMENT PLAN, SPECIAL UNIT,JALGAON CITY MUNICIPAL CORPORATION, JALGAON	TOWN PLANNING OFFICER AND ASSISTANT DIRECTOR, TOWN PLANNING, JALGAON CITY MUNICIPAL CORPORATION, JALGAON
COMMISSIONER JALGAON CITY MUNICIPAL CORPORATION, JALGAON	MAYOR JALGAON CITY MUNICIPAL CORPORATION, JALGAON