

विकास योजना ताथवडे (पिंपरी-चिंचवड
महानगरपालिका)
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,
१९६६ च्या कलम-३१(१) अन्वये मंजूर
करण्याबाबत.

महाराष्ट्र शासन
नगर विकास विभाग,
मंत्रालय, मुंबई - ४०० ०३२
शासन निर्णय क्रमांक-टिपीएस-१८१५/२०१२/प्र.क्र.८४/१५/वियो मंजूरी/नवि-१३
दिनांक : ०६/०१/२०१७

शासन निर्णय :- सोबतची अधिसूचना 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.
- 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 प्रसिद्ध करावी.

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

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

११) निवड नस्ती (कार्यासन-१३).

NOTIFICATION
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 /D .P. Sanction /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, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune the State Government is of the opinion that it should Sanction a part of the Draft Development Plan of Village Tathwade with Modifications shown in **SCHEDULE-A** (as **SM-1, SM-2,----etc.**) appended here to excluding the substantial Modifications (as **EP- 1, EP-2. -----etc.**) as specified in **SCHEDULE-B** appended to the **TPS-1815/ 2012/ CR- 84 /15 /E.P.-Published/UD-13** Dt.06/01/2017 ;

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

- a) Sanctions the part of the Said Development Plan of Village Tathwade along with Modifications, as specified in Schedule of Modifications namely **SCHEDULE-A**, appended hereto excluding the substantial Modifications (as **EP- 1, EP-2. -----etc.**) as specified in **SCHEDULE-B** appended to the Notice No. **TPS-1815/ 2012/ CR- 84 /15 /E.P.-Published/UD-13**, Dt.06/01/2017. The Reservations / allocations / designations which do not appear in the **SCHEDULE-A** and **SCHEDULE-B**, are hereby sanctioned for the respective purposes as designated in the submitted final Development Plan;
- b) Extends the period prescribed under Section 31 (1) of the Said Act, for sanctioning the Said Development Plan (Partly) up to and inclusive of the date of this Notification
- c) Fixes the date of publication of this Notification in the Official Gazette to be the date on which the Said Sanctioned Development Plan (partly), called the Final Development Plan of Village Tathwade Sanctioned vide this Notification shall come into force."

Note:-

- 1) Areas of reserved Sites mentioned in the report of the Said Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.
- 2) Draftsman's errors which are required to be corrected as per actual situation on site or as per survey records, Sanctioned layout, etc, shall be corrected by the Commissioner, Pimpri -Chinchwad Municipal Corporation, after due verification and with prior approval of the Joint Director of Town Planning, Pune Division , Pune.

The aforesaid Final Development Plan of Sanctioned Development Plan (partly), of Village Tathwade, Sanctioned by the State Government vide this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the Office of the Commissioner, Pimpri - Chinchwad Municipal Corporation.

This Notification 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 the Government.

“SCHEDULE – A”
SCHEDULE OF MODIFICATIONS SANCTIONED BY GOVT. U/S 31(1)
Development plan of Tathawade village

(Accompanied with the Government Notification No TPS-1815/2012/CR-84/15/D.P. Sanction/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	Sanction Modification U/S 31 (1) of MR & TP Act, 1966.
1	SM-1	Res. No. 12, Hospital (Area = 10000 sq.m.).	<u>M-3</u> Reservation is proposed to be implemented in 1st Phase instead of 3rd Phase.	Modification Sanctioned as Submitted Under Section 30 by Planning Authority.
2	SM-2	Res. No. 16, Garden (Area = 1000 sq.m)	<u>M-5</u> The Reservation is proposed to be deleted and land there under proposed to be included in residential Zone.	Reservation No.16 Garden is reinstated as per plan published U/S 26.
3	SM-3	Res. No. 19, Primary School & Play Ground (Area = 8000 sq.m.).	<u>M-7</u> Reservation is proposed to be deleted and included in residential Zone.	Reservation No.19 Primary School & Play Ground is reinstated as per plan published U/S 26.
4	SM-4	Res.No.24, Zone Office (Area = 7500 sq.m.)(S.No.130)	<u>M-10</u> The Res. No.24, Zone Office is proposed to be shifted in S.No.29 along BRT Road. The area under the original Reservation No.24 is included in the Industrial Zone.	Refused to accord sanction to the proposed modification. Site No.24, Ward Office and Site No.23, Parking, both are amalgamated and re-designated for Bus Terminus and Parking.
5	SM-5	Res.No.29, Primary School (Area = 8000 Sq.m.) and adjoining Public Semipublic Zone from S.No.83.	<u>M-13</u> Area from western side of the Reservation from S. No. 83 which is Public Semi-public Zone is proposed to be included in the Reservation and proposed to be redesigned as “High School and Play Ground” as shown on the plan.	Modification Sanction as Submitted Under Section 30 Planning Authority.
6	SM-6	Res. No. 32, High School & Play Ground (Area = 18000 sq.m.).	<u>M-15</u> Reservation proposed to be deleted and included in Residential Zone.	Reservation No.32 High School & Play Ground is reinstated as per plan published U/S 26.

7	SM-7	Res. No. 35, Primary School & Play Ground (Area = 8000 sq.m.).	<u>M-16</u> Res. No. 35, Primary School & Play Ground proposed to be re designated as “Educational Complex”.	Site No. 35 (Primary School & Play Ground) is Reinstated and Re-designated as “Educational Complex”.
8	SM-8	Res. No. 37, Elevated Storage Reservoir (Area = 20 R)	<u>M-17</u> The area of Reservation is proposed to be increased upto 60 R to the North west of Reservation from S.No.113 & 114.	Reservation No.37 Elevated Storage Reservoir is reinstated as per plan published U/S 26.
9	SM-9	Res. No. 39, Dispensary & Maternity Home (Area = 4000 sq.m.)	<u>M-18</u> The area under narrow strip to the eastern side up to the boundary of S.No.102 is proposed to be included in Reservation No. 39 (D & MH).	The area under narrow strip to the eastern side up to the boundary of S.No.102 is included in Reservation No. 39 (D & MH).
10	SM-10	Res. No. 40, Rehabilitation of Dishoused (Area = 41000 sq.m.).	<u>M-19</u> Res. No. 40 proposed to be re designated as “ Housing for Dishoused and Economically Weaker Section Housing”	Res. No. 40 is Re-designated as “ Housing for Dishoused and Economically Weaker Section Housing”
11	SM-11	Res. No. 43, Parking (Area = 4000 sq.m)	<u>M-21</u> Reservation proposed to be deleted & included in Residential Zone.	Reservation No.43 Parking is reinstated as per plan published U/S 26.
12	SM-12	Public Semipublic Zone form S.No.16.	<u>M-23</u> Area about 2500 sq.m. is proposed to be reserved for Municipal purpose from S.No.16. Adjacent to Boat club & to eastern side of S.No.15.	Zoning of S.No.16 is reinstated as per plan published U/S 26.
13	SM-13	North South 18 m. wide road from BRT road (from S.No.36,) to 64.	<u>M-30</u> Width North South 18 m. road from BRT road (from S.No.36, to 64) is proposed to be reduced to 9 m. as shown on plan.	North South 18 m. wide road is reinstated as per plan published U/S 26.
14	SM-14	North South 24 m. road from S.No.26, 27 & 28.	<u>M-31</u> The North South 24 m. wide road is proposed to be deleted and the deleted portion is proposed to be included in residential Zone.	North South 24 m. road from S.No.26, 27 & 28 is reinstated as per plan published U/S 26.

15	SM-15	12 m. East West road from S.No.126 & 127.	<u>M-36</u> 12 m. wide road is proposed to be widened to 18m. to the northern side and is proposed to extended straight way (East-West) up to western side 18 m. North-South Road.	12 m. East-West road sanction as per plan published U/S 26 and this road is connected to the western side development plan road as per plan.
16	SM-16	18 m. wide North South road from S.No.46.	<u>M-37</u> The alignment of this road is proposed to be shifted along the boundary of S.No.45 in government land, and the area under road from S.No.46. is proposed to be deleted.	18 m. wide North South road from S.No.46 is reinstated as per plan published U/S 26.
17	SM-17	24 m. wide East West & North south roads from S.No. 43.	<u>M-38</u> The east west road from S.No.43 is proposed to be deleted and a new 18 m wide North-South road starting from Aundh Ravet BRT Road along the eastern boundary of S.No.26, 27, 42 & 43 up to S.No.46 is proposed shown on the plan.	24 m. wide East West & North south roads from S.No.43 is reinstated as per plan published U/S 26.
18	SM-18	Public – Semi Public Zone from S.No.31.	<u>M-41</u> An area under Rajiv Gandhi Management Institute is proposed to be deleted from Public – Semi-public Zone and deleted portion is proposed to be included in Residential Zone.	Public – Semi Public Zone from S.No.31 is reinstated as per plan published U/S 26.
19	SM-19	Pardi land adjacent to gaathan.	<u>M-42</u> Regulations of flood line are proposed to be applicable for this area which is included in flood area.	Sanctioned as proposed by Planning Authority.
20	SM-20	Public – Semi-public Zone from S.No.16 to 23.	<u>M-43</u> Regulations of flood line are proposed to be applicable for the area which is included in flood line.	Sanctioned as proposed by Planning Authority.
21	SM-21	No development Zone from S.No.1, 2, 173, 174.	<u>M-44</u> Area falling outside the Blue Flood Line from No development Zone is proposed to be deleted from No Development Zone and proposed to be included in Residential Zone.	Refuse to accord sanction to the proposed modification. The land use Zoning shall be as per the plan published U/S 26.

22	SM-22	Public- Semi Public Zone (S.No.78)	<u>M-45</u> Part of the area from S.No.78 occupied by Residential property is proposed to be deleted from Public- Semi Public Zone & included in the Residential Zone.	Part of the area from S.No.78 occupied by Residential property is proposed to be deleted from Public- Semi Public Zone & included in the Residential Zone as shown on plan.
23	SM-23	Industrial Zone from S.No.12, 13 & 140.	<u>M-47</u> The area under industrial Zone is proposed to be deleted and the deleted portion is proposed to be included in the Residential Zone.	Refuse to accord sanction to the proposed modification. the Zone of the land shall be as per published plan u/s 26.
24	SM-24	Nallas	<u>M-48</u> All nallas as shown on village map are proposed to be indicated on the development plan. A provision is proposed to be included in the development Control Regulations that development is permissible at a distance of 9 m. from the nalla.	All nallas as shown on village map are proposed to be indicated on the development plan. A provision is proposed to be included in the development Control Regulations that development is permissible at a distance of 9 m. from the Nalla.

By order and in the name of Governor of Maharashtra.

(Sanjay Saoji)
Under Secretary to Government.