



## **PIMPRI-CHINCHWAD MUNICIPAL CORPORATION**

**DEVELOPMENT PLAN 2031 FOR NEWLY MERGED  
AREA OF THATHWADE IN PIMPRI-CHINCHWAD  
MUNICIPAL CORPORATION**

**DRAFT DEVELOPMENT PLAN REPORT PUBLISHED  
U/S 26 OF THE MR & TP ACT, 1966**

# REPORT OF DEVELOPMENT PLAN OF THATHWADE

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**LEGAL FORMALITIES**  
**DEVELOPMENT PLAN OF THATHWADE**

- 1 No. and Date of Govt. Resolution Notification of Urban Dev. included in Pimpri-Chinchwad Municipal Department of Maharashtra Corporation Govt. No. PCC-3007/1267/CR-174/07/UD-22 Dt.30/7/2009 & published in the Gazette dt 06/08/2009
- 2 No. and date of resolution declaring PCM.C. resolution No. 728 intention of preparation of development plan u/s. 23 (i). Dt. 21/08/2009
- 3 Details of Maharashtra Government 1. Government of Maharashtra Gazette, Pune in which notice u/s 23 (i) & 38 was published. Div supplementary part- 1(A) Dt. 14/01/2010  
2. Dt.
- 4 No. and date of resolution regarding M.C. resolution No. 728 appointment of Town planning officer, Dt. 21/08/2009 u/s. 24.
- 5 No. and date of appointment of town planning officer. Order of the Commissioner Pimpri-Chinchwad Municipal Corporation No. NRV/KV/5/58/2011 Dt.05/03/2011
- 8 Date of handing over of existing land Date- 01/10/2011

use map to M.C.

u/s. 25

9 No. and Date of resolution for publishing the draft development plan u/s 26 of the Act. M.C. Resolution No. Dt.

Details of Maharashtra Govt. Gazette in which notice regarding publication of plan u/s 26 appeared Pune Division Pune supplementary part – I (A) Dt.

Details of News paper in which the notice u/s 26 appeared Dainik Dt.  
Dainik Dt.

## CHAPTER 1

### INTRODUCTION

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#### 1.1 Background of Project:

The Pimpri Chinchwad township is the most developed industrial belt in the State of Maharashtra. It is also recognized as Detroit of the East with the presence of many national and multinational automobile companies. The township is situated at a height of 530 ft above the sea level. It is blessed with salubrious climate all the year round. This is the richest Municipal Corporation in Asia.

A locational map of Pimpri Chinchwad is shown in Map No. 1.

Pimpri Chinchwad Municipal Corporation was established on 4 March 1970 by late Annasaheb Magar. In the beginning four villages of Pimpri, Chinchwad, Akurdi and Bhosari were merged into this Corporation area. In 1975 the status of this Corporation was changed from C to A class.

The process of urbanization of this area began in 1954 with the establishment of Hindustan Antibiotics. A public sector pharmaceutical undertaking. With each passing year, the landscape saw significant changes, long stretches of farmland giving way to enclosed factory campuses. Today, Pimpri-Chinchwad is a major industrial centre of the Pune Region and of the entire country. Pimpri Chinchwad city is managed and governed by Pimpri Chinchwad Municipal Corporation (PCMC) and is responsible for providing infrastructure services to the citizens of the city. The city has an area of 171 sq. km with an estimated population of over 12.5 lakh. For administrative purposes, the entire city is divided into four wards.

#### Preparation of Development Plan

The first Development Plan for the erstwhile Municipal Council had been prepared and sanctioned by the State Government in the year 1978. Following the constitution of the planning authority, the Pimpri-Chinchwad Municipal Corporation in 1982, a Development Plan was prepared for the then PCMC area of 86 sq.km.

and sanctioned by the Government on 18th September 1995. The Plan came into force with effect from 2nd November 1995.

**The chronology of events in the development of the city of Pimpri Chinchwad is presented below.**

**1970:** The Pimpri Chinchwad Municipal Council with a status of 'C' class was formed on 04.03.1970 by merging four villages, namely Pimpri, Chinchwad, Bhosari and Akurdi.

**1972:** The Pimpri Chinchwad New Town Development Authority (PCNTDA) was established in 1972 as per the recommendations of the Pune Metropolitan Regional Planning Board. The main objective was to create a planned environment for the working population in the vicinity of their work place.

**1975:** Status of Municipal Council was changed from "C" Class to "A" Class from 7<sup>th</sup> January 1975.

**1978:** The first development plan for the erstwhile Municipal Council had been prepared and sanctioned by the State Government in the year 1978.

**1982:** A Municipal Corporation was formed by merging seven surrounding villages in the Municipal Council, namely Sangvi, Rahatani, Thergaon, Wakad (part), Pimple Nilakh, Pimple Gurav, Pimple Saudagar and the PCNTDA area. A total area of 86 sq. km. came under PCMC's jurisdiction vide notification dated 05.10.1982.

**1995:** Development Plan was prepared for the then PCMC area of 86 sq.km. and sanctioned by the Government on 18th September 1995. The Plan came into force with effect from 2nd November 1995.

**P – 3 Existing Development Plan of PCMC**

**1997:** The area under the Municipal Corporation was further increased through the addition of 18 new villages in part or full, constituting an extended area of 84.51



sq.km. Thus, the total area under the jurisdiction of PCMC measured 170.51 sq.km.. These villages are located on the periphery of the erstwhile PCMC area. The villages Talwade, Chikhali, Moshi, and Dudulgaon along the Dehu-Alandi road, and Chovisawadi and Wadmukhwadi along the Dighi-Alandi road are located north of the PCMC, bounded by the Indrayani River. Charholi BK, Dighi, and Bopkhel along the Pune-Alandi road lie towards the east, bordered by the area under the Ministry of Defence. Towards the south are Dapodi, Sangavi (Aundh Chest Hospital), Bhosari, and Pimple Nilakh (Rakshak Co-operative Housing Society Private Ltd. and Bharat Electronics Ltd. Colony). To the west, the river Pavana bisects the villages Mamurdi, Kiwale, and Ravet from the villages Punawale and Wakad that lie along the westerly Mumbai-Bangalore bypass highway.

**2008 :** The Development Plan of newly merged villages was approved in 2008.

**2009 :** Urban Development department, Government of Maharashtra vide notification NO. PCC-3007/1267/CR-174/07/UD-22 dt. 30/07/2009 notified the extension of the erstwhile Pimpri Chinchwad Municipal Corporation (PCMC) limits by merging Village Tathawade within the Corporation limits.

### **1.3 Project Area - Tathawade**

Area of Tathawade is 6.38 Sq.Km. Due to its strategic location along Aundh Ravet Road as well as Mumbai Pune Bypass; Tathawade emerged as prominent educational centre near PCMC & Pune. Very renowned educational organizations like Indira Institute of Management, D. Y. Patil group etc.

Tathawade is bounded by river Pawana on North side while sharing boundaries with Thergaon (PCMC) on Eastern side, Wakad (PCMC) on South East side, Marunje on Southern side and Punvale (PCMC) on Western side.

Important roads passing through Tathawade are Aundh-Ravet Road and Mumbai-Pune Bypass. It is a small settlement with gaothan located on the banks of river Pavana. Major land holding of the area is agriculture and public uses together with barren land. Government lands also form part of land use. As it is surrounded by PCMC boundary from almost all the side and due to its nearness and connectivity with Pune, Tathawade is already a well developed suburban area. Tathawade gaothan is located on the banks of river Pawana.

#### 1.4 Regional Setting and Location:

Tathawade is emerging sub urban due to its strategic location along busy road network connecting major metro police of Maharashtra like Mumbai and Pune and its proximity to rapidly growing industrial town of Pimpri Chinchwad. A location map of Tadhawade is shown in Map No. 2.

#### 1.5 Section 27 of the MR & TP ACT,1966

Thathwade is part of the sanctioned Regional Plan of Pune. Necessary changes are incorporated in this Regional Plan while preparing Development Plan. As per section 27 of the MR & TP Act,1966 necessary sanction should be obtained from Govt. Changes are shown in the deviation statement attached to this report. These changes are supposed to be sanctioned u/s 27 of the said Act , while taking sanction of this Development Plan.

## CHAPTER 2

### PHYSICAL SURVEY

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#### **2.1 Topography, Physiography and Drainage:**

The area within Tathawade limits is generally flat. The base rock found throughout the planning area is Deccan trap basalt. Two types of basalts are commonly seen. The non-vesicular type, which is hard, compact, tough, and medium to fine grained is present in the areas around Chinchwad and Akurdi. Building stone is the only commercially important mineral available in this area and is extensively exploited. Weather traps and murum are used for roads. Along the river banks, the soil is fertile, and hence very suitable for agriculture. The soil in this area is generally brownish copper coloured towards the west and somewhat blackish in the east.

The city of Pimpri-Chinchwad is situated near the western margin of the Deccan Plateau on the leeward side of the Sahyadri ranges and Western Ghats, 560 m above sea level, on the banks of the rivers Mula, Pawana and Indrayani. The general terrain of Tathawade is flat and generally the area is slopping towards River Pawana which forms Northern boundary of Tathawade. The contour drawing shows that difference in altitude within area is about 30 m.

The city lies in the seismically active zone of Koyana Region, which is about 100 km. south of Pune. The region has recently been upgraded to lie in zone IV, which is the second most dangerous seismic zone in India. Consequently, the area has experienced some moderate intensity and many low-intensity earthquakes.

Tathawade settlement is on the banks of river Pawana. General slope of the area is towards river. There are natural drains and streams which pass through Tathawade. The location of nallas and drains are marked on the Existing Land Use Map.

#### **2.2 Climatic Conditions:**

Pimpri-Chinchwad experiences three distinct seasons: summer, monsoon and winter. Typical summer months are from March to May, with maximum

temperatures ranging from 35 to 39°C (95 to 102°F). Contrary to most of the Deccan Plateau where May is the warmest month, the warmest month in Pimpri-Chinchwad is April. The city often receives locally developed heavy thundershowers with sharp downpours in May. Though the temperatures plunge in this month, the summer heat accompanied by high humidity can be occasionally quite oppressive. Nevertheless, the nights are significantly cooler compared to most other parts in this region owing to its high altitude.

The cities of Pune and Pimpri-Chinchwad receive moderate rainfall, an annual average of 722 mm., mainly between June and September as the result of southwest monsoon. July is the wettest month of the year. The weather is very pleasant in the city with average temperatures ranging from 20 to 28°C (68 to 82°F). The cities experiences winter from November to February -- pleasant windy days, clear skies and cool nights make it the most enjoyable time of the year. The day temperature hovers around 29°C (84°F) while night temperature is below 10°C (50°F) for most of December and January, often dropping to 5 or 6°C (42°F). On particularly cold days, the wind may appear to be very chilly due to the dryness of air. Rain is very rare in this season.

The highest temperature recorded was 110 °F (43.3°C) on 30 April 1987 and 7 May 1889. The lowest temperature recorded during 1881-1940 was 35 °F (1.7°C) on 17 January 1935. More recently, Pune recorded a lowest temperature of 2.8°C on January 1991.

### 2.3 **Linkages and Connectivity :**

Pimpri Chinchwad being an extension of Pune enjoys the excellent connectivity that Pune has. The city is well connected by road, rail and air to almost all important cities in India. It is extremely well connected to most of the important cities in India like Mumbai, Hyderabad, Bangalore, Delhi, Kolkata and Chennai. Pune suburban trains also run from Pune Junction to Pimpri-Chinchwad. Pune Now has an international deemed airport, with flights to Singapore and Dubai. Domestic flights are available to most metropolitan cities in India. Pimpri-Chinchwad is situated along the National Highway, NH-4 leading to Mumbai.

Tathawade is an urban settlement adjoining the boundary of Chinchwad. It is also well connected with surrounding region. Mumbai - Pune bypass passes through Tathawade. Another important road passing through Tathawade is Aundh-

Ravet link road. This is main corridor between Pune and Pimpri Chinchwad. Dange chowk, an important junction of Chinchwad is abutting the South East boundary of Tathawade. The proposed Aundh Ravet link road construction of which is in full swing is part of BRT corridor, which is very ambitious project of PCMC.

## **2.6 Regional Plan Proposals:**

The Government established in 1967 the Pune Metropolitan Region for an area of 1500 sq.km. Including Pune city, Pune and Khadki cantonments, Pimpri chinchwad and a number of villages. A Regional Planning board was constituted for preparations of a Regional Plan. The first Regional Plan 1970-1991 was sanctioned by the Government and came into force in May 1976. A new Regional Plan 1990-2011 was approved by the Government in 1997, and is still valid. Area of Tathawade is part of such regional plan. The plan showing proposals within Tathawade of Pune Regional Plan (sanctioned) is attached as Map No. 3

## DEMOGRAPHY AND ECONOMIC BASE

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### 3.1 Introduction :

The anticipated population growth patterns drive most of the important planning policies. The predicted population level is an important input into forecasts of housing demand, and thus land requirements for housing. It is also important in creating local demand for goods and services, and thus affects the level of local economic activity. More generally, population assumptions underlie investment decisions on generating employment, provision of education and health facilities, roads, recreational facilities, power, water supplies, and waste disposal. Clearly, as many of these facilities are restricted to a particular age group, not only are aggregate population forecasts required but also segregations according to age, sex, occupation, etc. Population projections can be made only after analyzing the past trends and the present conditions.

### 3.2 Area Profile of Tathawade :

Tathawade is an important settlement in Pune district of Maharashtra. It is an urban settlement near two important urban centers of Maharashtra namely Pune and Pimpri-Chinchwad. The population dynamics as well as growth trends and development of Tathawade is largely depending on the development of these two metro cities. The population growth and other demographic characteristics of Tathawade are to be studied with reference to the facts and figures of these two cities also. The details about population and other demographic characteristics for Tathawade are available in 2001 census. Area profile of village Tathawade as depicted in 2001 census is mentioned in the following statement.

#### STATEMENT SHOWING DEMOGRAPHIC OCCUPATIONAL STRUCTURE

**TABLE -- A ( Area Profile of Tathawade , Pune District )**

Number of Households	1,774	Average Household Size(per Household)	4.0
Population-Total	7,976	Proportion of Urban Population (%)	100
Population-Rural	0	Sex Ratio	861

Population-Urban	7976	Sex Ratio (0-6 Year)	863
Population(0-6 Years)	1,416	Sex Ratio (SC)	938
SC Population	2,326	Sex Ratio (ST)	976
ST Population	504	Proportion of SC (%)	29.0
Literates	4,288	Proportion of ST (%)	6.0
Illiterates	3,688	Literacy Rate (%)	65.0
Total Workers	3,640	Work Participation Rate (%)	46.0
Main Worker	3,362	% of Main Workers	42.0
Marginal Worker	278	% of Marginal Worker	3.0
Non Worker	4,336	% of non Workers	54.0
CL (Main + Marginal)	196	Proportion of CL (%)	5.0
AI (Main + Marginal)	119	Proportion of AL (%)	3.0
HHI (Main + Marginal)	106	Proportion of HHI (%)	3.0
OW (Main + Marginal)	3,219	Proportion of OW (%)	88.0

### 3.3 Household Survey :

The secondary data available about population and economic base of Tathawade is of 2001 census data. Hence to get fairly good picture of Socio economic status of Tathawade, primary household survey or socioeconomic survey is undertaken. All the details regarding Socio Economic status of residents of the project area are collected. The data regarding persons, occupation, residence, vehicular ownership, economic status etc. is collected. Total no. of households assessed in primary survey are 1160. The number of households in 2001 was 1774. A primary household survey or Socio economic survey was undertaken for Tathawade for 1160 households.

### 3.4 Population Growth, Density and Distribution:

Past population trends of Tathawade shows 35.38 percent increase in population growth in last decade. The growth in this urban fringe during last three decades seems to be influenced by the growth rate of the existing PCMC area due to large-scale development along with rapid industrialization.

It is pertinent to note that the population dynamics in Tathawade is a cumulative causation of demographic and economic changes in Pune and Pimpri-

Chinchwad. Hence, it is essential to gain an understanding of both the cities to grasp their population dynamics and make growth projections.

Population of village Thathwade as per census is as follows.

**STATEMENT SHOWING GROWTH OF POPULATION ( TABLE – B)**

Census Year	Population	Decadal change in %	Incremental increase in decade
1961	791	----	---
1971	1205	52	---
1981	2270	88	---
1991	5154	127	---
2001	7976	55	2822
2011	13000	63	3923
	Average change	82	3373

It is seen from the above table that trend of population was increased from 1991 onwards. Taking into account this point ,calcalutions are worked out from 1991. Even though the intension of the Development Plan was published in 2010,base year is assumed as 2011 considering census year of 2011.The projected population of the year 2021 (next 10 year) & that of 2031(next 20 year) have considered for framing planning proposals and zoning respectively.

**a) Arithmetical Method**

$$P_n = P_o + A \times n$$

Where

$$P_o = \text{Existing Population of 2011} = 13000$$

$$A = \text{Average growth per decade} = 82\% = 10660$$

n - No. of decades ,(of 10 years)

$$P_{2021} = 13000 + 10660 = 23660 \text{ say } 23700$$

$$P_{2031} = 13000 + 10660 * 2 = 34320 \text{ say } 34300.$$

**b) Geometrical Method**

$$P_n = P_o (1 + r)^n \quad r = 0.82$$

$$P_{2021} = 13000 (1 + 0.82)^1 = 23660 \text{ Say } 23700$$

$$P_{2031} = 13000 (1 + 0.82)^2 = 43061. \text{ say } 43100$$



C) **Incremental Increase Method. :-**

$$P_n = P_o + (n \times A) + n \left\{ \frac{n+1}{2} \right\} \times B$$

$$A = \text{Average increase per decade}$$

$$B = \text{Average incremental increase per decade}$$

$$\begin{aligned} P_{2021} &= 13000 + (1 \times 10660) + 1 \left( \frac{1+1}{2} \right) \times 3373 \\ &= 28720 \text{ Say } 28700 \end{aligned}$$

$$\begin{aligned} P_{2031} &= 13000 + (2 \times 10660) + 2 \left( \frac{1+1}{2} \right) \times 3373 \\ &= 44439 \text{ Say } 44500 \end{aligned}$$

D) **Graphical Method :-**

As per graph. Attached as map no 4.

$$\begin{aligned} P_{2021} &= 18500 \\ P_{2031} &= 23800 \end{aligned}$$

Sr. No.	Method of Calculation forecasting population	Projected Population	
		P2021	P2031
1	Arithmetical Method	23700	34300
2	Geometrical Method	23700	43100
3	Incremental Increase Method	<b>28700</b>	<b>44500</b>
4	Graphical method	18500	23800

Thathwade village is located on Pune-Mumbai Highway & it would be seen that villages surrounding wakad, Thergaon witnessed more development. Information Technology projects are also located on the village Hinjwadi which is just outside the PCMC limit and close to the Thathwade. It would be just fair to increase floating population of the Thathwade to the extent of 25% from the above calculations. Population comes to about 35000 for year 2021 and 55000 for year 2031.

**Table 4: Population Trends**

The average population density in 2001, of Tathawade is 1248 persons per hectare which is comparatively less than that of its neighboring cities Pimpri Chinchwad and Pune. However, this is mainly due to the large extent of vacant spaces available in the peripheral, undeveloped areas of Tathawade.

The population distribution in Tathawade is not uniform. The population is mainly concentrated in and near old goathan area and newly developing educational complexes.

The total population of Tathawade is distributed in 1774 households as per the 2001 census and 1160 household were surveyed under primary survey. The average family size as per 2001 census figures is 4 persons, while as per 2011, average family size is 5 persons.

**3.5 Age and sex ratio**

The average sex ratio as per the 2001 census was 861. The age-sex structure in the study area as per the sample survey is observed to be as follows :

Details	Sex ratio ( No. of female per 1000 males)
Sex Ratio	861
Sex Ratio ( 0-6 Year)	863
Sex Ratio ( SC )	938
Sex Ratio ( ST )	976

A wide base in the age-group of 0 to 14 years and 15 to 24 years respectively will require adequate educational facilities of various order and employment opportunities as well. The percentage of old age residents is also high at around 8 percent that will require adequate measures for health care and access to a barrier free environment.

**STATEMENT SHOWING DEMOGRAPHIC CHARACTERISTIC OF POULATION  
( TABLE - C )**

Age Group	Total (persons)	% Total
0 - 20 Yrs.	1997	35.45 %
20 -60 Yrs.	3344	59.35 %
Above 60 Yrs.	293	5.20 %

**3.6 Occupational structure :**

The occupational structure of Tathawade is depicted in P 12. The dependency on agriculture and other activities in the primary sector is limited to only 8.24 percent. About 73.56 percent of the working population is engaged in the secondary sector, i.e. essentially the factories in the PCMC region and the remaining 18.20 percent are engaged in the service (tertiary) sector.

**3.7 Literacy and Migration:**

In 2001 the literacy rates in the study area were as follows:

- Total literacy : 65 percent

The literacy rate in Tathawade has been similar to the state and the district literacy rates. The literacy rate for the State and the Pune District were 64.9 percent and 71.0 percent, respectively. The household sample surveys also reveal a similar scenario with respect to literacy in study area.

Migration to Tathawade has been essentially from within Maharashtra. Approximately 37.5 percent of the household sampled has migrated from Pune District, 15.1 percent from other districts of Maharashtra, 9.8 percent from outside Maharashtra, and the remaining 37.6 percent were original inhabitants of this area.

**3.8 Industrial Survey :**

The Industrial survey gives an idea of the present trend of industrial growth, its distribution, the problems faced by the industrial units, the working force, their problems, the industrial potential of the area, etc. Information for industries in the study area has been collected through primary and secondary sources. Primary survey has been conducted for 84 industries. Refer appendix 2 for the detailed list of these industries. The details of the sample survey and the information collected from secondary sources, for industries in Tathawade are as follows.

Out of total industries only 3.57 percent industries are large scale industries, while 9.52 percent industries are medium scale and 86.91 percent industries are small scale industries. 34.52 percent industries are manufacturing industries, 15.48 percent industries are processing industries and 51.19 percent industries are service industries. Considering Environmental impact 4.76 percent industries are polluting while 95.24 percent industries are Nonpolluting industries.

Total numbers of workers employed in these industries are 3640. Out of which 3362 are main workers and 278 are marginal workers. Out of total population of 7976 persons, 4336 are non workers. Work Participation rate as per 2001 census data is 46 %.

**3.9 Industrial Activities :**

Initially, Tathawade had a traditional agro based economy. Fast development and upsurge of Industrial activities in near by metropolis of Pune and more prominently in Pimpri Chinchwad, the economic character of Tathawade also changed dramatically. Most important industrial commodities manufactured in Tathawade are Bricks, Metals and corrugated boxes.

**P 14 Location of industries - Tathawade**

Due to nearness of most developed industrial belt of Pimpri Chinchwad Municipal Corporation and educational hub Pune, Tathawade emerged as very suitable settlement housing various industries as well as well reputed educational campuses. It also houses number of go downs which are vacant or abandoned at present. There are number of industrial units located in Tathawade Supreme Industries, Chowgule industries, Samarth Metal Industries etc. are few of them. In addition to industrial units, go downs and brick kilns are other important industrial activity in project area. An already sanctioned IT SEZ also falls within study area.

**3.10 Work Force participation Rate :**

The average work force participation rate in Tathawade as per 2001 census ( 46.0 %). The overall rate of unemployment in the study area is 54 per cent . The ideal work force participation rate, which is suggested for towns and cities is 33 per cent. Therefore for a region which is in the first phase of economic growth, the participation rate is very favorable and is likely to increase with the initiation of more

economic activities in this region. The study area has good number of industries and service sector , which provides jobs to a majority of people.

### 3.11 Trade and Commerce :

Pune and Pimpri-Chinchwad are the two most important commercial areas, which lie adjacent to the planning area. The most important commodities exported from Tathawade are Vegetable & flowers, Sugarcane and Bricks. Due to presence of important educational campuses within the area, different daily need commercial activities are flourishing day by day. Number of hotels and restaurants are also located in Tathawade and due to increasing student population and also due to proximity of important roads this hoteling business is flourishing day by day.

CHAPTER 4

EXISTING LAND USE

Pimpri Chinchwad have appointed M/s Monarch Surveyors & Engineering Consultants Pvt Ltd. to prepare Existing Land Use Map of village Thathwade . M/s Monarch Surveyors & Engineering Consultants Pvt Ltd have submitted Existing Land Use Map of village Thathwade after surveying and showing details such as road alignment,river,nalla,water body,existing constructions,govt. lands and gaonthan map.

Necessary corrections have been done after surveying and checking the maps prepared by M/s Monarch Surveyors & Engineering Consultants Pvt Ltd.Areas under various uses comes out from existing land use map no 5 as follows.

EXISTING LAND USE ANALYSIS ( TABLE - D)

Total Area of village Thathwade – 6.38 sq.km.( 637.75 Hect. )

Existing Land Use	Area (Hect .Are)	% with total developed area	% with total area
Residential	36.51	18.11	5.72
Commercial	4.75	2.35	0.75
Industrial	41.28	20.48	6.47
Public-semi-Public	116.01	57.55	18.21
Mix Use	3.01	1.50	0.47
<b>Total developed area</b>	<b>201.56</b>		<b>31.60</b>
Agriculture	199.06		31.21
Pad	191.73		30.06
Water Body Area	10.25		1.60
Road Area	34.79		5.45
Cremation Ground	0.36		0.06
Total area	637.75		100

CHAPTER 5  
SOCIAL INFRASTRUCTURE

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**5.1 Housing :**

The objective of this survey is to collect information regarding the age, ownership, type of construction and condition of buildings, type of use, level of amenities etc. The detailed analysis of the housing sector gives an idea of the vulnerable areas needing immediate improvements by way of initiating renewal schemes, information about new housing needs, level of amenities, possibilities of widening of existing roads in the congested areas, and alignment of new links to relieve pressure on the crowded streets.

**5.1.1 Age of House:**

The sample survey revealed that approximately 32.5 percent of the buildings are less than 10 years old, 37.2 per cent of the buildings are 10-25 years old and only 4 percent of the building are more than 50 years old.

**5.1.2 Housing Typology :**

A majority of the structures in Tathawade are pucca and semi pucca in nature. Only 19.83 per cent of the sample size had kutchha building / structures. Most of the old structures in gaathan have upper stories on stone foundations with bricks or mud walls and tiled roofs. The modern houses are built of RCC structures with burnt brick walls plastered with cement.

**5.2 Water Supply :**

The present source of water supply is river Pawana. The service levels with regard to water supply -- a gross supply of over 185 lpcd and a net supply of 154 lpcd (accounting for distribution loss) -- are fairly good and well above those of other settlements with similar characteristics. The distribution network reach is about 95 percent of the road length. The analysis indicates that the service is good; however, certain areas face certain problems of network reach and low pressure. As per the analysis of household survey data, only 25.62% houses have individual

tap in houses. 43.95 percent residents use tube wells for water supply, while 6.05 percent people are dependent on tanker water.

It has been observed that Tathawade require a comprehensive water supply scheme. Tathawade has tremendous development potential and is expected to grow rapidly in the coming years. Hence it becomes necessary to evaluate the existing water supply storage and distribution network.

**5.3 Sewerage and Solid Waste Disposal :**

Of the total households surveyed in Tathawade, about 88 per cent of them responded to have septic tanks 12 per cent of the households did not have access to any facility. It is observed that Tathawade has open drainage system .

Around 54 per cent of the households responded that the solid waste is collected from the road side, 26 percent collected door to door, 15 per cent dump it in community garbage collection bins or dumps. The garbage collection frequency in 65 per cent cases was on daily basis, whereas 10 per cent of the households responded that it was once a month. In the remaining cases it varied from once a week to twice a week and 7 per cent responded that the garbage was not collected.

**5.4 Educational facilities:**

There are two primary schools in Tathawade with a total number of 1800 students. The average number of students per school is 900, and the average number of students per teacher is 14.28. There is one secondary and higher secondary schools in Tathawade. The total number of students in high school is 238 pupil, and the average number of students per teacher is 29.75.

Tathawade has emerged lately as educational hub near Pune. Number of prestigious educational organizations have set up their campuses in Tathawade. To name a few, Indira institute of management, D.Y. Patil Institute, Rajashree Chatrapati Shahu College etc. These organizations runs number of technical, management and other specialized undergraduate as well as post graduate courses. List of educational institutions in Tathawade is enclosed in Appendix 3.



**5.5 Health and Medical facilities:**

There are very few Health and Medical facilities located in Tathawade. However due to nearness of PimpriChinchwad and Pune and very good connectivity with this nearby metropolis cities, general public of Tathawade has easy access to the Hospitals and other specialized medical services.

There are two primary health centers (PHS) / Dispensary in Tathawade. These privately owned single doctor dispensary cater to about 80 outdoor patients per day.

**HEALTH AND MEDICAL FACILITIES ( TABLE- E)**

Details of Health Care in Tathawade Village Newly Merged in PCMC							
Sr. No	Name of Revenue village	Name of Hospital	Location	Year of Estb	Category	Whether / owned / rented/ leased (Period)	Remarks
1	Tathawade	Dhanvantri Clinic	Tathawade gaonthan	2003	Pvt. Dispensary	Owner by Self	
2	Tathawade	Sai Clinic	80/1	2008	Pvt. Clinic	Rental	

**5.6 Shopping facilities :**

There is no planned shopping facility barring roadside shops being available. Most of the population depends on Pimpri Chinchawad Municipal Corporation or Aundh (Pune) for their shopping needs.

**5.7 Recreational facilities and green zone :**

The study area in general does not have any formal space for parks and gardens. Whenever needed, the residents utilize the recreational facilities available in the existing PCMC area.

The Northern boundary of Tathawade is formed by river Pawana. Existing Gaothan is situated on the banks of Pawana. Location of Tathawade is very promising for development of river front recreational centre.

#### **5.8 Other facilities :**

Tathawade is a small settlement near developed urban centre. Hence people get access to most of the amenities like Post Office, Fire Station, Police Chowki, Community Hall, Mangal Karyalay, Cinema Hall, Banks etc. in nearby PCMC area. However a petrol pump is located within Tathawade. Number of banks have their extension counters and ATM facilities in the premises of premier educational institutes like Indira Institute, D.Y.Patil college campus etc. Some of these facilities are available to nearby residents also. Local buses of PMPL ply through Tathawade. Hence, numbers of bus stops are available along main transport corridors in Tathawade.

#### **5.9 Cremation facilities :**

The riverside is used for cremation. The riverside cremation facility of Tathawade is also used by the peripheral residents outside boundary of Tathawade.

#### **5.10 Telecommunication and Infrastructure :**

Telephone network system in Tathawade is serviced by Chinchwad exchange. Due to presence of educational campuses, in some areas density and number of telephones are large. But generally due to large vacant lands, overall density of telephone within Tathawade is very low. The nearest bill payment counter accessible to the residents of Tathawade is Chinchwad exchange only.

#### **5.11 Power Supply :**

Maharashtra State Electricity Board (MSEB) supplies electricity to Tathawade through Chinchwad Bijalinagar subdivision. The transformer stations are providing consumer services to residential, commercial, and industrial and agriculture sector. Street lights are available along main roads. There are 802 domestic, 253 industrial, 132 commercial, 118 road lighting and 114 other connections as per census data. There are total three high tension lines passes through Tathawade.

CHAPTER 6  
TRANSPORT AND COMMUNICATION

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**6.1 Introduction:**

The traffic and transportation system of Tathawade is to be viewed in context covering entire Pune Metropolitan Area (PMA) at a broader level. This is an important step for effectively integrating Tathawade with the existing PCMC area in particular and the entire PMA region in general.

It is a known fact that travel is a derived demand from the land use distribution pattern. Therefore, travel demand and the travel pattern are guided by the governing factors such as population, employment distribution, accessibility, vehicle ownership etc. In other words it can be said that future travel demand can be derived from the future distribution of population, employment and the characteristics of transportation facilities. As a first step existing Road network characteristics of Tathwade are studied and recorded in detail.

**6.2 Road Inventory:**

The road inventory survey has been conducted to assess the quality and capacity of the major road network available in Tathawade. Major roads that are running through the project area have been identified and detail measurements are taken by conducting plane table survey. The major roads and their carriageway widths are presented in Table 6.

All these roads carry heavy traffic including inter-city passenger and goods traffic. Apart from these roads, there are many other access and feeder roads. As it is clear from the table, there are two major intercity roads or corridors passing through Tathawade. Aundh – Ravet Road which is part of PCMC's ambitious BRT corridor passes through Tathawade. At present construction work of this road is in progress. Another important road link is Mumbai Pune Bypass, which divides Tathawade in to almost two vertical halves. Present width of this Bypass is 20.5 m. Another important road under construction is road from Dange Chowk to Hinjewadi. Details of all these roads are shown as below.

No.	Name	Length (Km.)	Avg. Width (m.)
1.	Aundh - Ravet Road	2.45	45m(const. in progress)
2.	Dange Chowck to Hinjawadi	0.81	10m
3.	Mumbai Pune Bypass	2.60	20.5 (plus service rd. on both sides)
4.	Gaothan to Bypass(S.No.99)	1.26	5 to 6
5.	Gaothan to Bypass (Indira college)	2.00	3 to 4
6.	Along the Wakad Boundary	1.74	6 to 7
7.	S.No. 69 to Bypass (S.No.158)	1.00	3 to 4

### 6.3 Traffic Survey:

A wide variety of fast and slow moving vehicles ply on the roads of Tathawade. Overall, two-wheelers and three wheelers dominate the road space. Classified traffic volume counts are useful in establishing the traffic flow characteristics at such as traffic composition, turning volumes, hourly variations and peak/off peak traffic volumes.

Classified Traffic count surveys were conducted at two major cordon points and one intersection point in the study area for a duration of 12 hours (from 8.00 AM to 8.00 PM) covering both morning and evening peak hours on a normal working day.

The survey locations are listed below.

- Boundary near Dange chawk
- Intersection near Tathawade Gaothan
- Boundary near Indira college

The findings from the classified volume count will guide future planning initiatives for deciding the necessity of inter linkages and their possible widths. In the present context, all the vehicles are converted to equivalent Passenger Car Units (PCU) while estimating the peak hour using PCU values proposed by the Indian Road Congress ( IRC- 106) .

Detail survey data is analyzed and equivalent PCU in each direction are calculated using IRC guidelines. Classified composition in percentage for morning peak hour traffic for each location has been calculated and presented in terms of pie chart.

**Traffic Volume at Major Junctions ( TABLE- F)**

Location	Bus	Car/ Jeep	Two wheeler	Three wheeler	Cycl e	Truck	LCV	Tracto r /Trailo r
<b>Near Dange Chawk</b>								
Aundh to Ravet	97	819	3192	526	513	150	258	19
Ravet to Aundh	64	936	4266	626	531	152	259	17
<b>Near Indira Institute</b>								
Mumbai to Satara	572	5857	3099	1030	146	1962	668	38
Satara to Mumbai	616	7984	2998	167	11	1324	876	19
<b>Near Tathawade Gaothan</b>								
Aundh to Bypass	55	118	231	65	31	40	69	3

Bypass to Aundh	42	126	353	63	20	32	80	1
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**6.3.1 Traffic Survey Near Dange Chawk :**

The traffic data collected on the boundary of Tathawade near Dange chowk shows clear majority of Two wheelers. The survey data for peak hour's i.e. 9.00 a.m. to 10.00 a.m. are analysed separately and calculating PCU as per IRC results in to 422 PCU from Aundh to Ravet and 490 PCU from Ravet to Aundh.

**6.3.2 Traffic Survey Near Indira Institute :**

The traffic data collected on the boundary of Tathawade near Indira Institute shows clear majority of car/Jeeps. This is due to presence of intercity traffic on this route. The survey data for peak hours i.e. 9.00 a.m. to 10.00 a.m. are analysed separately and calculating PCU as per IRC results in to 1950 PCU from Mumbai to Satara and 1551 PCU from Satara to Mumbai. Being Pune Mumbai Bypass, this road is having very high PCU counts.

**6.3.3 Traffic Survey Near Tathawade Gaothan :**

The traffic data collected at the junction of Tathawade gaothan shows clear majority of Two wheelers. The survey data for peak hours i.e. 9.00 a.m. to 10.00 a.m. are analyzed separately and calculating PCU as per IRC results in to 59 PCU from Aundh to Bypass and 54 PCU from Bypass to Aundh.

**6.4 Other Important Landuses :**

Preparation of existing land use map is pre requisite for preparation of Proposed land use for the area. It is an essential requirement for preparation of D.P. While preparing Proposed LandUse of Tathawade, it is essential to know certain important land uses like, government land holdings, already committed planning permissions by authority, other committed land uses( if any ) etc.

**6.4.1 Government Land holdings:**

Tathawade houses no. of survey numbers which are owned and occupied by Government users. The detail list of Major Government land holdings are given in Annexure VIII for ready reference.

**6.4.2 Revenue Permissions :**

Tathawade was a village run by gram panchayat before merging in Pimpri Chinchwad Municipal Corporation. Hence Planning permissions were given by Collector office before it came under jurisdiction of PCMC. After July 2009, boundary of PCMC was extended by merging Village Tathawade in to PCMC limits. Building permission department of PCMC cleared planning permissions based on R.P. zoning since then. All these permissions granted by collector as well as PCMC are taken into consideration while preparing Existing Land use as well as Proposed Land Use Plan of Tathawade.

**6.4.4 Peripheral 10 Km. R P & D.P. Proposals :**

As village Tathawade is surrounded by existing PCMC area where D.P. is already sanctioned, it becomes important to know and understand proposals of this sanctioned R.P. in peripheral area (of at least about 10 km. depth). Especially proposed roads and their widths become important while framing planning proposals for Tathawade. It is also important to take into consideration the proposals in the sanctioned D P of nearby villages such as Punawale & Wakad.

**6.5 Road Passing through land owned by Animal Husbandary.**

Animal Husbandary Deptt. has lands in Thathwade & Thergaon village adjoining Dange Chowk. One 45m Road is passing through there lands from Pawana River to Dange Chowk through Thergaon village dividing two parts. Therefore, Animal Husbandary Deptt requested to delete this 45 m road. Considering this request, 45 m road passing through Thergaon would be diverted from Pawana River and connected to the 45 m road from Dange Chowk to Punawale passing through Thathwade as shown on Plan. If this 45m road is proposed to be undertaken, the proposed second stage rotary cable – stay flyover at Dange Chowk ( to cater the traffic on DP road coming from Bhakti-Shakti via Walhekarwadi & going towards Wakad ) is not required & instead a simple second stage four lane flyover can be constructed . The net saving on account will be to

about 130 Crores. After publication of this Development Plan , deletion of 45 m road passing through Thergaon village would be taken u/s 37 of the MR & TP ACT,1966. So, also to facilitate the traffic movement coming from Dange Chowk, additional 7.5 m road width is proposed on both sides of 45 m road from Dange Chowk to the junction where 45 m road is proposed through Thathwade owned Animal Husbandary Deptt. Govt. vide has allotted @47.69 Ha. land out of S.No.24 to Yashwantrao Chavan Academy of Development Administration ( Yashda) for their expansion to be used for PSP use earliar belonging to Animal Husbandary Deptt. which is situated on the west side of 45 m Dange Chowk- Punawale. Yashda by their letter dt.12/02/2013 requested that this land is to be developed in contiguous manner and therefore, no reservation of whatsoever purpose are proposed while framing Development Plan. Considering this request, no reservations are proposed on their land. However, 12 m road is proposed along this land along the eastern boundary to cater traffic desiring to go towards Punawale from Wakad or Pune-Mumbai Highway.



CHAPTER 7  
CONCLUSIONS AND OBSERVATIONS

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**PROBLEMS AND OBSERVATIONS**

- a) There are no public parks, play ground, garden etc. In general social infrastructure are inadequate,
- b) Thathwade has great need of market due to lack of suitable market place in surroundings.
- c) Most of the developed area is located alongside roads.
- d) Widening of the important road in the existing developed area is necessary.
- e) Thathwade has potential for industries as seen from existing land use .
- f) Thathwade has seen as educational hub and public utilities are to be provided.

**9.2 CONCLUSIONS**

- a) Provision of adequate sites for parks, garden, play ground and in general other social infrastructure would remove the present inadequacy thereof.
- b) For solving the problem of further congestion in the existing developed area. Suitable lands will have to be zoned for residential purpose with provision with the network of suitable roads & social infrastructure. This will attract future development in such new areas relieving the existing development of further congestion.
- c) The development on the important existing roads will have to be control so as to facilitate widening of such roads.
- d) Site is selected for Market having area about 9 Ha and this site is to be developed as mentioned in the next chapters.
- e)

CHAPTER - 8  
**PLANNING PROPOSALS OF DRAFT  
DEVELOPMENT PLAN**

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### 8.1 GENERAL

The aim of Development plan proposal is to solve the problems of the town discussed above; for this purpose physical planning is necessary. The Municipal Corporation is mainly responsible for maintaining healthy environment & hygienic conditions in the town. Similarly it has to look after for adequate provision of civic amenities. The urban population is increasing day to day & the Municipal Corporation finds it extremely difficult to provide for better living condition to remove the bottle necks in existing amenities. Preparation of a preconceived plan for the town, giving definite direction now felt absolutely necessary to deal with the task.

### 8.2 PROPOSED LAND USE PLANNING

Area of Thathwade is about 637 Ha. It is therefore not necessary to have sector wise planning purpose. Most of the constructions before Thathwade included in the PCMC limit are kuchha or sheds and temporary. Lands in Thathwade were mainly used for godowns/ warehouses to save octrio tax before inclusion in PCMC limit.

#### 8.2.1 RESIDENTIAL ZONE

The land requirement for residential purpose has been worked out on the basis of the projected population of the year 2031. The following points have been considered for this purpose.

- Capacity of the existing residential areas to absorb additional population

- Identification of extent and form of new residential areas on the following points
- Zoning of sanctioned Regional Plan
- Flood hazard area , slope of terrain
- Compactness of future development
- Availability of civic infrastructure

It is seen from existing land use map there are many structures along the existing roads. Therefore it is necessary to widen these roads from planning point of view. As per existing land use analysis total area under residential zone is @ 36.51 Ha which is 5.72% with total area. The residential land is proposed to @ 311.64 Ha which is 48.86 % with total area. This works out density of 177 persons per hectare. It is seen that S No 99 was shown as Public-semi- public zone. However this land belongs to private owner. Lands owned by private persons should not be shown as Public-semi- public zone. Taking into the potentiality of this land this is shown in the Residential Zone in the Draft Development Plan.

**8.2.2 INDUSTRIAL ZONE**

The Regional Plan mentions that new industries as well as modernization and expansion of existing industries should be governed according to the industrial location policy of the Govt. as applicable from time to time. Industrial zone proposed wherein non-hazardous, non-polluting, service and warehouse, godown type users are to be allowed.

Almost all the godowns / warehouses were started shifting outside PCMC limit. All these godowns / warehouses are scattered or pocketed in various parts of Thathwade . Only, service type industries are working which cater factories located at some locations. However PCMC is a major industrial center. Taking into this

consideration, it is therefore proposed to accommodate all these industries in a well planned manner. Only non-hazardous , non-polluting, service industries would be allowed in this industrial zone. Existing godowns / warehouses wherever possible have been allowed by keeping industrial zone.

Most of the Industries are existing / located along the Highway .Therefore Industrial zone is proposed where most of these industries are situated .Area under Industrial zone is proposed to @ 60.20 Ha which is 9.44% to the total area.

**8.2.3 COMMERCIAL ZONE**

It is notice that area / location near Dange Chowk has got centre of attraction towards commercial activities. To tap this and to cater to the needs of the common people commercial zone ( C 1 ) is proposed near 45 m BRT Road which runs to the Dange Chowk.

**RETAIL MARKET-**

To augment the commerce activities on the BRT road as well as nearness of Dange Chowk site of Retail Market is proposed .This utility would be meant for Town Level utility. This Retail Market will be catered to various day to day needs of the people. This Retail Market would be intended for the purpose as enumerated below –

This Retail Market will cater to the various needs or daily use.This Retail Market would be intended for the purpose as enumerated below –

The details regarding development would be as follows.

- 1) This Retail Market will cater to the various needs of the people or daily consumerables for day today needs.
- 2) In the morning fruits, milk, vegetables, grocery, shops will be allowed thereby adding / creating jobs.

- 3) At noon to evening clothes, shoes, stationery, cosmetics, books, toys, and such type of articles may be allowed to sell by traders. Also exhibitions for various consumables may be allowed to be set up partly or wholly depending upon the need.
- 4) In the evening to night food court or food restaurants may be allowed in the area partly or wholly. Such place may be developed as per Delhi Haat carried out in New Delhi. This place will be named Pawana Haat . So also entertainment activities such as open theatres / drama, musical concerts, local art performances / shows, dance shows , events etc may be allowed .
- 5) This Retail Market will be developed by PCMC. However if developer on behalf of all landowner come forward and wish to develop on above concept may be allowed subject to terms / conditions prescribed by the Commissioner, PCMC taking into consideration the needs of the people using it. However priority will be given to private person or Institution to develop this reservation fully and not partly as per the specifications & designs as decided by the Commissioner PCMC.
- 6) Suggestions which are ~~new~~ new will be included in this after publication to the general public.

Reservation for Parking having area @ 3.6 Ha is proposed to accommodate vehicles coming to this Retail Market.

**8.2.4 PUBLIC- SEMI- PUBLIC ZONE**

Area @ 105.27 Ha is shown in the Public-semi-public zone in the Draft D P which is 17.26 %.In the sanctioned Regional Plan lands belonging to Govt. or public institution have been shown as Public- semi- public zone. However, land in S

No 99 is privately owned. Therefore this land is shown for Residential and some area is kept under reservation.

**8.2.5 PUBLIC UTILITY**

This zone includes the premises under utilities like water supply works, sewerage system, power supply, cremation grounds, slaughter house etc. provided by planning authority or other public bodies. Sites for slaughter house, Electric Substation, hospital, Sewerage Treatment Plant are proposed in Govt. land suitably situated near Pawana River.

**8.2.6 TRAFFIC AND TRANSPORTATION**

Considering the importance of Traffic and Transportation proposals for an orderly and disciplined development , the major traffic network including link roads are finalized. Existing roads in Sanctioned Regional Plan have been taken and widening of these roads considered if possible. A reference was made to Dy Director Town Planning Traffic and Transportation, Pune to obtain the suggestion for 5 squares (chowks). Dy Director Town Planning Traffic and Transportation, Pune vide their letter suggested some revision which are incorporated in the Draft Development Plan. So also one site having area 4000 sq m parking near Indira College and two sites near highway, industries are proposed. Also one site of parking is proposed near Retail Market and another site is proposed on the road Dange Chowk to Wakad. Dy Commissioner Traffic has suggested sites for police chowky from the traffic angle which have taken into consideration and 3 sites are reserved for Police Chowky.

**8.2.7 RECREATION**

This land use includes the provision of gardens /parks, playgrounds, recreational area, river front development. These have been shown in dark green

colour in the development plan. At the time of inclusion of Thathwade into the PCMC limit, Grampanchayat has resolved to reserve the land out of s no 99 for housing of persons affected by resettlement of gaohan. Accordingly, area @ 4.1 ha is proposed to be reserved for Rehabilitation of Dishoused families affected by DP Roads in the PCMC limit gaohan area of Thathwade . Allotment of these units & procedure will be proposed by the administration of PCMC & finalized be General Body. Area along the Pawana river is proposed to be reserved for River Front Development and Boat Club. This site will be developed as per site developed in Pune Boat Club at Shivajinagar. Jogging track , landscaping & like these will be developed in this site. Three sites at suitable location are proposed for Water Tank as per demand of water resources deptt of PCMC. One site in S.No.130 is reserved for Zone Office. This may be used ward centre or the services which are offered to various needs of the people like CFC. This reservation is proposed along the Highway so that all the citizens can approach easily take advantage of it.

#### **8.2.8 OTHER RESERVATION**

Bridge is proposed on the Pawana river near gaohan. Approach road of 18 m is proposed through widening of existing road running in gaohan. This bridge may facilitate traffic flowing from Chinchwad to Pune- Mumbai Highway. If this bridge proposed is approved approach road of 18 m may be proposed on the other side of Pawana river in Chinchwad area connecting the gaohan.

Green belt of 12.5 m is proposed along Nalla flowing through Thathwade and Punawale boundary. Other provisions which are not covered in may be taken as per sanctioned D P of extended area of PCMC.

### 8.3 FLOOD LINE

Pawana river is flowing along the Thathwade on the Northern side. Map showing Red & Blue Flood lines was received from Irrigation Dept. vide their letter dt 18/02/2009. However boundaries of Survey No of these map & village map do not tally. Therefore PCMC vide letter dt 20/01/2012 requested Suptd Engineer , Pune Irrigation Divn to mark red & blue flood lines on the village map of Thathwade. These Flood lines are procured from their office and are marked on the Draft Development Plan. Lands between River & Blue flood line are shown as No Development Zone.

### 8.3 PROPOSED LAND USE ANALYSIS.

As discussed in paras suitable areas are proposed under various land uses such as residential , commercial , public & semi public , Public utilities, traffic & transportation. The details of area, percentage to total area & percentage to developed area is given in table below.

TABLE - G

#### PROPOSED LAND USE ANALYSIS

Land Use	Area (Hect .Are)	% with total developed area	% with total area
Residential	311.64	51.10 %	48.86 %
Commercial	30.39	4.98 %	4.76 %
Industrial	60.20	9.87 %	9.44%
Public-semi-Public	105.27	17.26 %	16.50 %



Public Utility	5.78	0.94 %	0.91 %
Transport and Communication a) Roads Parkings	88.48	14.50 %	13.88 %
Park, Garden, Play Ground, River Front Development	8.14	1.33%	1.28 %
<b>Total developed area</b>	<b>609.9</b>	<b>100.00%</b>	<b>---</b>
NDZ, GREEN BELT	17.08	---	2.68 %
Water Body Area	10.77	---	1.69 %
Total area	637.75	---	100 %

#### 8.4 GOVERNMENT DEPARTMENTS

Various Government departments such as PWD , IGR , MSEDCL, TRAFFIC POLICE DEPT have submitted their demand proposal or requirement . Taking into these demands, sites of office for IGR, Electric sub-station, police chowky are proposed in the Development Plan. Area belonging to Animal Husbandry are included in the Public-semi-Public zone. Out of these lands, Government may allot land to these departments depending upon the situation after making layout of total area . Govt. vide has allotted @47.69 Ha. land out of S.No.24 to Yashwantrao Chavan Academy of Development Administration ( Yashda) for their expansion to be used for PSP use earliar belonging to Animal Husbandry Deptt. which is situated on the west side of 45 m Dange Chowk-Punawale Road.

CHAPTER - 9

**IMPLEMENTATION OF DRAFT DEVELOPMENT PLAN**

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**GENERAL**

The proposals of development plan shall be implemented by restricting the user of the lands as shown in the development plan and by acquiring / purchasing by private negotiation the land reserved for public purposes, including the proposed road under the provision of the Maharashtra Regional and Town Planning Act, 1966.

The cost of various proposals of the Development Plan has to be worked out. For this purpose, the cost of land and development costs needs to be considered on the basis of market value of land and rates of constructions.

**9.1 PUBLIC PARTICIPATION IN IMPLEMENTATION**

To reduce the burden of payment of compensation by the Planning Authority, grant of FSI, TDR, Accommodation Reservation tools / techniques are used. The main aim is to secure lands without incurring much expenditure on the cost of acquisition. PCMC could allow reputed willing private institutions to develop various amenity sites such as schools, dispensaries, multi-purpose hall, community centre, library, hospitals and leased out these lands to such institutions for running the said activities in lieu of certain rights under the terms & conditions acceptable to both. Some of the sites such as Garden, Park, and Recreational Complexes etc. can be allowed to be developed by Commercial / Industrial or Social organizations.

**9.3 MUNICIPAL FINANCE**

The table showing municipal income and expenditure of PCMC for last five years is appended with this report. The expenditure on establishment is within

ceiling limit as prescribed by Govt. PCMC may obtain the Govt. grants and subsidies under various schemes sponsored.

#### 9.4 LAND ACQUISITION AND DEVELOPMENT

There are in all 46 sites reserved in Development Plan of PCMC out of which 41 sites are required to be developed by PCMC and 5 sites are to be developed by other Appropriate Authority. Beside designated sites there is road network proposed in Development Plan. Normally new roads proposed in residential area are incorporated in the layouts. Acquisition for proposed roads is required to be undertaken by Municipal Corporation.

The acquisition of land reserved for specific public purposes shall be initiated under section 126 of MR and T.P.Act, 1966 read with sec 6 of Land Acquisition Act, 1894 and cost of development of all sites are appended with this report. This works all to Rupees. 33671.05 Lakhs. It is expected that Municipal Corporation should make budget provision available for implementation of Development Plan proposals.

This development plan laid down the basic land use policy of the town. It has been planned in such a manner that it would provide the sites for various basic and civic amenities as per the ideal planning standards. Attempts have been made to provide sites for various institutions and departments as per their requirement. It aims to provide sufficient areas as a residential zone having all educational and recreational facilities good network of road linkages joining the existing development with the future development. The proposals of this development plan are of broad nature and should be reviewed once in 20 years the proper control on development by enforcing regulation and making rigorous efforts in implementation of plan according to priority and program would certainly take as to designed goal for that purpose public participation and cooperation is solicits.

## 9.5 RESOURCE MOBILISATION

In this revised development plan at PCMC has to develop 41 Sites out of 46 sites totally reserved, out of which 8 reservations are on Govt. land. Thus PCMC has to acquire 33 sites in phased manner within a period of 10 years from the date of sanction of development plan. The total acquisition cost is estimated as Rs. 10056.17 Lakhs and development cost of all sites is estimated on Rs 23322 similarly for acquisition and development of all roads the estimated cost is Rs.292.88 lakhs. Thus the total financial burden, on implementing the development plan on PCMC is works out to Rs.33671.05 Lakhs. Thus PCMC will needs Rs. 3367.105 Lakhs, per annum for implementing the development plan. Total budget outlay of PCMC (2011-12) is to the tune of Rs.1531 Crores. It is recommended that the income from development charges should be utilized for the implementation of development plan proposals. Thus PCMC needs additional funds which can be borrowed from state Govt. under various scheme and income by way of rent from shopping centre and borrowing loan form the financial components and by enhancing the property tax?

It is also recommended that as per the policy of state Govt. the land owner and the public at large should be involved in implementation of development of town and accordingly the state Govt. has issued the circular No. TPS/1094/CR-14/94) UD Dt. 7.4.1994. Some sites can be developed in public private partnership which will reduce the burden to some extent.

Therefore, it is recommended that the PCMC can give permission for development of reservations as per guide lines in the above said circular and involve the land owner in implementation of the development plan.

## 9.6 PHASING PROGRAMING

Statement attached here after indicates the planning program of acquisition and development of sites for up gradation of infrastructure facilities. However there would not be phasing programme for acquisition under TDR, so land under various sites reserved will be handed over to PCMC without burden. The PCMC may make suitable changes in phasing program depending upon the necessity and circumstances. However all the sites reserved in development plan are required to be acquired within a period of 10 years from the date of which Development plan came in to force.

CHAPTER – 10  
**DEVELOPMENT CONTROL RULES**

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**10.1 DEVELOPMENT CONTROL RULE :-**

For the purpose of controlling the development within Thathwade sanctioned Development Control Rules of PCMC (extended area) should be used.

Thathwade is abutting the Wakad area. As per planning zone of T D R , Thathwade is proposed to be included in T D R zone C.

New amendments can be incorporated as and when sanctioned and applicable to this area.

# CHAPTER 11

## CONCLUSION

The Development Plan is well thought order for the betterment of town condition resulting in to a healthy environment. After careful study of various factors such as growth in population, characteristics of town shall falls in existing civic amenities, its uneven distribution, lack of road linkages and trend of development etc. The proposals of draft development plan have been formulated. It is an ideal grid for disciplined development plan. The ultimate success of development plan remains in the fact how efficiently and timely it is brought from paper to the land a true implementation of any development plan employs awareness an efficiency of implementing authorities as well as public participation. A public participation and cooperation can be used by enlightening public opinion by proper publicity so as a development plans is of the people for the people and by the people.

This development plan aims at the healthy environment in which there will be lighted and ventilated residential development. The necessary amenities would be within an easy reach of residents & wide road studded with green trees would be enjoyed by every-body.

  
20.2.93

Town Planning Officer

  
20/2/13

Commissioner

&

Pimpri-Chinchwad Municipal Corporation

Dy Director Town Planning  
Pimpri-Chinchwad Municipal  
Corporation

TABLE - H  
**REQUIREMENT OF FUNDS (PHASED PROGRAMME FOR  
IMPLEMENTATION OF AMENITY SITES IN THE  
DEVELOPMENT PLAN) PHASE I FOR 3 YEARS AFTER  
SANCTION**

Sr No	Site No	Reservation Name	Approximate cost of Acquisition & Development in lakhs
1	4	River Front Development	50
2	5	Boat Club	340
3	18	Sump & Pump House	411.3
4	21	High School & Play Ground	823.6
5	27	Parking	523.7
6	28	Dispensary & Maternity Home	255.85
7	35	Primary School & Play Ground	611.1
8	44	Elevated Storage Reservoir	40
9	45	Parking	5
10	11	Elevated Storage Reservoir	40
11	37	Elevated Storage Reservoir	100.1
12	42	Play Ground	274.2
13	10	Fire Brigade	40
14	31	Vegetable Market	341.1
		Total	3855.95



### PHASE II( 3 YEARS AFTER PHASE I)

Sr No	Site No	Reservation Name	Approximate cost of Acquisition & Development
1	1	Sump & Pump House	410
2	6	Sewage Treatment Plant	1200
3	16	Garden	513.6
4	17	Vegetable Market	411.3
5	24	Zone Office	943.8
6	26	Retail Market	9931.6
7	19	Primary School & Play Ground	808.12
8	39	Dispensary & Maternity Home	472.1
9	43	Parking	185.4
10	34	Shopping Centre	883.1
11	22	Shopping Centre	708.8
12	33	Library	230.1
13	38	Garden	576.9
14	40	Rehabilitation of Dishoused	5260
		Total	21651.72

### PHASE III ( 3 YEARS AFTER PHASE II)

Sr No	Site No	Reservation Name	Approximate cost of Acquisition & Development
1	2	Cremation Ground	76
2	3	Play Ground	166
3	12	Hospital	900
4	13	Multi Purpose Hall	595.1
5	14	Library	245.8
6	15	Community Centre	481.4
7	20	Children Play Ground	111.6
8	23	Parking	548
9	25	Parking	403.8
10	29	Primary School & Play Ground	672.2
11	32	High School & Play Ground	1371.9
12	41	Primary School & Play Ground	907.8
13	36	Children Play Ground	89.1
		TOTAL	6568.7

TABLE - I

## Details of Industries in Tathawade Village Newly Merged in PCMC

S. No	Name of the Industry	Year of Estb	Location - Gat No. / Survey No. / plot No.	Scale of Industry	Type of Industry	No. of Workers	Investment / Turnover (Rs.)
1	Bhagyodya Enterprises	1987	65/2	Small scale	Metal-Plastic Stationary Goods	1	5 to 9 Lacks
2	Vijay Laxmi Steel House	2010	64/1	Small scale	Stainless Steel kitchen products	5	Information not given
3	Chemtech India	2002	1	Small scale	Foundry Chemical	4	Information not given
4	Omkar Engineers	1998	65/2	Small scale	Job finishing	19	90 Lacks
5	Amasht Papers hainin products pvt. Ltd.	Information not given	65/3B	Small scale - Godown	Tissue Paper	8	Information not given
6	Carewell International	2010	65/3	Small scale - Godown	Laminated Paper	5	4 Lacks
7	A.V. Molecules	Information not given	67/1	Small scale	Pharmaceuticals	1	4 Lacks
8	3AXL	2010	65/3B	Small scale	Auto Industry Two Wheelers brake liners	3	Information not given
9	Sai Enterprises	2010	67/5	Small scale	Plastic Packing	6	Information not given
10	Packo industries	2011	4/3,4	Small scale	Automobile filters & press parts	5	Information not given
11	Micro Gauges	1994	10	Small scale	Servicing	9	35 Lacks
12	Super Pack Print	1999	4	Small scale	Corrugated boxes	12	90 Lacks
13	Ashok L. Bhatia	1987	126	Small scale	Conteneer Body	6	Information not given
14	Santosh Track Body	2006	99	Small scale	Track Body	1	Information not given
15	Mehendle Agro Commercial	1992	126	Small scale	Storage Godown	6	Information not given
16	Pavankumar Jain	2006	121	Small scale	Coal Godwon	3	Information not given
17	Parm Carbon Papers	2006	51/2/14	Small scale	Carbon Paper	3	70 Lacks

18	Kurlon ltd	2009	86/1/1	Small scale	Godown	1	Information not given
19	Ganesh Manufacturing	2005	49(P.No. 21)	Small scale	Manufacture of inflatable and flexi products	14	87 Lacks
20	Chougule Industries Pvt. Ltd.	2004	129	Medium scale	Automobile	18	23 Cr.
21	R.Delectronics	2009	129/1/1	Small scale	Pcb Manufacturing	70	5 Cr.
22	Shrinivas Engineering's	2008	129/1/1	Small scale	Processing	30	Information not given
23	Elpack Powerbrand	2010	157	Small scale	PVC Manufacturing	10	Information not given
24	Abhi Impact Logistics	2009	132/4	Small scale	N.A.	4	Information not given
25	Pratibha Elex Pack P. Ltd	2006	129/2A	Small scale	Plastic Manufacturing	8	1 Crs
26	A plus	2010	155/4	Small scale	Track Body Manufacturing	4	1 Lacks
27	Prasanna Purple Mobility Solutions Pvt. Ltd.	2010	157	Medium scale	Godown Public Transport	128	Information not given
28	Aditya Garage	2010	129/1/3	Small scale	Servicing	2	Information not given
29	Sicagen India ltd	2009	27/1	Small scale	Steel Pipe	5	5 Cr.
30	New Sidheshwer Cargo Motors	2009	27/1	Small scale	Servicing	2	20 Lacks
31	Ashok Raghunath Nibalkar	1995	26/1	Small scale - Godown	Godown	Information not given	Information not given
32	Iron Mountain (India) Pvt. Ltd.	2010	13	Small scale	Servicing	43	Information not given
33	Jay Fiberglass Industry	2010	13	Small scale	F.R.B. Godown	7	8.20 Lacks
34	Third Step Engineering Technologies Pvt. Ltd.	2010	80/2A/1	Small scale	Water Processing	12	1.5Cr.
35	V.R. Dacro (p) Ltd.	2004	80/2A	Small scale	Processing	15	1.3Cr.
36	Rajaram Madukar Pawar	2007	80/1	Small scale	Bricks Products	10	15 Th
37	Shree Instruments	2010	129	Small scale	M.S.S. Fabrication	4	Information not given
38	Asahi India Glass Ltd.	2004	80	Medium scale	Manufacture	6	20Cr.

39	Vision Medical Equipments Pvt. Ltd.	2005	139	Small scale	X-Ray Machine	25	6 Cr.
40	Softcon System Pvt. Ltd.	2005	80/2	Small scale	Control Panel	50	8 Cr.
41	Spav Engineers	1999	77/1	Small scale	Control Panel	7	2 Cr.
42	Acres Wild Project Pvt. Ltd.	Information not given	136/1	Small scale	Agro Products	11	15 Lacks
43	Shivshakti Engineering	2009	77/1/1	Small scale	Fabrication	10	Information not given
44	Diana Marketing Company	1998	77/1/1	Small scale	Steel Trolley	6	35 Lacks
45	Shreyaas Auto	2007	129/3	Small scale	Trading	3	25 Lacks
46	Manori co. Pvt. Ltd.	2002	69	Small scale	Godown	6	Information not given
47	Ankush Damu Pawar	2000	150	Small scale	Bricks Products	20	60 Th
48	Aum Alloy Pvt. Ltd.	2009	169/5	Small scale	Manufacturing & Casting	Information not given	Information not given
49	United Technology Pvt. Ltd.	2009	169/2	Medium scale	Pipe Job	16	Information not given
50	Granary Polyforms (I) Pvt. Ltd.	1994	169/3	Small scale	Polyester Sheets	9	90 Lacks
51	Integrated Metawork Products Pvt. Ltd.	1990	143/2/2/4	Small scale	Manufacturing	8	150 Lacks
52	PCI Environmental Services Pvt. Ltd.	2005	67/1	Small Scale	Service	5	Information not given
53	DHL Lemair Logistics	2005	140/3	Small Scale	Electronics'	3	Information not given
54	Sonal Industries	2009	140/1	Small Scale	Transports	3	40 Lacks
55	Annanya Interface and Controls Pvt. Ltd.	2005	174/5	Small Scale	Electronics - Automation	9	400 Lacks
56	Swarabh Printing	2009	174/5	Small Scale	Paper Print	6	Information not given
57	Rij Electricals	2008	26/2,3	Small Scale	Control Panel	6	1 Cr.
58	Ace Weld Engineers	2009	28/2,3,4	Small Scale	Welding Masonry	12	Information not given

59	Win Pack Industries	Information not given	4/1,62	Small Scale	Corrugated Boxes, Sheets, Rolls	20	1 Cr.
60	Premier Pharmaceuticals (p) Ltd.	2000	28/2,3,4	Small Scale	Trading	5	Information not given
61	I E C Motor Services Pvt. Ltd.	2003	32/6,7,8	Small Scale	Servicing	4	Information not given
62	H. Rajesh & Company	1990	32/9	Small Scale	Processing	51	Information not given
63	Shivram Traders	2009	28/2,3,4	Small Scale	Cotton- Cloths Merchant	1	24 Lacks
64	Wipro GE Healthcare	1997	42/1	Medium scale	Medical Diagnostics X-ray Systems	14	15 Cr.
65	Trimurti Cole Depot	1995	26/1	Small Scale	Godown	Information not given	Information not given
66	A.R. K. Automation Pvt. Ltd.	2003	27/1A	Small Scale	Control Panel	6	30 Lacks
67	Svil Automation Pvt. Ltd.	2000	27/1A	Small Scale	Fabrication Rack	25	1.25Cr.
68	Sphinx Engineer	Information not given	27/1A	Small Scale	Gage Cover	6	8 Lacks
69	Trident Packing Solutions	2008	42/1	Small Scale	Packaging Printing Industry	5	24 Lacks
70	Shri Engineering Enterprises	2007	42	Small Scale	Construction Machinery	30	1.3Cr.
71	Emtex Machinery Pvt. Ltd.	1984	27/1A	Medium scale	Service	4	1.5Cr.
72	Danyeshwer Ramchandra Khanekar	2006	27/1	Medium scale	Exide Fiber Sheet	5	18 Lacks
73	Vipul	Information not given	146/2,3,4	Information not given	Information not given	Information not given	Information not given
74	Sanghavi Motors Ltd.	Information not given	92	Information not given	Information not given	Information not given	Information not given

TABLE- J

Educational Facilities in Tathawade Newly Merged in PCMC

Sr. No.	Name of School	Location	Year of Estb.	Total Area (sqm)	Whether / owned / rented / leased (Period)	Students			Play ground Facility (Available / N.A.)	Remarks
						Boys	Girls	Total		
1	Z.P.P.S. Tathwade	Tathawade gaonthan	1955	352	Owner by Z.P.	393	336	729	No	Play ground Parking Water Problems, Toilet Problem
2	Shree Chanakya Education Societys's(Indira)	85/5B	2002	7574	Owner by Trust	394	123	517	Yes	Bus facility, Drinking water facility, Drainage facility
3	Shree Chanakya Education Society's(Indira)	89/2A	2001	17755	Owner by Trust	2179	1112	3291	Yes	Bus facility, Drinking water facility, Drainage facility
4	Shree Chanakya Education Societys's(Indira)	85/5A	1994	4700	Owner by Trust	681	223	904	Yes	Bus facility, Drinking water facility, Drainage facility
5	Vidyaniket an institute (Rental Hostel To Indira studends)	89/2	2002	280	Owern by Poona m Gandhi	50	0	50	No	Bus facility, Drinking water facility, Drainage facility
6	Suresh Deokar (Rental Hostel To Indira studends)	89/1B	2002	300	Owern by self	Information not given	Information not given	Information not given	No	Bus facility, Drinking water facility, Drainage facility
7	Swati Deokar-Babar(Rental Hostel To Indira)	89/1B	2002	670	Owern by self	Information not given	Information not given	Information not given	No	Bus facility, Drinking water facility, Drainage

	studends)					n	n	n	facility	
8	Vaishali Hostel (Rental Hostel To indira studends)	89/1B	2002	70	Owern by Uma Kambl e	Infor mation not give n	Infor mation not given	Infor mation not give n	No	Bus facility, Drink ng warer facility, Drainage facility
9	Deokar Nivas(Rental Hostel To indira studends)	89/1B	Infor mation not give n	50	Owern by self	Infor mation not give n	Infor mation not given	Infor mation not give n	No	Bus facility, Drink ng warer facility, Drainage facility
10	Oxford Girls Hostel	49/1	2009	248	Inform ation not given	10	17	27	No	
11	P.S.V. Hostel	51/1	2010	278	Samb hji Vinod e	12	0	12	No	Bus facility, Drink ng warer facility, Drainage facility
12	Swnali S. Hagwane( Hostel)	51/2/2	2008	603	Owern by self	25	0	25	No	Bus facility, Drink ng warer facility, Drainage facility
13	Balasaheb Allahat(Ho stel)	51/2	Infor mation not give n	203	Owern by self	50	0	50	No	
14	Shree Ganesh Hostel	49/1 (P.No. 24)	2008	474	Shivaji Raksh e, Sanja y Kakad e	90	0	90	No	
15	S.G. Hostel	129	2008	440	Shekh ar Saheb rao Gaikw ad	97	0	97	No	Bus facility, Drink ng warer facility, Drainage facility. Stree







TABLE - K

(53) (54)

## Major Government Land Holdings :

Village- Tathawade Tal-Mulshi, Dist-Pune		
S.No.	Survey No	Area in Hect Are
1	16	3.35
2	17	4.99
3	18/1	2.31
4	18/2	3.64
5	19/1	3.71
6	19/2	0.91
7	19/3	0.87
8	19/4	2.66
9	19/5	0.67
10	19/6	0.64
11	20	6.32
12	21/1	0.53
13	21/2	0.16
14	21/3	0.15
15	21/4	0.29
16	21/5	0.52
17	22	8.94
18	23	0.95
19	24	50.65
20	44/2	-
21	45	-
22	46/3	-
23	47	-
24	48	-
25	50	-
26	52	-
27	53/1	-
28	53/2	-
29	54	-

STATEMENT - L

**DEVELOPMENT PLAN OF THATHWADE  
TOTAL REQUIRMENT AS PER PLANNING STANDARD**

SR. NO.	PURPOSE	REQUIREMENTS	REQUIRED AREA IN HECTOR.	NO OF SITES	EXISTING AVAILABLE			PROPOSED				REMARKS
					Sanction D. P. Site No.	Area in Hectore	S.No. / CTS No.	Site No.	Area in Hectore	S. No/ CTS No.	Total Area in Hectore	
1	2	3	4	5	6	7	8	9	10	11	12	13
1	<u>Educationa l Facilities</u>  i)  <b>Primary School</b>	Student population 15 % of the Population $\frac{35000 \times 15}{100} = 5250$ 1 Site for 500 Student $5250 \div 500 = 10.5$ 500 Say-10 Area required per Student sq.mt. 5 sq.m. for Building 3 sq.mt. for play ground $5250 \times 8 = 42000 \text{ sq. m}$ = 4.20 Hect. 50% area provided by private institution & 50% area provided by PCMC. Therefore area required = 2.10 Ha	2.10	10		352 sq m	Gaotha n	19(P.S.&PG) 29(P.S.&PG) 35(P.S.&PG) 41(P.S.&PG)	0.80 0.80 0.80 1.00	146,14 7 83 122,12 4 99	3.40	Existing available NIL + Proposed 3.40 Hect = 3.40 Hect.

ii)	<b>Secondary School (High School)</b>	<p>Student population 10 % of the total Population <math>\frac{35000 \times 10}{100} = 3500</math></p> <p>1 Site for 1200 Student <math>\frac{3500}{1200} = 2.92</math> Say 3</p> <p>Area required per Student sq.mt.</p> <p>5 sq.m. for Building 10 sq.mt. for play ground <math>3500 \times 15 = 52500</math> sq m. 50% area provided by private institution &amp; 50% area provided by PCMC. Therefore area required = 2.625 Ha</p>	2.625 Ha	03	--	----	21 (H.S & P.G.)	1.00	149,150	2.80	Existing available NIL + Proposed 2.80 Hect. = 2.80 Hect.	
							32(H.S&PG)	1.80	114,121			
2	<b>Recreational Facility</b> <b>a) Play Ground</b>	<p>One site of at least 0.50 hect for 50000 Population <math>\frac{35000}{50000} = 0.70</math></p> <p>No of site = Say 1 Area required per Site = 0.50 hect.</p>	0.50	--	---	--	-----	3	1.00	175,174	2.40	Existing available NIL + Proposed 2.40 Hect. = 2.40 Hect
								20	0.30	148,150		
								36	0.30	116,117		
								42	0.80	91		
b)	<b>Garden</b>	One site of at least 2 hect						16	1.00	63,64	2.20	

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		for 25000 Population $\frac{35000}{25000} = 1.40$ Total area = 1.40 Ha	2.80	01	-----	-----	-----	38	1.20	107,108		Existing available NIL = proposed 2.20 Hect.
3	<b>Health facility</b>  i) <b>Dispensary &amp; Maternity Home</b>	One site of at least 0.25 hect for 20000 Population $\frac{35000}{20000} = 1.75$ No of site = Say = 1 Area required per Site = 0.25 hect.  Total area = = 1.75 x 0.25 = 0.44 H.	0.44	01	----	----	----	28  39	0.20  0.40	61  102	0.60	Existing available NIL = proposed 0.60 Hect.
	ii) <b>Hospital</b>	One site of at least 0.40 hect for 50000 Population										

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		$\frac{35000}{50000} = 0.70$ Area required per Site = 0.28 hect.	0.28	---					1.00 Ha	17	1.00	Existing available NIL = proposed 1.00 Hect.
4	<b>Commercial Facilities</b> <b>a) Retail Market</b>	One site of at least 2 hect for 50000 Population No. of Site $\frac{35000}{50000} = 0.70$ Area required per Site = 1.40 hect.	1.40	--	---	--	--	26 34	9.00 0.80	41,62 124	9.80	Existing available = NIL + Proposed- 9.80 Hect = 9.80 Hect
	<b>b) Vegetable</b>	One site of at least 0.10 hect for 50000 Population	0.10	01	----	----	----	17	0.35	70,71	0.65	(5)

	<b>Market</b>	<p>No. of Site  <math>\frac{35000}{50000} = 0.70</math></p> <p>Say = 1          Area required per Site = 0.10 hect.</p>	Hect.					31	0.30	122		Existing available = NIL + Proposed- 0.65 Hect = 0.65 Hect
5	<b><u>Community &amp; Cultural facilities including library</u></b>	<p>One site of at least 0.10 hect for 20000 Population</p> <p>No. of Site  <math>\frac{35000}{20000} = 1.75</math></p> <p>Say = 1          Area required per Site = 0.40 hect.</p> <p>Total area =  <math>= 1.75 \times 0.10</math>  <math>= 0.175 \text{ H. Say } 0.20</math></p>	0.20 Hect.	01	----	----	----	14 (LIB)  15 (COMMUNITY CENTRE)	0.20  0.40	41,62  62	0.60	Existing available = NIL + Proposed- 0.60 Hect = 0.60 Hect



6	<b><u>Fire Brigade Station</u></b>	<p>One site of at least 0.40 hect for 100000 Population No. of Site <math>\frac{35000}{100000} = 0.35</math></p> <p>Say = 1 Area required = 0.35 hect.</p>	0.35 Hect.	01	---	---	---	10	0.40	18	0.40	<p>Existing available = NIL + Proposed- 0.40 Hect = 0.40 Hect</p>
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**TABLE NO – M**  
**MUNICIPAL INCOME & EXPENDITURE**

Table showing the year wise Revenue Income & expenditure of the Pimpri-Chinchwad Municipal Corporation

Sr No	Year	Income in Crores	Expenditure in Crores
1	2011-12	1531	1528
2	2010-11	1231	1215
3	2009-10	976	996
4	2008-09	1038	1097
5	2007-08	1042	1053

**TABLE - N**  
**DEVIATION STATEMENT**

2	Public-semi-Public Zone in S No 99	Area @ 1500 sq m is reserved for Police Chowky, Area @ 41000 sq m is reserved for Rehabilitation of Dishoused and area @ 10000 sq m is reserved for Primary School @ Play Ground and other land Residential zone.	It is seen from the records that this land belong to private owner. Acquisition for APMC was in process which has been quashed by Supreme Court in Civil Appeal No 5614/2009 but allowed Govt to issue a fresh notification u/s 4 of the L A Act,1894 if required. It is seen that the said land belongs to private owner and therefore PSP zone is changed.Grampanchayat of Thathwade has resolved that part of land S No 99 be reserved for Rehabilitation of affected by Gaothan settlement. As per this resolution part of land in S No 99 proposed to be reserved and part of it changed to Residential zone.
3	Residential Zone in S No 83	Area @ 8000 sq m is reserved for Primary School & Play Ground	To meet the residential land amenities as per population projection and to suit the potentiality of land.
4	Residential Zone in S No 91	Area @ 10000 sq m is reserved for Play Ground.	To meet the residential land amenities as per population projection and to suit the potentiality of land.
5	Residential Zone in S No 85	Area @ 4000 sq m is reserved for Parking.	To meet the residential land amenities as per population projection and to suit the potentiality of land.
6	Public-semi-Public Zone in S No 50	Area @ 3500 sq m is reserved for Parking. Area @ 1500 sq m is reserved for Police Chowky.	To meet the requirements for amenities & suit the site conditions.
7	Public-semi-Public Zone in S No 52	Area @ 3500 sq m is reserved for Elevated Storage Reservoir.	To meet the requirements for amenities & suit the site conditions.
8	18 m R P Road from Dange Chowk to Highway through S No 47,24 etc.	Deleted from Dange Chowk to S No 43 partly.	Alternative 12m road is proposed through S No 48.
9	Public-semi-Public Zone in S No 23,24	Deleted from S No 23 &24 partly.	7.5 m road is proposed along both sides of 45 m road from Dange Chowk to Punawale.
10	Public-semi-Public Zone in S No 18,20,21	Deleted from S No 18,20,21 partly.	45 m road is proposed from Pawana River.
11	Public-semi-Public Zone in S No 16, 22,23	Reserved for Site No 4,6,7,8,9,10,11,12	To meet the requirements for amenities & suit the site conditions.

STATEMENT SHOWING APPROX COST INVOLVED IN ACQ N & DEVELOPMENT

	Reservation Name	S. No.	Area in Sqr.mtr	Approx Cost of Acquisition in lakhs	Approx Cost of Development in lakhs	Land Status / Govt. /Pvt/ PCMC	Appropriate Authority
✓ 1	SUMP & PUMP HOUSE	173	4000	70	340	Pvt	PCMC
2	CREMATION GROUND	175	4000	70	6	Pvt	PCMC
3	PLAY GROUND	175	10000	156	10	Pvt	PCMC
4	RIVER FRONT DEVELOPMENT	1,2,3,4,5,6,7,8,9,14,15,16	32400	00	50	Govt	PCMC
5	BOAT CLUB	9	3000	00	340	Govt	PCMC
6	SEWAGE TREATMENT PLANT	19	10000	0	1200	Govt	PCMC
7	POLICE CHOWKY	23	1000	0	85	Govt	POLICE DEPT.
8	ELECTRIC SUB-STATION	18,22	2000	0	0	Govt	MSEDCL
9	I G R OFFICE	18	2000	0	0	Govt	IGR M.S
10	FIRE BRIGADE	18	4000	0	40	Govt	PCMC
11	ELEVATED STORAGE-RESERVIOR	18	2000	0	40	Govt	PCMC
12	HOSPITAL	17	10000	0	900	Govt	PCMC
13	MULTIPURPOSE HALL	37,38	5000	170.1	425	Pvt	PCMC
14	LIBRARY	41,62	2000	75.8	170	Pvt	PCMC
15	COMMUNITY CENTRE	62	4000	141.4	340	Pvt	PCMC
16	GARDEN	63,64	10000	313.6	200	Pvt	PCMC
17	VEGETABLE MARKET	70, 71	3500	114.3	297	Pvt	PCMC
18	SUMP & PUMP HOUSE	70, 71	3500	114.3	297	Pvt	PCMC

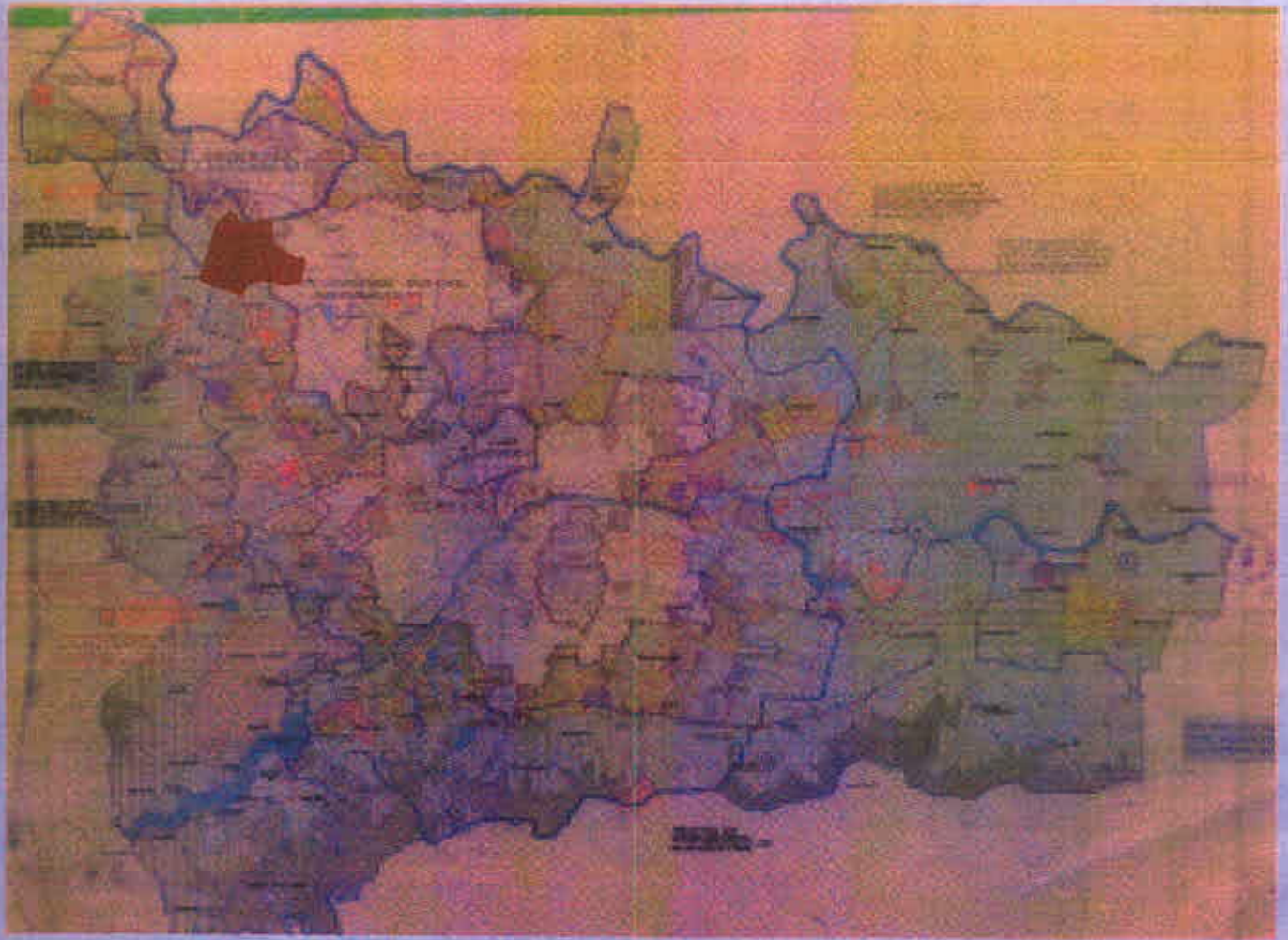
19	PRIMARY SCHOOL & PLAY GROUND	146, 147	8000	128.12	680	Pvt	PCMC
20	CHILDRENS PLAY GROUND	148, 150	3000	108.6	3	Pvt	PCMC
21	HIGH SCHOOL & PLAY GROUND	149, 150	10000	313.6	510	Pvt	PCMC
22	SHOPPING CENTRE	156	6000	198.8	510	Pvt	PCMC
23	PARKING	131	10000	398	150	Pvt	PCMC
24	ZONE OFFICE	130	7500	306.8	637	Pvt	PCMC
25	PARKING	133,157	4000	397.8	6	Pvt	PCMC
26	RETAIL MARKET	41, 62	90000	2281.6	7650	Pvt	PCMC/ PRIVATE
27	PARKING	27, 41, 42	36000	476.6	54	Pvt	PCMC
28	DISPENSORY & MATERNITY HOME	61	2000	75.85	180	Pvt	PCMC
29	PRIMARY SCHOOL & PLAY GROUND	83	8000	264.2	408	Pvt	PCMC
30	POLICE CHOWKY	99	1500	72.8	127	Pvt	POLICE DEPT
31	VEGETABLE MARKET	122	3000	86.1	255	Pvt	PCMC
32	HIGH SCHOOL & PLAY GROUND	114, 121	18000	453.9	918	Pvt	PCMC
33	LIBRARY	122	2000	60.1	170	Pvt	PCMC
34	SHOPPING CENTRE	124	8000	203.1	680	Pvt	PCMC
35	PRIMARY SCHOOL & PLAY GROUND	122, 124	8000	203.1	408	Pvt	PCMC
36	CHILDRENS PLAY GROUND	116, 117	3000	86.1	3	Pvt	PCMC

37	ELEVATED STORAGE- RESERVIOR	114	2000	60.1	40	Pvt	PCMC
38	GARDEN	107, 108	12000	336.9	240	Pvt	PCMC
39	DISPENSORY & MATERNITY HOME	102	4000	112.1	360	Pvt	PCMC
40	REHABILITATION OF DISHOUSED	99	41000	1365	3895	Pvt	PCMC
41	PRIMARY SCHOOL & PLAY GROUND	99	10000	397.8	510	Pvt	PCMC
42	PLAY GROUND	91	8000	264.2	10	Pvt	PCMC
43	PARKING	85	4,000	179.4	6	Pvt	PCMC
44	ELEVATED STORAGE- RESERVIOR	52	3500	0	40	Govt	PCMC
45	PARKING	50	3500	00	5	Govt	PCMC
46	POLICE CHOWKY	50	1500	00	127	Govt	POLICE DEPT
	TOTAL AREA OF RESERVATIONS		<b>429900</b>	10056.17	23322		



P-1 Pimpri Chinchwad in Maharashtra

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Locational Map of Pimpri-Chinchwad Municipal Corporation.





DELETED FROM AGRICULTURE & NO DEV. ZONE & INCLUDED IN PUBLIC - SEMI PUBLIC ZONE.

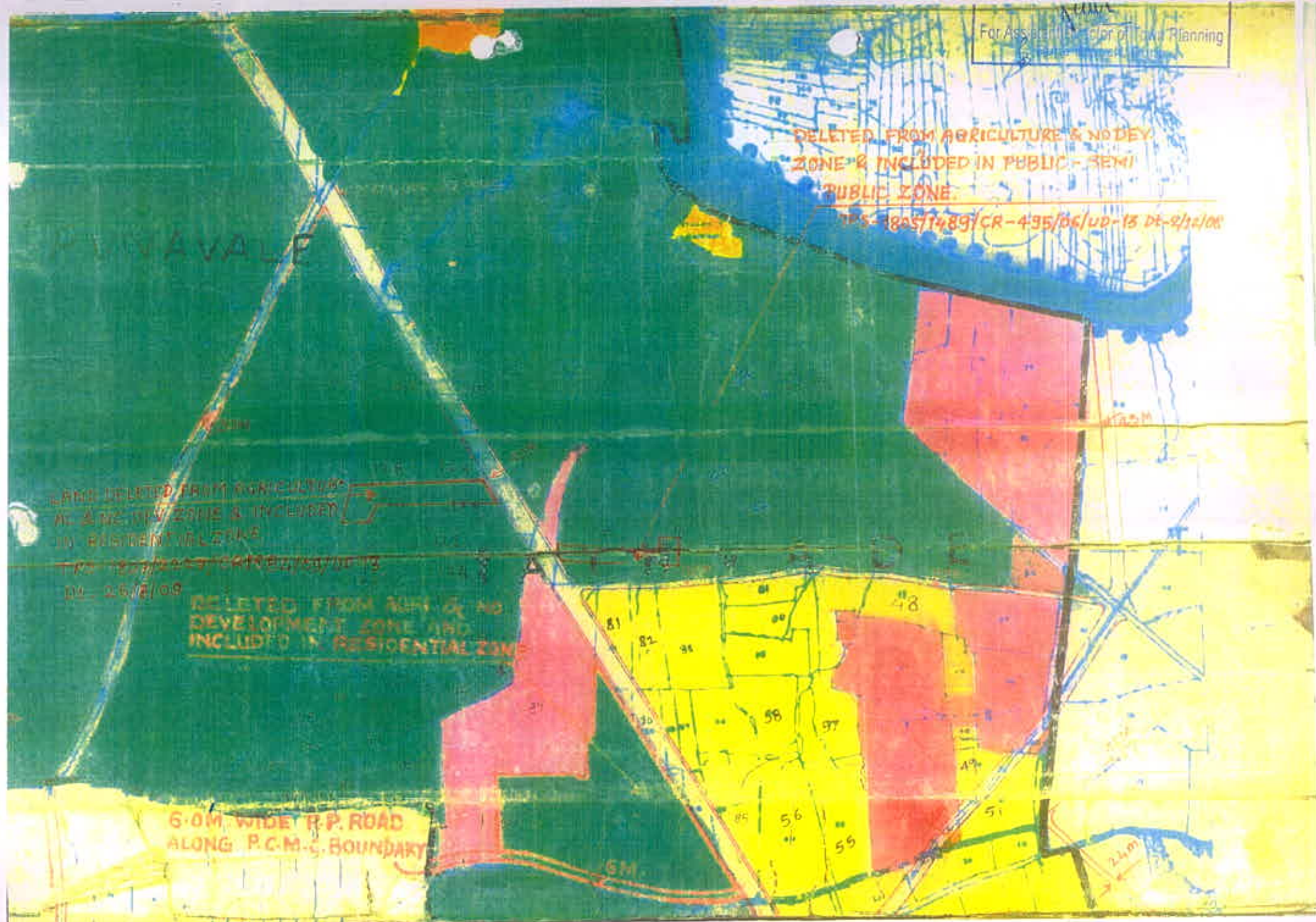
REFS - 1805/1489/CR-495/06/UD-13 Dt-2/11/06

MUNAVALE

LAND DELETED FROM AGRICULTURE & NO DEV. ZONE & INCLUDED IN RESIDENTIAL ZONE  
REFS - 1805/1489/CR-495/06/UD-13  
Dt - 26/7/08

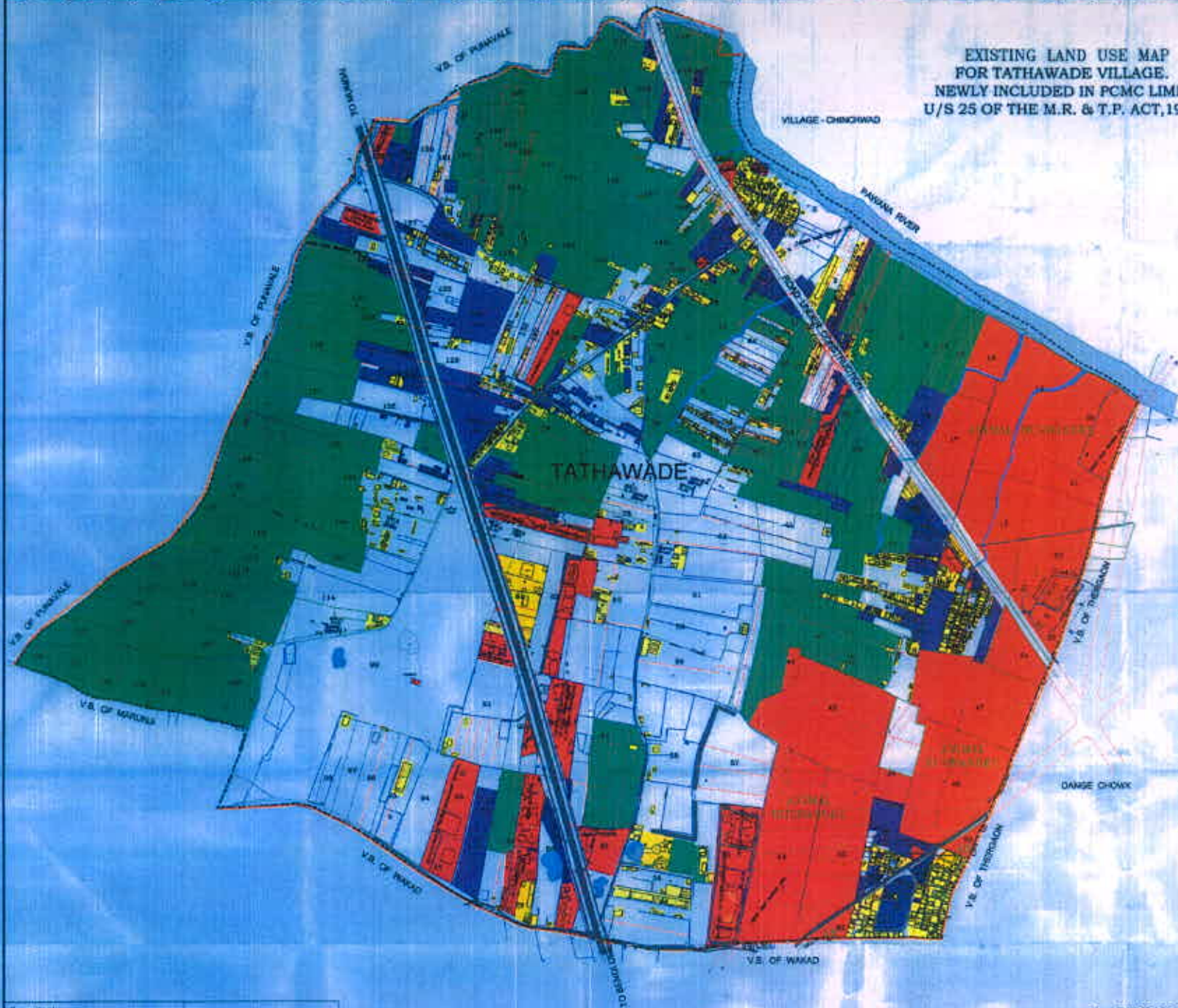
DELETED FROM R&N & NO DEVELOPMENT ZONE AND INCLUDED IN RESIDENTIAL ZONE

6.0M. WIDE R.P. ROAD ALONG P.C.M.C. BOUNDARY



EXISTING LAND USE MAP  
FOR TATHAWADE VILLAGE.  
NEWLY INCLUDED IN PCMC LIMIT  
U/S 25 OF THE M.R. & T.P. ACT, 1966

NORTH  
SCALE = 1:5000



Legend :-

ROAD	
EXISTING LIMIT	
RESIDENTIAL	
COMMERCIAL	
PUBLIC USE-PUBLIC	
AGRICULTURE	
INDUSTRIAL / BRICK KILN	
STATIONER (BRICK KILN)	
BRICK LAND	
NEW USED (RESIDENTIAL/COMMERCIAL)	
EXISTING ROADS	
RIVER, WALKWAY, BODIES	
P.C.M.C. BOUNDARY	
VILLAGE BOUNDARY	

Scale (Horizontal):  
0 10 20 30 40 50 60 70 80 90 100  
METERS

Consultant:  
**WSPAR**  
SURVEYING AND ENGINEERING CONSULTANTS LTD.  
20, PANDRA PATIL RD., S. P. NAGAR, PUNE - 411 004  
PUNE OFFICE: 020-26123456

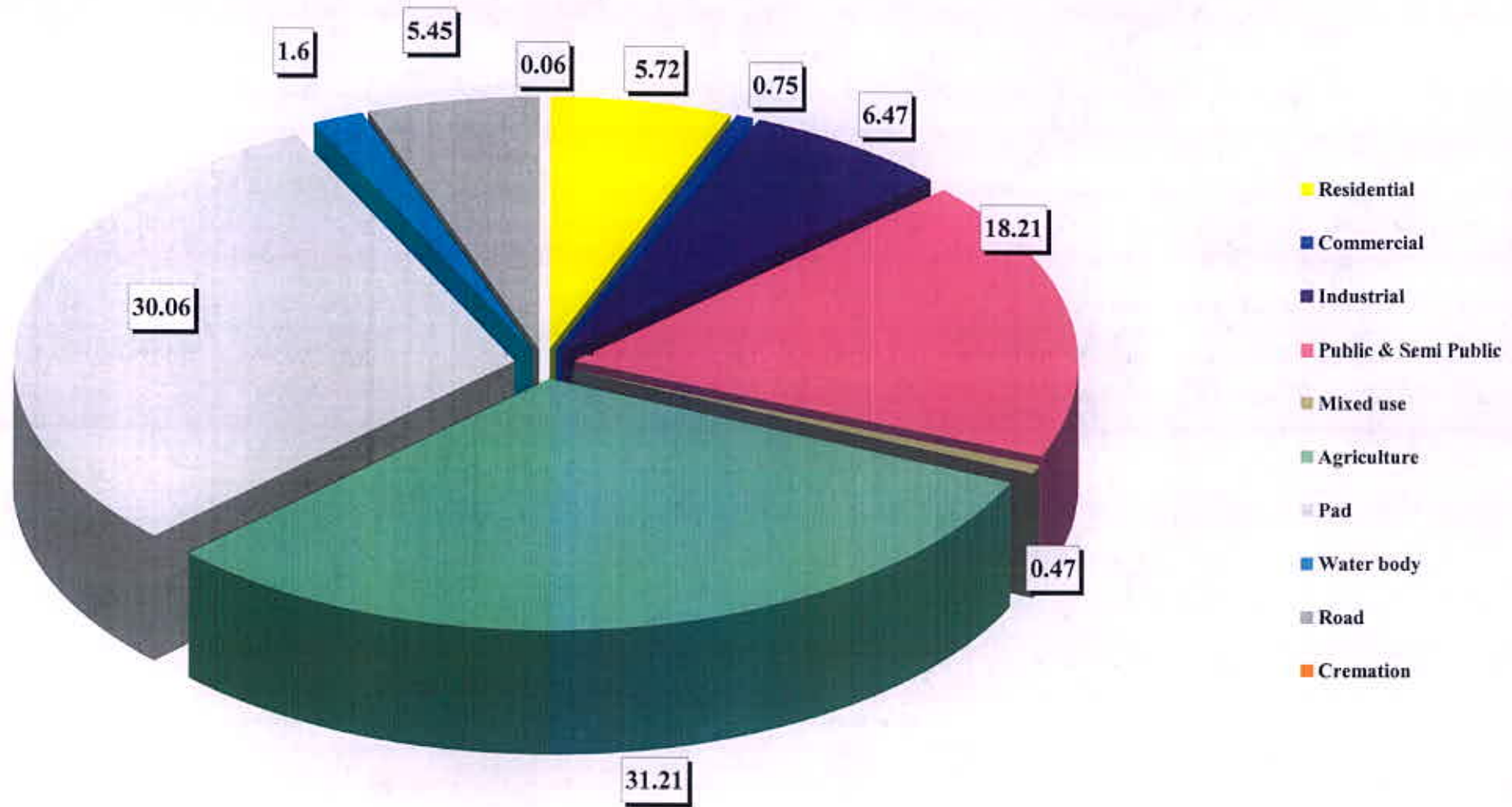
**PCMC**  
PIMPRI-CHINCHWAD MUNICIPAL CORPORATION, PIMPRI

COMMISSIONER  
PIMPRI-CHINCHWAD MUNICIPAL CORPN

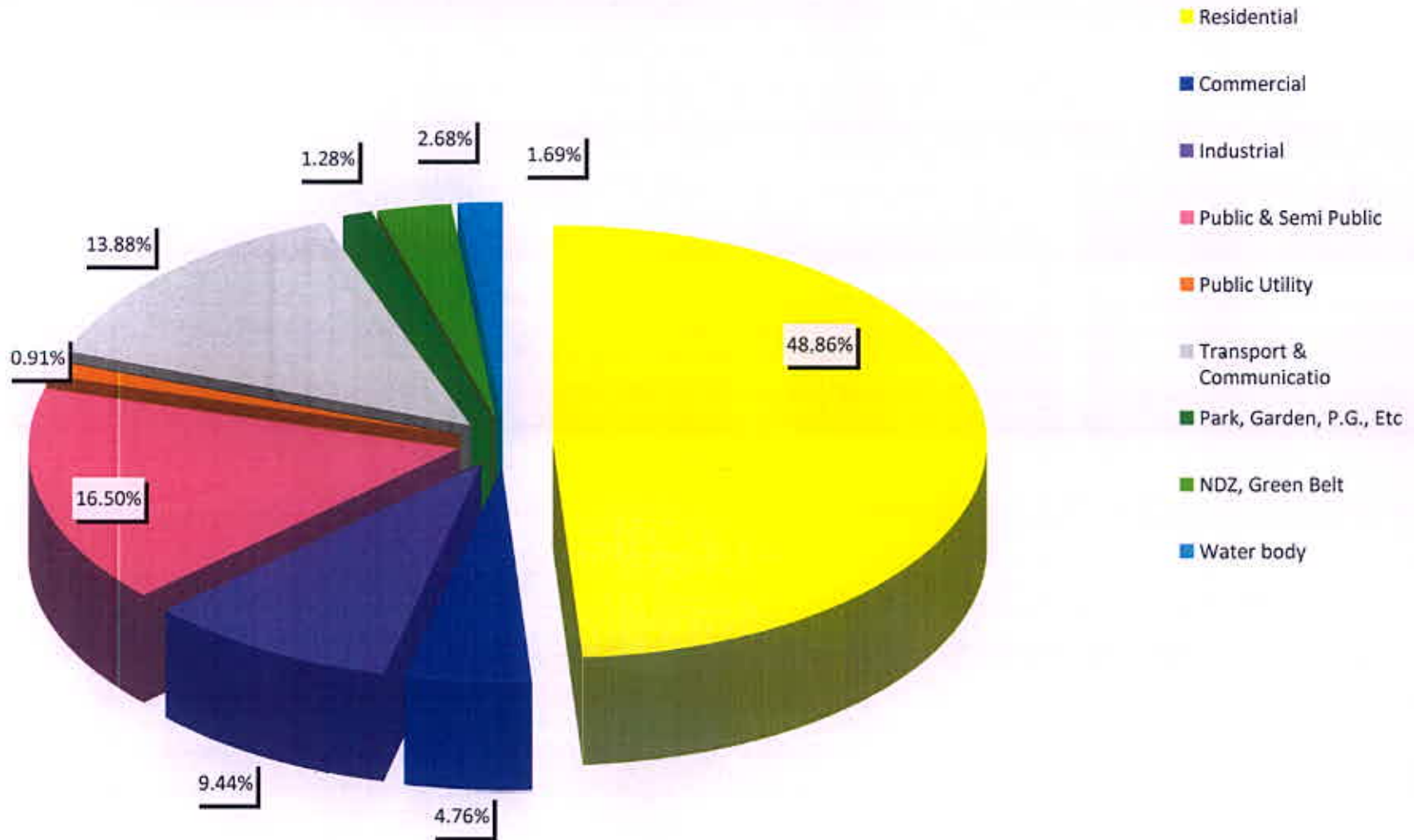
Dy. DIRECTOR OF TOWN PLANNING  
& TOWN PLANNING OFFICER  
TATHAWADE DEVELOPMENT PLAN

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### EXISTING LAND USE OF TATHAWADE



## PROPOSED LAND USE

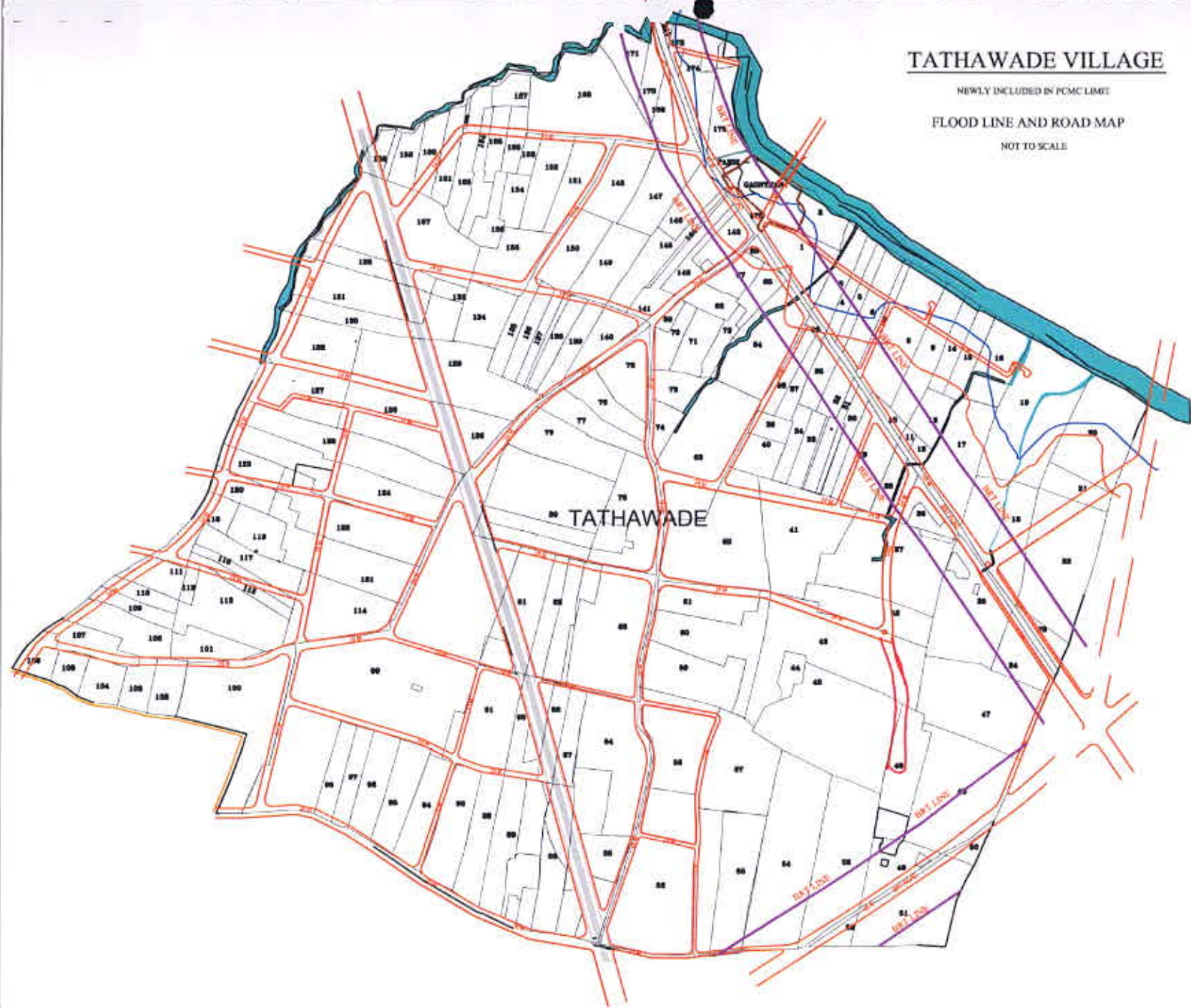


# TATHAWADE VILLAGE

NEWLY INCLUDED IN PCMC LIMIT

FLOOD LINE AND ROAD MAP

NOT TO SCALE



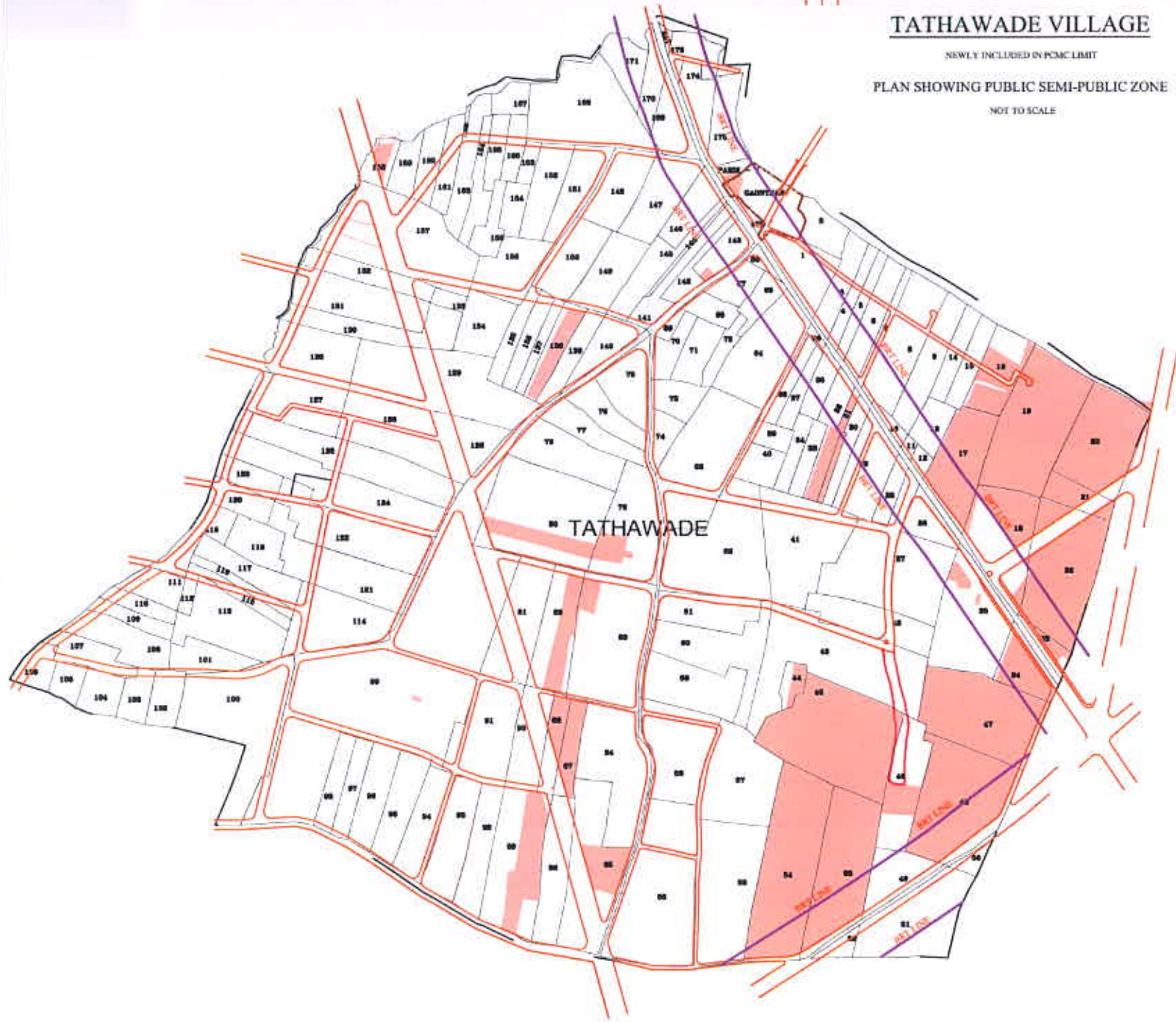
12

# TATHAWADE VILLAGE

NEWLY INCLUDED IN PCMC LIMIT

PLAN SHOWING PUBLIC SEMI-PUBLIC ZONE

NOT TO SCALE

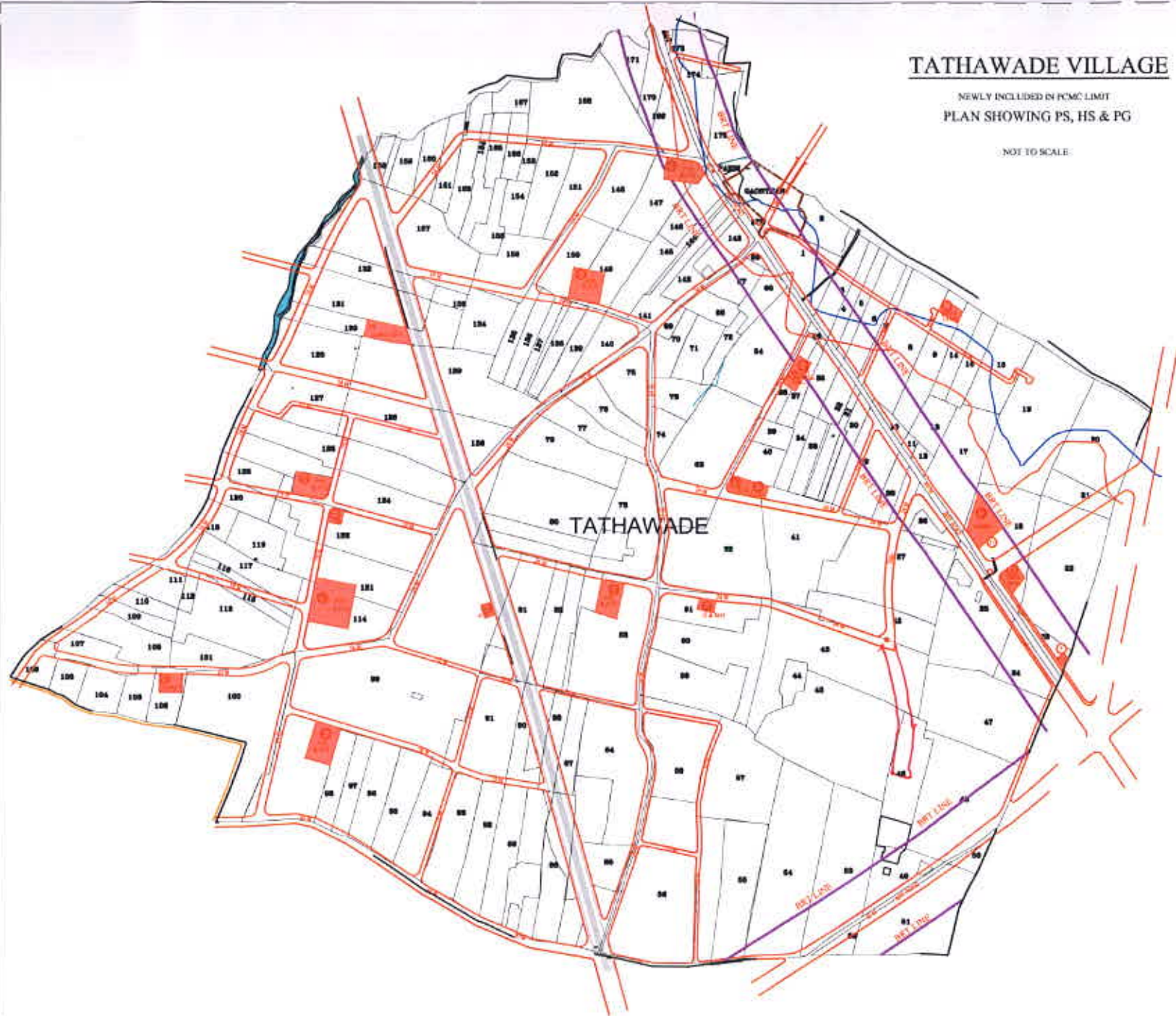


72  
82

# TATHAWADE VILLAGE

NEWLY INCLUDED IN PCMC LIMIT  
PLAN SHOWING PS, HS & PG

NOT TO SCALE



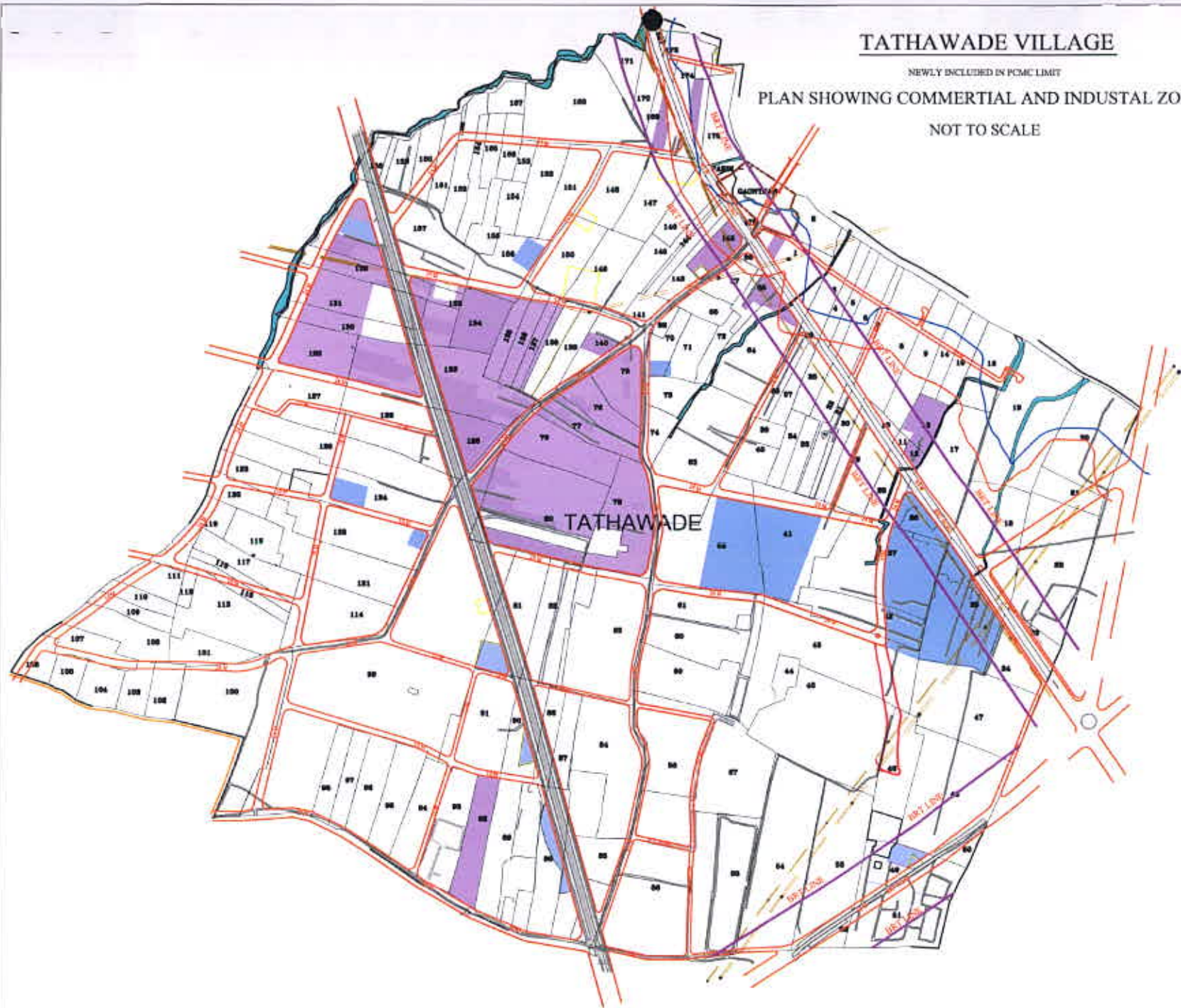
53  
54

# TATHAWADE VILLAGE

NEWLY INCLUDED IN PCMC LIMIT

PLAN SHOWING COMMERTIAL AND INDUSTAL ZONE

NOT TO SCALE



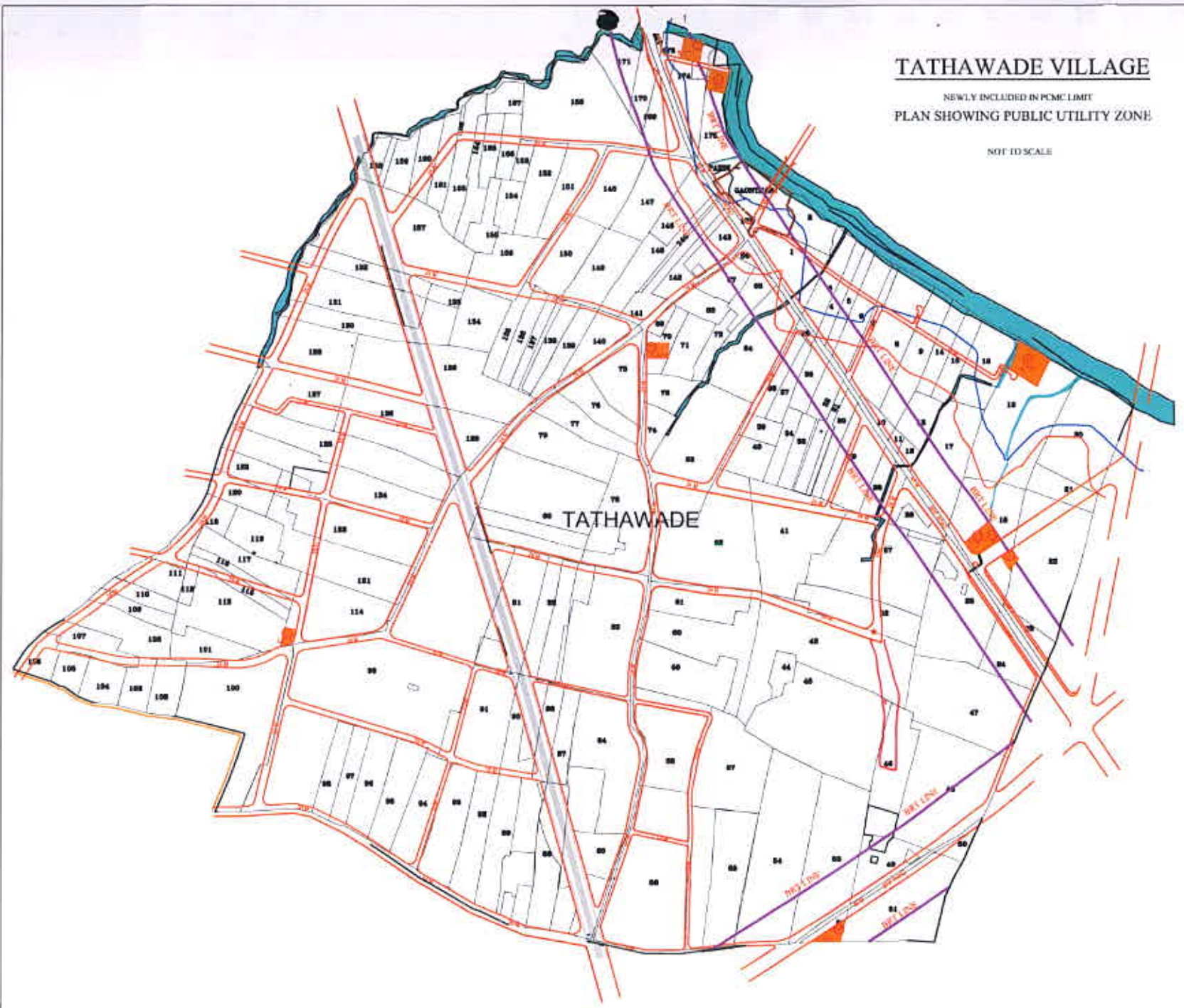
7/19



# TATHAWADE VILLAGE

NEWLY INCLUDED IN PCMC LIMIT  
PLAN SHOWING PUBLIC UTILITY ZONE

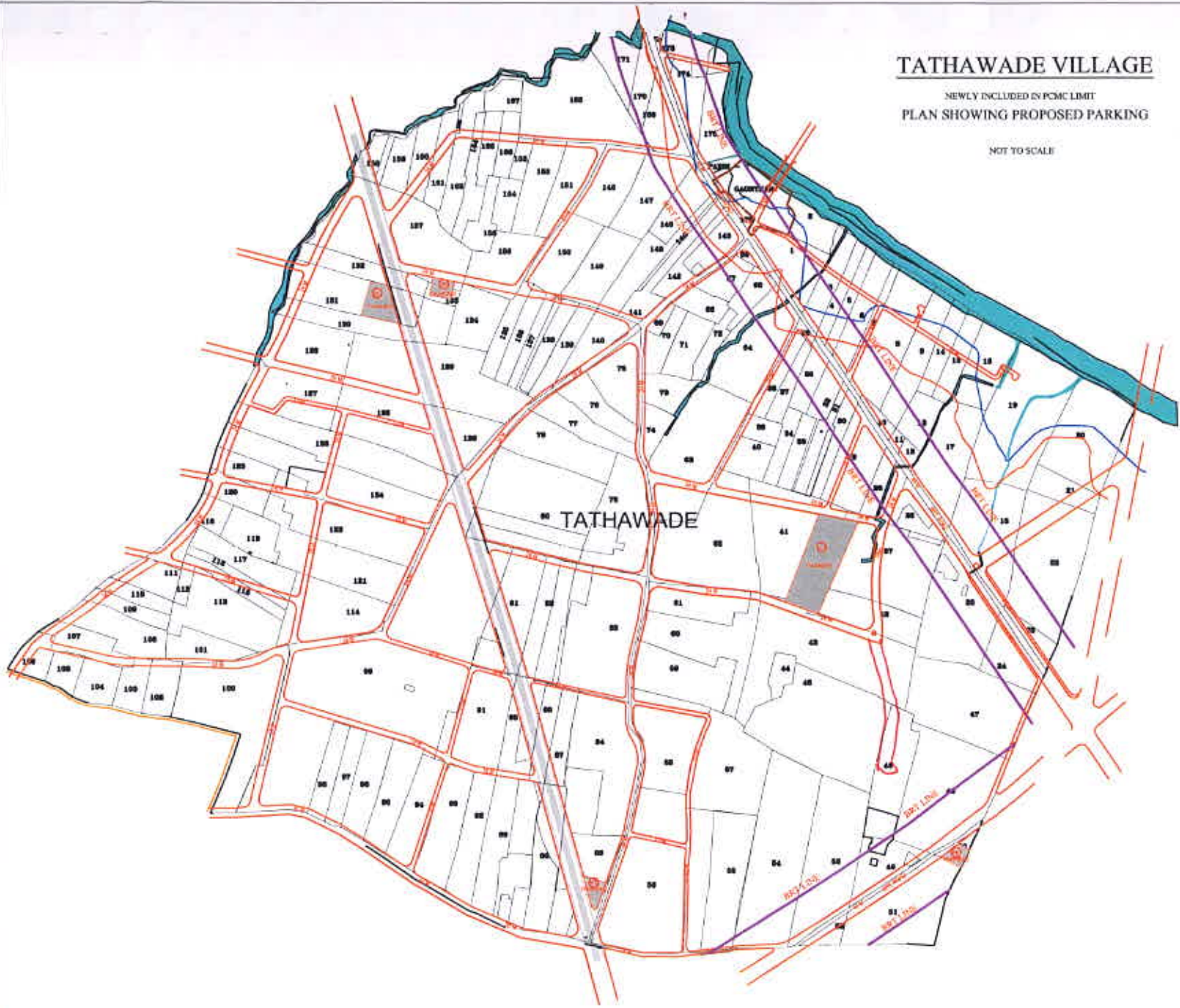
NOT TO SCALE



# TATHAWADE VILLAGE

NEWLY INCLUDED IN PCMC LIMIT  
PLAN SHOWING PROPOSED PARKING

NOT TO SCALE



78

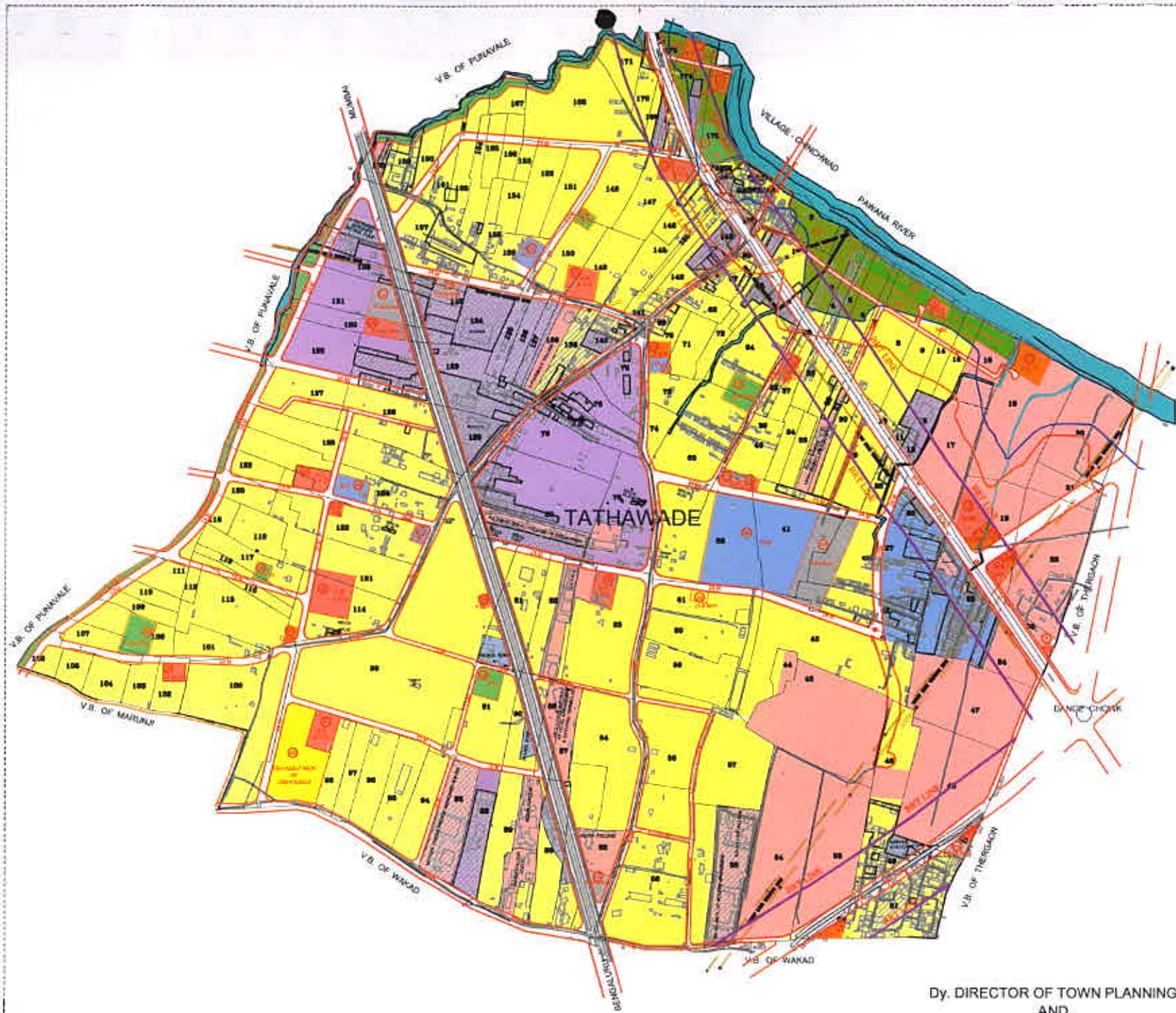
# TATHAWADE VILLAGE

NEWLY INCLUDED IN PCMC LIMIT  
PLAN SHOWING PG, CPG, GREEN BELT, RFD

NOT TO SCALE



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COMMISSIONER  
PIMPRI-CHINCHWAD MUNICIPAL CORPN

Dy. DIRECTOR OF TOWN PLANNING  
AND  
TOWN PLANNING OFFICER  
FOR TATHAWADE DEVELOPMENT PLAN

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