

विकास योजना ताथवडे (पिंपरी-चिंचवड
महानगरपालिका)

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६
च्या कलम-३१(१) अन्वये ताथवडे शहराच्या प्रारूप
विकास योजनेस अंतिम मंजूरी देताना शासनाने
मंजूरीतून वगळलेल्या ई.पी.१ ते ई.पी. २८ या सारभूत
स्वरूपाच्या नियोजित फेरबदलासंदर्भात सूचना प्रसिध्द
करण्याबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

मंत्रालय, मुंबई - ४०० ०३२

शासन निर्णय क्रमांक-टिपीएस-१८१५/२०१२/प्र.क्र.८४/१५/ई.पी. प्रसिध्दी/नवि-१३

दिनांक : ०६/०१/२०१७

शासन निर्णय :- सोबतची सूचना महाराष्ट्र शासनाच्या साधारण राजपत्रामध्ये त्वरीत प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(संजय सावजी)

अवर सचिव, महाराष्ट्र शासन

प्रत:-

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

प्रति:-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
- २) आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पिंपरी, जि.पुणे.
(त्यांना विनंती करण्यात येते की, सोबतच्या अधिसूचनेच्या अनुषंगाने अधिप्रमाणित करावयाचे विकास योजनेचे नकाशे पाच प्रतीत संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेमार्फत शासनास सादर करावेत तसेच सदर अधिसूचना महानगरपालिकेच्या संकेतस्थळावर प्रसिध्द करण्यात यावी.)
- ३) सह संचालक, नगर रचना, पुणे विभाग, पुणे.
/-त्यांना विनंती करण्यात येते कि, त्यांनी मंजूरीच्या अनुषंगाने अधिप्रमाणीत करावयाचे नकाशे ५ प्रतीत शासनाकडे पाठवावेत. तसेच प्रस्तुत सूचना शासनाच्या दि. १३/९/२०१० रोजीच्या परिपत्रकातील निदेशानुसार व खालील सूचनांप्रमाणे जाहिरात म्हणून प्रसिध्द करून घेणेबाबत सत्वर कार्यवाही करावी.

- i) जाहीरात देणा-या कार्यालयाचे नांव :- नगर विकास विभाग, मंत्रालय, मुंबई-३२.,
- ii) जाहीरात कोणत्या दिनांकापर्यंत द्यावयाची आहे:- तात्काळ.
- iii) प्रसिध्दीचे स्वरूप:- सर्वाधिक खपाच्या स्थानिक वृत्तपत्रात.
- iv) कोणत्या जिल्हयात :- पुणे.
- v) किती वृत्तपत्रात:- एका इंग्रजी व एका मराठी वृत्तपत्रात.
- vi) कितीवेळा:- एकदा
- vii) जाहीरात खर्चाचे देयक कोणत्या अधिका-याकडे पाठवावयाचे:- आयुक्त, पिंगरी-चिंचवड महानगरपालिका, पिंगरी, पुणे.

४) विभागीय आयुक्त, पुणे विभाग, पुणे.

५) जिल्हाधिकारी, पुणे.

६) सहायक संचालक नगर रचना, पुणे शाखा, पुणे.

७) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या **साधारण राजपत्रामध्ये** त्वरीत प्रसिद्ध करून त्याच्या प्रत्येकी २५ प्रती या विभागास, संचालक नगररचना, महाराष्ट्र राज्य, पुणे आयुक्त, पिंगरी-चिंचवड महानगरपालिका, पिंगरी, जि.पुणे , सह संचालक नगर रचना, पुणे विभाग, पुणे, सहायक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात.)

९) कक्ष अधिकारी (नवि-२९) नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना या विभागाच्या वेबसाईटवर प्रसिध्द करावी.

१०) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

११) निवड नस्ती (नवि-१३).

NOTICE

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Mantralaya, Mumbai 400032.
Date: - 06/01/2017.

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

No. TPS-1815/ 2012/ CR- 84 /15 /E.P.-Published/UD-13:- Whereas, the Government, of Maharashtra in Urban Development Department vide Notification No.PCC /3007 / 1267 / CR - 174 / 07/UD-22,dated 30.07.2009 (hereinafter referred to as "the said Notification") has extended the limits of Pimpri - Chinchwad Municipal Corporation by including village Tathwade ("hereinafter referred to as ' the said Corporation ") ;

And Whereas, the said Corporation being the Planning Authority (hereinafter referred to as " the said Planning Authority ") for the area under Village Tathwade by its Resolution No.728, dt.21.08.2009 made a declaration U/ S 23 and 34 of the Maharashtra Regional and Town Planning Act 1966 (hereinafter referred to as “ the said Act ") of its intention to prepare the Development Plan for the area newly added to the Pimpri -Chinchwad Municipal Corporation within its jurisdiction and Notice of such declaration was published in Maharashtra Government Gazette, Pune Division supplement, dated 14.10.2010 ;

And whereas the said Corporation after carrying out the Survey of the Village Tathwade area within its jurisdiction prepared the Draft Development Plan of Tathwade (hereinafter referred to as “the said Development Plan”) and published “the said Development Plan” under section 26 of the said Act vide resolution No. 237 dt. 20.02.2013 and published a Notice to that effect for inviting suggestions/objections from public in Maharashtra Govt. Gazette, Pune Division supplement, dated 07.03.2013;

And whereas after considering the suggestions /objections received from public to the proposals of the said Development Plan, the said Planning Authority has submitted the said Development Plan under Section 30 (1) of the said Act on dated 01.08.2014 to the Govt. of Maharashtra for its Sanction;

And whereas in the said Development Plan submitted under Section 30 (1) of the said Act, it is proposed that the existing Development Control Regulations as applicable to the extended area of Pimpri -Chinchwad Municipal Corporation shall be applicable to the Draft Development Plan of Tathwade and the Transferable Development Rights Zones are specified in the Development Plan Report submitted under Section 30 (1) of the said Act ;

And whereas, in accordance with sub-Section (1) of Section 31 of the said Act, the Government of Maharashtra after consulting the Director of Town Planning, Maharashtra State, Pune, has decided to Sanction the part of the said Development Plan;

And whereas, in accordance with Sub-Section (1) of Section 31 of the Said Act, vide Notification No. TPS- 1815/ 2012/ CR- 84 /15 /D .P. Sanction /UD-13, Dated: 06/01/2017, the State Government has sanctioned a part of the Development Plan of Tathwade with

modifications as specified in **SCHEDULE-A** (as **SM-1, SM-2,----etc.**), **excluding** the substantial modifications (as **EP- 1, EP-2. -----etc.**) as specified in **SCHEDULE-B**;

And whereas, the substantial modifications proposed by the Government are **excluded** from the Said Development Plan and shown on the Plan verged in Pink colour and marked as excluded part i.e. as **EP-1, EP-2, ---- etc.**;

Now, therefore, in **exercise** of the powers conferred under **Section 31(1)** of the Said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby:-

a) Gives Notice for inviting suggestions and objections from any person in respect of the **proposed substantial modifications** as specified in the **SCHEDULE-B** appended hereto, within the period of one month from the date of publication of this Notice in the Official Gazette.

b) Appoint the Joint Director of Town Planning, Pune Division, Pune as the “Officer” under Section 31 (2) of the Said Act, to hear all the persons filing suggestions and objections as stated in (a) above within the stipulated period and to submit his report thereupon to the Government for further necessary action.

Only the suggestions or objections regarding substantial modifications mentioned in **SCHEDULE- B**, that may be received by the Joint Director of Town Planning, Pune Division, Pune, having his office at Survey No.74/2, Sarang Society, Above Bank of Maharashtra, Sahakar Nagar, Pune-9, within the stipulated period of one month from the date of publication of this Notice in the Official Gazette, shall be considered.

Copy of this Notice along with **SCHEDULE- B** and the Plan showing the proposed substantial modifications shall be made available for inspection to general public at the following offices during office hours on all working days.:-

- 1) The Joint Director of Town Planning, Pune Division, Pune. Survey No.74/2, Sarang Society, Above Bank of Maharashtra, Sahakar Nagar, Pune-9
- 2) The Assistant Director of Town Planning, Pune Branch Office, New Administrative Building, Opposite Assembly Hall, D wing, 3rd floor, East Side, Pune.
- 3) The Commissioner, Pimpri-Chinchwad Municipal Corporation.

This Notice shall also be published on the Government web-site at www.maharashtra.gov.in (कायदे व नियम)

By order and in the name of the Governor of Maharashtra.

(Sanjay Saoji)
Under Secretary to Government

“SCHEDULE – B”

SCHEDULE OF SUBSTANCIAL MODIFICATIONS REPUBLISHED BY GOVT. U/S 31(1)

Development plan of Tathawade village

(Accompanied with the Government Notification No TPS-1815/2012/CR-84/15/E.P. Publication/UD-13, Dt.06/01/2017)

Sr. No	Modification No.	Proposal of Draft Development Plan published under section 26 of MR & TP Act, 1966	Modification Published U/S 28(4) and submitted under section 30 of MR & TP Act, 1966	Substantial Modification Republished U/S 31(1) of MR & TP Act, 1966.
1	EP-1	Res. No. 3, Play Ground (Area = 10000 sq.m.) & No development Zone from S.No.174 & 175.	<u>M-1</u> Area falling under blue flood line from S.No.174 & 175 is proposed to be reserved for ‘Garden’. [Res. No. 3 (A)]	i) Area to the West and South side of Site No. 2 Cremation Ground, from S.No.174 & 175 is proposed to be reserved for Burial Ground. ii) Area to the East of Site No.3 Play Ground upto the river is proposed to be included in Site No.3, Playground.
2	EP-2	Res. No. 4, River Front Development (Area = 32400 sq.m.), Res. No. 5, Boat Club (Area = 3000 sq.m.).	<u>M-2</u> Res. No. 4 & 5 proposed to be re-designated as “River Front Development & Boat Club”, and the area to the eastern side of proposed new 12 m. road also proposed to be included in this Reservation.	i) Area between river and East-West 12 m. wide new proposed road is proposed to be reserved for River front development as shown on plan. ii) The area between new 12 m. proposed road and upto the blue flood line is proposed for Play Ground and Parking.
3	EP-3	Res.No.13, Multi- purpose Hall (Area 5000 sq.m.), Res.No.14, Library (Area 2000 sq.m.), Res.No.15, Community Centre (Area 4000 sq.m.)	<u>M-4</u> Reservation is proposed to be deleted and land there under proposed to be included in residential Zone.	Res.No.13, Multi- purpose Hall (Area 5000 sq.m.), Res.No.14, Library (Area 2000 sq.m.), Res.No.15, Community Centre (Area 4000 sq.m.) are proposed to be deleted and land their under proposed to be included in Residential Zone.

4	EP-4	Res. No. 17, Vegetable Market (Area = 3500 sq.m.), Res. No. 18, Sump & Pump House (Area = 3500 sq.m.).	<u>M-6</u> Res.No.17 & 18 are proposed to be shifted and relocated in S.No.99 as shown on plan. The land under original site No. 17 & 18 is proposed to be included in residential Zone	i) Refuse to sanction shifting of the Reservation. ii) Site No.17 Vegetable Market is reinstated as per plan published U/S 26. iii) Site No.18 Sump & Pump House as per published plan under section 26 is to be deleted and land there under to be included in residential Zone.
5	EP-5	Res. No. 21, High School & Play Ground (Area = 10000 sq.m.)	<u>M-8</u> Res. No. 21 proposed to be shifted to S.No.135 & 136 along 18 m wide road and land under original Reservation is proposed to be included in residential Zone.	Reservation No.21 as per Published Plan U/S 26 and Shifted Reservation U/S 28(4) both are proposed to be deleted and area thereunder proposed to be included in residential Zone.
6	EP-6	Res.No.22, Shopping Centre (Area = 6000 sq.m.)	<u>M-9</u> Area of existing residential houses & temple from northern side of Reservation proposed to be deleted & included in Residential Zone. The area remaining thereafter inclusive of land area up to existing road proposed for the Reservation.	Area of existing residential houses & temple from northern side of Reservation proposed to be deleted & included in Residential Zone. The area remaining thereafter inclusive of land area up to existing road proposed for the Reservation.
7	EP-7	Res.No.25, Parking (Area = 4000 Sq.m.)(S.No.133,157)	<u>M-11</u> Reservation is proposed to be deleted and included in residential Zone.	Reservation No.25 Parking is deleted and area under this Reservation is included in Industrial Zone.
8	EP-8	Res.No.26, Retail Market (Area 90000 sq.m.), Res.No.27, Parking (Area 36000 sq.m.),	<u>M-12</u> The Reservation No. 26 & 27, are proposed to be shifted and relocated in S. No. 99 with an area 4.50 Hectors & 1.50 Hectors respectively. The land under original Reservation is proposed to be deleted & included in residential Zone.	i) Refused to Sanction shifting of Reservation No. 26 & 27. ii) An area from Site No. 26 to the east of 18 m. new proposed road along with area of Site No. 27, is Re-designated as Parking & Retail Market.

9	EP-9	Res. No. 31, Vegetable Market (3000 sq.m.), Res. No. 33, Library (Area = 2000 sq.m.), Res. No. 34, Shopping Centre (Area = 8000 sq.m.),	<u>M-14</u> Res. No. 31 & Res. No. 33 are proposed to be deleted and there under to be included in residential Zone. The Res. No. 34, Shopping Centre proposed to be re designated as “Shopping Centre, Vegetable Market & Library”.	i) Both, Site No. 31 (Vegetable Market) & Site No. 33 (Library) are proposed to be deleted and land thereunder is proposed to be included in Residential Zone. ii) Site No. 34 (Shopping Centre) is Re-designated for Shopping Centre, Vegetable Market & Library.
10	EP-10	Res. No. 42, Play Ground (Area = 8000 sq.m.)	<u>M-20</u> Res. No. 42 is proposed to be shifted and relocated near the existing temple in S. No. 99 with a 12 m. approach road as shown on plan. The area under the original Reservation is to be included in the Residential Zone.	Res. No. 42 is proposed to be shifted and relocated near the existing temple in S. No. 99 with a 12 m. wide approach road as shown on plan. The area under the original Reservation is to be included in the Residential Zone.
11	EP-11	Residential Zone from S. No. 99	<u>M-22</u> Area admeasuring 1.00 Hector is proposed to be reserved for Municipal Purpose as Site No. 13 (Multi-purpose Hall, Community centre & Library purpose.)	Area admeasuring 1.00 Hector is proposed to be reserved for Municipal Purpose as Site No. 13 (Multi-purpose Hall, Community centre & Library purpose.)
12	EP-12	BRT Corridor proposed as 100 m.	<u>M-24</u> 100 m.BRT Corridor is proposed to be widened to 200 m.	100 m. BRT Corridor is proposed to be widened to 200 m.
13	EP-13	24.00 m. wide East-West road from S.No.63, 62, 41, 27	<u>M-25</u> Road alignment is partly deleted and partly shifted to the north side as shown on plan.	Alignment of 24 m. wide East-West road from S.No.63, 62, 41, 27 is reinstated as per plan published U/S 26.
14	EP-14	East west 12 m. road from S.No.1, 3, 4 to 9, 14 to 16, 19.	<u>M-26</u> Existing road passing through government land from S.No.16, 17, 18 & 19 is proposed to be widened to 12 m. and further along the southern boundary of Re-designated Reservation of River Front Development & Boat Club, is proposed to be connected to the proposed 24 m. wide road from S.No.2 as shown on plan. Area under 12 m. wide Road (East West) proposed U/S 26, from Gaothan to S. No. 16 is proposed to be deleted & land thereunder included in Residential Zone.	Existing road passing through government land from S.No.16, 17, 18 & 19 is proposed to be widened to 12 m. and further along the southern boundary of Re-designated Reservation of River Front Development & Boat Club, is proposed to be connected to the proposed 24 m. wide road from S.No.2 as shown on plan. Area under published Road (East West) from Gaothan to S.No.16 is proposed to be deleted & land thereunder included in adjoining zone and proposals as the case may be.

15	EP-15	North South 24 m. wide road passing through gaothan. (S. No. 176)	<u>M-27</u> North South 24 m. wide road passing through gaothan is proposed to be deleted and new alignment of 24 m. road is proposed along the eastern boundary of gaothan along the blue flood line up to old Pune Mumbai road as shown on plan.	North South 24 m. wide road passing through gaothan is proposed to be deleted and new alignment of 24 m. road is proposed along the eastern boundary of gaothan along the blue flood line up to old Pune Mumbai road as shown on plan.
16	EP-16	East west 24 m. wide road from S.No.157, 134 to 141 (Up to Jadhavwadi.)	<u>M-28</u> i) East West 24 m. wide road as per published plan to the north of S. No.133,134,135,136,137 is proposed to be deleted and land under so deleted road is proposed to be included in residential Zone. ii) East - West existing road from S.No.141 to 159 is proposed u/s 30 to be widened to 18 m width.	i) Modification is proposed to be Sanctioned as Submitted by Planning Authority U/S 30. ii) 24 m. wide road in S.No.57 between Mumbai-Pune Express way and 24 mt. wide roads is proposed to be deleted and land thereunder is proposed to be included in Residential Zone.
17	EP-17	24 m. wide roads at Jadhavwadi chowk.	<u>M-29</u> Loop roads are proposed through S.No.66 to 73 & 142, 145 and due to proposed loops, road widening from S.No.69, 70, 71 & 141 is proposed to be reduced to 15 m. as shown on plan.	i) Loop roads which are proposed through S.No.66 to 73 & 142, 145 is Refused to sanction and Zoning / Proposal of the area under the loop roads is to be, as per the published plan U/S 26 . ii) The road widening from S.No.69, 70, 71 & 141 is proposed to be reduced to 15 m. as shown on plan.
18	EP-18	North South 12 m. road from S.No.29 & 41.	<u>M-32</u> The North South 12 m. wide road is proposed to be widened to 18 m. & further extended towards Southern side up to East West 24 m. wide road.	The North South 12 m. wide road is proposed to be widened to 18 m. & further extended towards Southern side up to East West 24 m. wide road.

19	EP-19	18 m. wide East West road from S.No.58 & 18 m. wide North South road from S.No.57, 58.	<p><u>M-33</u></p> <p>The Road alignment is proposed to be changed along the common boundary of S.No.57 & 55, and further along the existing road running along the boundary of S.No.54 & 57 and the alignment still further running along the southern boundary of S.No.45 & 59 as shown on the plan. Due to this change of road alignment, the area deleted as the originally proposed under 18 m. wide road from S.No.57 & 58 is proposed to be included in residential Zone.</p>	<p>i) Refused to accord sanction to the change in Road alignment</p> <p>ii) The proposed Road alignment of 18 m. Road in S.No.58 is proposed to be deleted.</p>
20	EP-20	Green Belt along village boundary of Punawale and 24 m road adjacent to Green Belt.	<p><u>M-34</u></p> <p>i.) The 24 m. wide road is proposed to be shifted on Green Belt along the village boundary with reduced width of 18 m. as shown on plan.</p> <p>ii.) The land under the deleted 24 m. wide road is proposed to included in adjoining predominant Zone.</p> <p>iii.) This 18 m. wide road is proposed through common boundary of S.No.131 & 132 to join eastern side of service road of the Express way.</p>	Proposed to be sanctioned as submitted by the planning Authority U/S 30.
21	EP-21	24 m. East West road from S.No.128 & 129.	<p><u>M-35</u></p> <p>The 24 m. vide road is proposed to be deleted and land there under proposed to be included in adjoining Zone.</p>	The 24 m. vide road is proposed to be deleted and land there under proposed to be included in adjoining Zone.
22	EP-22	18 m. wide North South road on the common boundary of S.No.55 & 56.	<p><u>M-39</u></p> <p>The area under 18 m wide East West road is proposed to be deleted from s.no.56 as shown on the plan & the portion of land under deletion is proposed to be included in residential Zone.</p>	The proposed 18 m. wide East West road in the common boundary of s.no.55 and 56, is proposed to be deleted.

23	EP-23	Commercial Zone - C1, from S.No.25, 26, 27, 42, 43.	<u>M-40</u> The Commercial (C-1) Zone on S.No.25, 26, 27, 42, 43 along with some Public – Semi Public use is proposed to be deleted and proposed to be included in the Residential Zone.	The Commercial (C-1) Zone on S.No.25, 26, 27, 42, 43 along with some Public – Semi Public use is proposed to be deleted and proposed to be included in the Residential Zone.
24	EP-24	Industrial Zone from S.No.92.	<u>M-46</u> As the planning authority has allowed building permission for residential use for an area admeasuring 6900 sq.m. This area under industrial Zone is proposed to be included in the residential Zone.	As the planning authority has allowed building permission for residential use for an area admeasuring 6900 sq.m. This area under Industrial Zone along with remaining area of S.No.92 is proposed to be included in Residential Zone as shown on plan.
25	EP-25	Public Semi-public Zone in S.No.46	<u>M-49</u> The Public semi-public Zone is proposed to be deleted from north side and the deleted portion is proposed to be included in residential Zone. The south side area which is in residential Zone is proposed to be included in Public-semi-public Zone as shown in plan.	The Public-semi-public Zone is proposed to be deleted from north side and the deleted portion is proposed to be included in Residential Zone. The south side area which is in Residential Zone is proposed to be included in Public-semi-public Zone as shown in plan.
26	EP-26	S.No.94 & 160, Residential Zone	S.No.94 & 160, Residential Zone	i) New reservation for Public Housing with an area approximately 2 hectare is to be proposed on S.No. 94 as shown on plan. i) New reservation for Public Housing with an area approximately 2 hectare is to be proposed on S.No. 160 as shown on plan.
27	EP-27	S.No.18, 19 & 20, Public Semi-public Zone.	S.No.18, 19 & 20, Public Semi-public Zone.	A new 12 m. wide road is proposed along boundary of Site No.6, S.T.P. and upto East side along river as shown on plan

28	EP-28	Residential zone in S.no.43, 151 & 152	Residential zone in S.no.43, 151 & 152	<p>i) New reservation for Playground approximately 2 hectare in area is to be proposed in S.No.43 along 24 m. wide road as shown on plan.</p> <p>ii) New reservation for Playground approximately 2 hectare in area is to be proposed in S.No.151 & 152 at the corner of 24 m. wide roads, as shown on plan.</p>
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By order and in the name of Governor of Maharashtra.

(Sanjay Saoji)
Under Secretary to Governmet