

# नागपूर महानगरपालिका (नगर रचना विभाग)

## PROPOSED MODIFICATION IN SANCTIONED DEVELOPMENT CONTROL REGULATIONS FOR NAGPUR CITY

नागपूर महानगरपालिका क्षेत्राकरीता विकास नियंत्रण नियमावली महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 अन्वये शासन अधिसूचना क्रमांक टिपीएस-2400/1684/प्र.क्र. 192/2000/नवि-9 दि. 31 मार्च, 2001 रोजी मंजूर करण्यात आलेली आहे. तसेच शासनाचे नगर विकास विभागाची अधिसूचना क्र. टिपीएस/2401-855-सी.आर.-76-युडी-9, दि. 27 फेब्रुवारी, 2002 अन्वये 7 योजनांकरीता नागपूर सुधार प्रन्यासला आणि प्रवर्तित क्षेत्राकरीता नागपूर महानगरपालिकेला 'नियोजन प्राधिकरण म्हणून घोषित केलेले आहे.

उक्त मंजूर व प्रचलित विकास नियंत्रण नियमावली मध्ये नियम क्र. 16 अन्वये इमारतीच्या वाहनतळाबाबत तरतुद केलेली आहे. परंतु नागपूर शहरातील वाहनतळाची सध्या:स्थिती, समस्या लक्षात घेता वाहनतळाच्या जागेत व्यवस्थेत वाढ करणे गरजेचे झाले असल्याने मंजूर व प्रचलित विकास नियंत्रण नियमावली-2000 मधील वाहनतळाच्या नियमामध्ये फेरबदल करणे आवश्यक झाले आहे. त्यामुळे उक्त मंजूर विकास नियंत्रण नियमावलीतील वाहनतळा संबंधी नियम क्र. 16 मध्ये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम 1966 च्या कलम 37 अन्वये फेरबदल करण्याची कार्यवाही करण्याचे अधिकार नागपूर महानगरपालिकेच्या दि. 07/07/2014 रोजी भरलेल्या वर्ष 2014 - 2015 च्या अंदाजपत्राक मंजुरीच्या सभेचा ठराव क्र. 247 अन्वये मा. आयुक्त यांना प्रदान केले असून या अंतर्गत विकास नियंत्रण नियमावली -2000 मध्ये नियम क्र. 16 मध्ये वाहन तळाचे तरतुदीमध्ये काही विद्यमान तरतुदी कायम ठेवून, काही फेरबदल करून आणि नवीन तरतुदीच्या समावेश करून खालीलप्रमाणे तरतुद/ फेरबदल अंतर्भूत करण्यात येईल.

## PROPOSED MODIFICATION IN REGULATION NO. 16 FOR PARKING, LOADING UNLOADING SPACES OF SANCTIONED DEVELOPMENT CONTROL REGULATIONS - 2000 FOR NAGPUR CITY.

SR. NO.	REGULATION NO.	PROVISION IN SANCTIONED DCR TO BE DELETED	REGULATION NO.	PROPOSED MODIFICATION UNDER SECTION 37(1) OF MR & TP ACT. 1966 To BE INCLUDING IN SANCTIONED DEVELOPMENT CONTROL REGULATIONS -2000 FOR NAGPUR CITY WITH NEW TEXT.
1	16.	PARKING, LOADING AND UNLOADING SPACES :-	16.	PARKING, LOADING AND UNLOADING SPACES :-
	16.1	Each off street parking space provided for motor vehicles shall not be less than 2.5 m. x 5m. area, and for scooters and cycles the parking spaces provided shall not be less than 3.00 sq.m. and 1.4 sq.m. respectively.	16.1	Each off street parking space provided for motor vehicles shall not be less than 2.5 m. x 5m. area, and for scooters and cycles the parking spaces provided shall not be less than 3.00 sq.m. and 1.4 sq.m. respectively.
	16.2	For building of different occupancies off street space for vehicles shall be provided as given 16.2.1	16.2	For building of different occupancies off street space for vehicles shall be provided as given 16.2.1
	16.2.1	Parking spaces - The provision for parking of vehicles shall be as given in Tables-8. Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.	16.2.1	Parking spaces -The provision for parking of vehicles shall be given as given in Tables- 8. & Technical norms shall be as per site condition Wherever a property is developed or redeveloped parking spaces at the scale laid down in these Regulations shall be provided. When additions are made to an existing building, the new parking requirements will be reckoned to the additional space only and not to the whole of building but this concession shall not apply where the use is changed.

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		<p>(1) General space requirements :-</p> <p>(i) Types: The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, or on upper floors, covered or uncovered spaces in the plot and lock up garages.</p> <p>(ii) Size of parking space :- The minimum sizes of parking spaces to be provided shall be as shown below :-</p> <table style="margin-left: 40px; border: none;"> <thead> <tr> <th style="text-align: center;">Type of Vehicle/ Parking space (1)</th> <th style="text-align: center;">Minimum size / area of (2)</th> </tr> </thead> <tbody> <tr> <td>(a) Motor vehicle</td> <td>2.5 m x 5 m.</td> </tr> <tr> <td>(b) Scooter, Motor Cycle</td> <td>3.sq.m.</td> </tr> <tr> <td>(c) Bicycle</td> <td>1.4 sq.m.</td> </tr> <tr> <td>(d) Transport vehicle</td> <td>3.75m x 7.5m.</td> </tr> </tbody> </table> <p><b>Note :-</b> In the case of parking spaces for motor vehicle, up to 50 percent of the prescribed space may be of the size of 2.3m x 4.5 m.</p> <p>(iii) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.</p> <p>(iv) Maneuvering and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate maneuvering of vehicles.</p> <p>(v) Ramps for basement parking :- ramps for parking in basement should conform to the requirement of 19.4.6</p>	Type of Vehicle/ Parking space (1)	Minimum size / area of (2)	(a) Motor vehicle	2.5 m x 5 m.	(b) Scooter, Motor Cycle	3.sq.m.	(c) Bicycle	1.4 sq.m.	(d) Transport vehicle	3.75m x 7.5m.	<p>(1) General space requirements :-</p> <p>(i) Types : The parking spaces mentioned below include parking spaces in basements or on a floor supported by stilts, of on upper floors, covered or uncovered spaces in the plot and lock up garages.</p> <p>(ii) Size of parking space :- The minimum sizes of parking spaces to be provided shall be as shown below :-</p> <table style="margin-left: 40px; border: none;"> <thead> <tr> <th style="text-align: center;">Type of Vehicle/ Parking space (2)</th> <th style="text-align: center;">Minimum size / area of (2)</th> </tr> </thead> <tbody> <tr> <td>(a) Motor vehicle</td> <td>2.5 m x 5 m.</td> </tr> <tr> <td>(b) Scooter, Motor Cycle</td> <td>3.sq.m.</td> </tr> <tr> <td>(c) Bicycle</td> <td>1.4 sq.m.</td> </tr> <tr> <td>(d) Transport vehicle</td> <td>3.75m x 7.5m.</td> </tr> </tbody> </table> <p><b>Note :-</b> in the case of parking spaces for motor vehicle, up to 50 percent of the prescribed space may be of the size of 2.3m x 4.5 m.</p> <p>(iii) Marking of parking spaces :- Parking space shall be paved and clearly marked for different types of vehicles.</p> <p>(iv) Maneuvering and other ancillary spaces, off street parking space must have adequate vehicular access to a street and the area shall be exclusive of drives, aisles and such others provisions required for adequate maneuvering of vehicles.</p> <p>(v) Ramps for basement parking :- ramps for parking in basement should conform to the requirement of 19.4.6</p>	Type of Vehicle/ Parking space (2)	Minimum size / area of (2)	(a) Motor vehicle	2.5 m x 5 m.	(b) Scooter, Motor Cycle	3.sq.m.	(c) Bicycle	1.4 sq.m.	(d) Transport vehicle	3.75m x 7.5m.
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	-----		<p>vi) Podium parking may be allowed subject to the following conditions :-</p> <ol style="list-style-type: none"> <li>1) No podium shall be allowed in the front set back.</li> <li>2) Podium may be allowed only after leaving a distance of 3.00 m. from the plot boundary.</li> <li>3) In case of podium parking , open space as required under Regulation No. 13.3.1, May be permitted on podium as follows :-             <ol style="list-style-type: none"> <li>a) If the required area of open space is upto 400 sq.mt, entire open space area shall have to be provided on ground only.</li> </ol> </li> </ol>																				

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				<p>b) If the required area of open space is more than 400 sq.mt. Minimum 400 sq.mt. or 50% of the required open space, whichever is more, shall have to be provided on ground and the remaining open space may be permitted on podium subject to condition that soil filing of not less than 0.45 mtr on podium structure should be provided for the purposed of playing yard and gardening etc.</p> <p>4) The structural design of podium slab and ramp shall be of adequate strength so as to bear the load of fire engines and related vehicles.</p> <p>5) Ramp may be permitted in the side and rear marginal open spaces, but only after leaving sufficient space or after making necessary arrangement for movement of fire tenders.</p> <p>6) The consent of the Chief Fire Officer shall be necessary before permitting the podium and the ramp.</p> <p>7) If certain floors of the building are specifically earmarked for parking, then height of such floors, to the extent of height of three lower storeys, not exceeding 10 mtr, clear height, Shall be deducted form the total height of the building. For the purposes of computation of the marginal distances, relationship between building height and road width and relationship between building height and plot size.</p> <p>For all other purposes such as provision for lift, NOC required in the context of aviation restrictions, fire related provisions, the height of the building shall be measured form the ground level.</p>
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**Table - 8**  
**OFF-STREET PARKING SPACES**

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Sr. No.	Occupancy	One Parking space for every	Congested Area			Non Congested Area			Sr. No.	Occupancy	One Parking space for every	Congested Area			Non Congested Area		
			Car nos.	Scooter Nos.	Cycle Nos.	Car nos.	Scooter Nos.	Cycle Nos.				Car nos.	Scooter Nos.	Cycle Nos.	Car nos.	Scooter Nos.	Cycle Nos.
1	2	3	4	5	6	7	8	9	1	2	3	4	5	6	7	8	9
1	Residential (i) Multi Family residential	(a) 1 Tenement having carpet area more than 80 sq. m.	1	2	2	1	2	2		Residential (i) Multi Family residential	a) 1 Tenement having carpet area more than 80 sq. m.	1	4	2	2	4	2
		(b) 2 Tenement having carpet area between 40 sq. m. to 80 sq. m.	-	2	4	1	4	4			b) 2 Tenement having carpet area between 40 sq. m. to 80 sq. m.	1	2	2	2	4	4
		(c) Tenement having carpet area upto 40 sq. m.	-	4	8	1	4	4			c) Tenement having carpet area upto 40 sq. m.	1	4	4	2	4	4
	(ii) Lodging establish mantes tourist homes, hotels with lodging accommodation	d) Every five guest rooms.	2	2	4	3	4	4		(ii) Lodging establish mantes tourist homes, hotels with lodging accommodation	d) Every five guest rooms.	2	2	4	3	4	4
	(iii) Restaurants	e) For Grade 1 hotel, eating houses 18 sq. m. of area of restaurants including Kitchen, pantry hall, dining room etc.	2	2	2	2	4	4		(iii) Restaurants	e) For Grade 1 hotel, eating houses 18 sq. m. of area of restaurants including Kitchen, party hall, dining room etc.	2	2	2	2	4	4
		f) For grade II and III hotels, eating houses etc. for an area of 80 sq. m. or part thereof	-	4	8	1	4	4			f) For grade II and III hotels, eating houses etc. for area of 80 sq. m. or part there of	1	4	8	2	4	4
2	Institutional (Hospital, Medical Institutions,)	Every 20 beds.	3	2	4	3	4	4	2	Institutional (Hospital, Medical Institutions,)	Every 20 beds.	4	4	4	4	5	8
3	Assembly (theaters Cinema houses, Assembly halls, concert halls		3	5	10	3	10	10	3	Assembly (theaters Cinema houses, concert halls Assembly halls	40 Seats.	4	10	10	4	10	10

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	including those on college and hostels and Auditorium for Educational building. ),	40 Seats.									including those on college and hostels and Auditorium for Educational building. ),							
4	<b><u>Educational</u></b>	100 sq. m. or fraction thereof of the administration area and public service area.	2	2	4	2	4	4	4	4	<b><u>Educational</u></b> a) schools and the Administrative as well as public service areas therein.  b) Colleges and the administrative as well as public service areas therein.  c) Coaching Classes/ Tuition Classes/ Hobby Classes	For every 100 sq. m. carpet area of the administrative as well as public service area of the school.  For every 3 classroom	2	4	4	2	4	4
												2	10	30	2	10	30	
												2	5	10	2	10	10	
												2	30	30	2	30	30	
												1	3	5	1	5	10	
5	Government or semipublic or private business buildings and Auditorium for Educational building.	100 sq.m. Carpet area or fraction thereof.	2	2	4	2	4	4	4	4	Government or semipublic or private business buildings and Auditorium for Educational building.	100sq.m. carpet area or fraction thereof.	2	6	8	3	8	8
6	(a) Mercantile (markets, departmental stores, shops and other commercials users )	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	4	4	4	(a) Mercantile (markets, departmental stores, shops and other commercials users )	100 sq. m. carpet area or fraction thereof	2	4	4	3	4	4

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	(b) Wholesale	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	2		b)Wholesale	100 sq. m. carpet area or fraction thereof	2	2	4	2	4	4
	(c) Hazardous Building	100 sq. m. carpet area of fraction thereof.	1	2	4	1	4	4		c) Hazardous Building	100 sq. m. carpet area or fraction thereof.	1	2	4	1	4	4
7	Industrial	Every 300 sq. m. or fraction thereof	1	2	4	1	4	8	7	Industrial	Every 300 sq. m. or fraction thereof	2	4	4	2	8	8
8	Storage Type	-	1	2	4	1	4	8	8	Storage Type		1	2	4	1	4	8
9	Plots less, than 200 sq. m. (any use)	-	-	2	4	-	2	4	9	Plots less, than 200 sq. m. (any use)		1	2	4	1	2	4
10	Plots less than 100 sq. m.	-	-	2	4	-	2	4	10	Plots less than 100 sq. m.		-	4	4	-	2	4
11	a) Multiplex b) Mangal Karyalaya and Community Hall c) Community Hall and Club House in Layout Open Space	-	-	-	-	-	-	-	11	a) Multiplex	For every 40 seats	3	10	4	6	16	4
										b) Mangal Karyalaya and Community Hall	For every 100 sq.m carpet area	5	20	8	5	20	8
										c) Community Hall and Club House in Layout Open Space	For every 100 sq.m area	1	4	2	1	4	2
12	Office and I.T. Building	-	-	-	-	-	-	-	13	I.T. building	For every 100 sq. m. carpet area	3	8	8	4	10	10

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SR. NO.	REGULATION NO.	PROVISION AS PER SANCTIONED DCR TO BE DELETED	REGULATION NO.	PROPOSED MODIFICATION UNDER SECTION 37(1) OF MR & TP ACT. 1966
	<b>Note 1</b>	In the case of auditoria for Educational Building Parking space shall be as per sr. no. 4	<b>Note 1</b>	In the case of auditoria for Educational Building Parking space shall be as per sr. no. 4
	<b>Note 2</b>	For plots upto 100 sq. m. as in the case of shops, parking space need not be insisted	<b>Note 2</b>	For plots upto 100 sq. m. as in the case of shops, parking space need not be insisted
	<b>Note 3</b>	Fraction as parking unit need not be provided. However, in case where proportional number of vehicles in less than 1 (i.e. Fraction) it will be rounded to the next full number.	<b>Note 3</b>	In case the number of vehicles for which the parking required as per the Table above is a fraction, the same shall be rounded off to the next higher integer.
	<b>Note 4</b>	Parking for Mangal Karyalaya should be calculate as per sr. no. 3 of above table However for calculating number of users/seats for free seating and lawns shall be calculated at the rate or 1 person per 1.20 sq. m. of sitting area or and 1.0 sq. m. of lawn area where provided respectively, provided for fixed seating, parking shall provided as per sr. No. 3 directly	<b>Note 4</b>	Parking for Mangal Karyalaya should be calculate as per sr. no. 3 of above table However for calculating number of users/seats for free seating and lawns shall be calculated at the rate or 1 person per 1.20 sq. m. of sitting area or and 1.0 sq. m. of lawn area where provided respectively, provided for fixed seating, parking shall provided as per sr. No.11 directly
	<b>Note 5</b>	For plots upto 300 sq.m. parking space need not be insisted separately & shall be allowed in marginal space only in case of independent single family resident bungalows only	<b>Note 5</b>	Parking space for plots upto 300sq.m. shall be as per the Sr. No. 9 &10 it shall be allowed in marginal space only in case of independent single family resident bungalows only.
	<b>Note 6</b>	Further a garage shall be allowed in rear marginal distance at one corner having dimension 3m. x 6 m. area.	<b>Note 6</b>	Further a garage shall be allowed in rear marginal distance at one corner having dimension 3m. x 6 m. area.
	<b>16.3.</b>	Off street parking space shall be provide with adequate vehicular access to a street and the area of drives, aisles and such other provision required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.	<b>16.3.</b>	Off street parking space shall be provide with adequate vehicular access to a street and the area of drives, aisles and such other provision required for adequate maneuvering of vehicle shall be exclusive of the parking space stipulated in the regulations.

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<p><b>16.4</b></p>	<p>if the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be censured meeting the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of building and the owners, of such building shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept under section built and will be developed as a parking lot.</p>	<p><b>16.4</b></p>	<p>if the total parking space required by these regulations is provided by a group of property owners for their mutual benefits, such use of this space may be coinsured meeting the off street parking requirements under these regulations subject to the approval of the Authority. In such cases, the details of requirements for total development should be submitted. If common parking space is proposed for the group of building and the owners, of such buildings shall submit the layout showing such reservation of parking space and also a registered undertaking that the area earmarked for the parking space will be kept unbuilt and will be developed as a parking lot.</p>
<p><b>16.5</b></p>	<p>In Addition to the parking spaces provided for building of Mercantile (Commercial like office, markets, department as store , industrial and storage, loading and unloaded spaces shall be provide at the rate of one space for each 1000 sqm. of floor area fraction there of exceeding the first 200 sqm. of floor area, shall be provide .The space shall not be less than 3.75 m. X 7.5 m.</p>	<p><b>16.5</b></p>	<p>In Addition to the parking spaces provided for building of Mercantile (Commercial like office, markets, department store , industrial and storage, loading and unloaded spaces shall be provide at the rate of one space for each 1000 sqm. of floor area fraction there of exceeding the first 200 sqm. of floor area, shall be provide .The space shall not be less than 3.75 m. X 7.5 m.</p>
<p><b>16.6</b></p>	<p>Parking lock up garages shall be included in the calculation for floor space for F.A. calculation unless they are provided in the building constructed on stilts with no external wall</p>	<p><b>16.6</b></p>	<p>Parking lock up garages shall be included in the calculation for floor space for F.A. calculation unless they are provided in the building constructed on stilts with no external wall.</p>
<p><b>16.7</b></p>	<p>The space to be left out for parking as given in regulation 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those</p>	<p><b>16.7</b></p>	<p>The space to be left out for parking as given in regulation 16.1 to 16.6 shall be addition to the open spaces left out for lighting and ventilation purposes as given regulation No. 15. Those spaces may</p>



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	spaces may be used for parking provided minimum distance of 3.00 m. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned in Note No. 5 of the Table No. 8		be used for parking provided minimum distance of 3.00 m. around the buildings is kept free of any parking of loading and unloading spaces excepting the buildings as mentioned as mentioned in Note No. 5 of the Table No. 8
<b>16.8</b>	Parking space shall be paved and clearly marked for different types of vehicles.	<b>16.8</b>	Parking space shall be paved and clearly marked for different types of vehicles.
<b>16.9</b>	In case of parking spaces provided in basements, at least two ramps of adequacy width and slope (see Regulation No. 17.11) Shall be provided, located preferably opposite ends.	<b>16.9</b>	In case of parking spaces provided in basements, at least two ramps of adequate width and slope (see Regulation No. 17.11) Shall be provided, located preferably opposite ends. If it is not feasible due to site condition, one vehicle lift may be provided instead of two ramps.
<b>16.10</b>	In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front / side shall be provided as visitors parking on the roads prescribe by the N.M.C. / N.I.T. for the mixed user buildings as prescribed and directed by the commissioner N.M.C. / Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.	<b>16.10</b>	In additional to the regular parking area as per rule, a space of 3.0 m. wide strip along the road on front / side shall be provided as visitors parking on the roads prescribe by the N.M.C. / N.I.T. for the mixed user buildings as prescribed and directed by the commissioner N.M.C. / Chairman N.I.T., Provided further that no compound wall or any other enclosure shall be allowed between plot boundary and front of the building line.
<b>16.11</b>	.....	<b>16.11</b>	Independent building, proposed only for parking may be permitted within the same premises, but only after leaving the required marginal distances at prescribed in the sanctioned D.C.R. provided that additional parking, may be permitted on payment of premium as decided by the Municipal Commissioner / Chairman N.I.T.

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16.12	.....	16.12	<b>Basement for Parking :-</b> 1) For plot area equal to or more than 750 sqm. two tier basement may be permitted considering all technical requirements and strata. 2) Construction of basement as per above provision shall be subject to the structural design of the basement slab shall be of adequate strength so as to bear the load of fire engines and related vehicles.
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उपरोक्त विकास नियंत्रण नियमावलीतील फेरबदलाबाबतची सविस्तर माहिती महानगरपालिकेच्या नगर रचना विभागात तथा सर्व क्षेत्रीय कार्यालयात कार्यालयाच्या कामकाजाचे सर्व दिवशी कार्यालयीन कामकाजाचे वेळीत जनतेच्या निरीक्षणासाठी सुचना फलकावर लावण्यात आली आहे. तसेच नागपूर महानगरपालिकेच्या संकेत स्थळावर ( [www.nmc.nagpur.gov.in](http://www.nmc.nagpur.gov.in) ) उपलब्ध आहे. तरी नागरीकांना सुचित करण्यात येते की, ही सुचना शासनाचे शासकीय राजपत्रात प्रकाशित झाल्याचे तारखेपासून एक महीन्याचे आत विकास नियंत्रण नियमावलीतील उपरोक्त फेरबदलाच्या संबंधात ज्या सुचना किंवा हरकती महानगरपालिकेकडे प्राप्त होतील त्यावर महानगरपालिकेकडून फेरबदलाचा प्रस्तुत प्रस्ताव शासनाकडे मंजूरीसाठी सादर करण्यापुर्वी विचार करण्यात येईल.

श्याम वर्धने  
आयुक्त  
महानगरपालिका, नागपूर

Advt No : 119/PR

Date : 31/07/2014