



NOTE: THIS PLAN IS REFER ONLY FOR MODIFICATION OF TOWN PLANNING SCHEME ZONE AND BIO-TECHNOLOGY & AGRO BUSINESS ZONE AS PER NOTIFICATION DATED 11/8/2016

SCHEDULE 'A'

Proposed as per sanctioned said Development Plan

Sanctioned Modification U/S 31(1) of M.R. & T.P. ACT, 1966 MADE BY GOVT. VIDE I.C.R. NO. 1807/39/CR-1017/07/UD-13 DATED 18-09-2008 AS SHOWN ON PLAN.

Town Planning Scheme Zone, Bio-Technology & Agro Business Zone from Sector-1 of Pune Development Plan (AA)

All lands shown for Town Planning Scheme Zone, Bio-Technology & Agro-Business Zone in Planning Sector-1 (Baner-Balewadi) of the Final Development Plan (Additional Area) of the Municipal Corporation of City of Pune are converted to Residential Zone, subject to the following new reservations and necessary road network as shown on plan. Appropriate Authority for all the new reservations is proposed to be "Pune Municipal Corporation".

Site No.	Purpose	Area (Hectare)	Survey Number	Appropriate Authority
1/A	Play Ground	0.80	28(part), 30(part)	Pune Municipal Corporation
1/B	Primary School	0.80	29(part), 30(part)	Pune Municipal Corporation
1/C	Park	1.50	32(part), 34(part)	Pune Municipal Corporation
1/D	Play Ground	1.00	39(part)	Pune Municipal Corporation
1/E	Shopping Centre & Market	0.40	32(part)	Pune Municipal Corporation
1/F	Dispensary & Maternity Home	0.25	40(part), 41(part)	Pune Municipal Corporation
1/G	Primary School	0.40	50(part)	Pune Municipal Corporation
1/H	Play Ground	0.70	11(part)	Pune Municipal Corporation
1/I	Dispensary	0.20	12(part)	Pune Municipal Corporation
1/J	Garden	1.00	13(part)	Pune Municipal Corporation
1/K	Play Ground	1.00	23(part), 27(part)	Pune Municipal Corporation
1/L	Primary School	0.40	23(part), 27(part)	Pune Municipal Corporation
1/M	Park	1.00	23(part), 27(part)	Pune Municipal Corporation
1/N	Drama Theatre	2.00	42(part), 43(part)	Pune Municipal Corporation

Condition:-
No development permissions in the proposed Residential Zone along the river side shall be granted by Pune Municipal Corporation without prior consent of the Competent Authority of the Water Resources Department, Government of Maharashtra.

LEGEND

EXISTING FEATURES
 WATERBODIES
 RAILWAY
 DP ROAD
 VILLAGE BOUNDARY
 SURVEY REVENUE BOUNDARY
 OLD PMC LIMIT
 GAOTHAN

ZONING PROPOSALS
 RESIDENTIAL ZONE
 LOW WATER AVAILABILITY ZONE
 PUBLIC & SEMI-PUBLIC (PSP) ZONE
 DEFENCE ZONE
 FOREST ZONE
 COMMERCIAL ZONE
 BIO-TECHNOLOGY & AGRO-BUSINESS ZONE (BT&ABZ)
 TOWN PLANNING SCHEME ZONE (TPS)
 INDUSTRIAL ZONE
 GREEN BELT

RESERVATION FOR GOVERNMENT & SEMI-GOVERNMENT ORGANIZATIONS
 HOME GUARD (HG)
 POLICE STATION (PST)
 POLICE CHOWKY (PC)
 POST OFFICE (PO)
 TELEPHONE EXCHANGE (TE)
 OCTROI NAKA (ON)
 SEWAGE-WORKS (SW)
 WATER-WORKS (WW)
 HOT-MIX PLANT (HM)
 MUNICIPAL PURPOSE (MP)
 DHOBI GHAT (DG)
 RTC (RTO)
 FIRE BRIGADE (FB)
 HOUSING PROJECT
 MHADA HOUSING PROJECTS (MHADA)
 HIGH DENSITY HOUSING (HDH)
 TRAFFIC & TRANSPORTATION
 TRUCK TERMINUS (TT)
 ST TERMINUS (ST)
 BUS DEPOT (BD)
 PMT TERMINUS (PMT)
 PARKING (P)
 LIGHT RAIL TRANSIT (LRT)
 BUS BAY
 OPEN SPACES
 RIVER PROTECTION BELT (RPB)
 NALA GARDEN (NG)
 BIO-DIVERSITY PARK (BDP)
 GARDEN (G)
 PARK (PK)
 EXHIBITION GROUND (EXG)
 PLAY GROUND (PG)
 EDUCATIONAL
 CITY LIBRARY (CL)
 PRIMARY SCHOOL (PS)
 HIGH SCHOOL (HS)
 STUDENT REST HOUSE (SRH)
 YOUTH GUIDANCE CENTER (YGC)
 HEALTH
 SPASTICS & HANDICAP REHABILITATION CENTER (S&HRC)
 MATERNITY HOSPITAL (MH)
 DISPENSARY (D)
 HOSPITAL (H)
 VETERINARY HOSPITAL (VH)
 BURIAL GROUND HUMAN (BGH)
 BURIAL GROUND ANIMAL (BGA)
 CREMATORIUM (CR)
 GARBAGE PROCESSING PLANT (GPP)
 SLAUGHTER HOUSE (SH)
 COMMERCIAL
 COMMERCIAL (C2)
 SOFTWARE PARK (SP)
 CULTURAL CENTER (CC)
 OPEN MARKET (OM)
 MANDAI & SHOPPING CENTER (MASC)
 TIMBER MARKET (TM)
 FOOD GODOWN MARKET (FGM)
 CONSTRUCTION MATERIAL YARD (CMY)

STATEMENT OF MODIFICATIONS UNDER SEC.28(4) OF THE ACT

DETAILS OF MODIFICATIONS

Modi.No.	Description of Modifications
M.1.01 (B-27.28)	ROAD ALIGNMENT MODIFIED AS PER R.P. AREA UNDER ORIGINAL ALIGNMENT INCLUDED IN RESL. ZONE
M.1.02 (B-28.29)	NEW RESERVATION CMY PROPOSED
M.1.03 (B-44.47)	RESERVATION CR AREA PARTLY DELETED & INCLUDED IN 24 M ROAD
M.1.04 (B-36)	AREA INCLUDED IN RESERVATION G1
M.1.05 (B-03)	NEW ROAD LINK PROPOSED
M.1.06 (B-41)	NEW RESERVATION DG PROPOSED
M.1.07 (B-27.40) (BN-15.41.03)	10 M GB & 30M ROAD DELETED & 36 M RPB RESERVATION & 24 M ROAD PROPOSED
M.1.08 (B-22)	REDESIGNATED AS RESERVATION HDH19
M.1.09 (B-29.01)	DELETED & INCLUDED IN RESIDENTIAL ZONE
M.1.10 (BN-112)	REDESIGNATED RESERVATION AS YGC2
M.1.11 (BN-176)	CRS RELOCATED IN SAME S.NO.&AREA UNDER ORIGINAL CRS INCLUDED IN 24M ROAD.
M.1.12 (BN-303.01)	PS15 DELETED & RELOCATED IN SNO 216 BANER.ORIGINAL AREA UNDER PS15 IN S NO 203DELETED & INCL IN RESIDENTIAL ZONE
M.1.13 (BN-28)	AREA INCLUDED IN G2
M.1.14 (BN-32.10)	PARTLY DELETED & INCLUDED IN RESIDENTIAL ZONE
M.1.15 (BN-9.10)	AREA INCLUDED IN HDH12
M.1.16 (BN-14.15)	HMP1 DELETED&RELOCATED IN S.NO.14.15(PT) BANER WITH AREA INCREMENT AREA UNDER ORIGINAL HMP1,DELETED&INCLUDED IN PARTLY BDP1,PARTLY GPP1
M.1.17 (BN-45)	ROAD WIDTH INCREASED FROM 12 M TO 24 M
M.1.18 (BN-46)	NEW ROAD LINK PROPOSED
M.1.19 (BN-48.49)	NEW ROAD LINK PROPOSED
M.1.20 (BN-07)	ROAD ALIGNMENT MODIFIED
M.1.21 (BN-07)	ROAD ALIGNMENT SHIFTED & AREA UNDER ORIGINAL ROAD INCLUDED IN RESERVATION
M.1.22 (BN-48)	SUP.PARTLY IN RESIDENTIAL ZONE
M.1.22 (BN-48)	AREA INCLUDED IN BDP1
M.1.23 (BN-109)	RESERVATION REDESIGNATED AS S&HRC
M.1.24 (BN-81)	NEW RESERVATION MH 43 PROPOSED
M.1.25 (BN-48)	PART RESERVATION GPP MERGED IN BDP
M.1.26 (BN-69)	AREA INCLUDED IN PG6
M.1.27 (BN-81.82)	PART RESERVATION PG5 MERGED IN BDP
M.1.28 (BN-81.82)	NEW RESERVATION CL PROPOSED
M.1.29 (BN-163)	NEW RESERVATION DG2 PROPOSED
M.1.30 (BN-291)	AREA INCLUDED IN RESERVATION PG10
M.1.31 (BN-297)	AREA INCLUDED IN RESERVATION SW1
M.1.32 (BN-228)	ROAD ALIGNMENT SHIFTED,AREA UNDER DELETED ROAD INCLUDED IN RESIDENTIAL ZONE.
M.1.33 (BN-228)	NEW ROAD LINK PROPOSED
M.1.34 (BN-221)	PARTLY DELETED&INCLUDED IN RESL.ZONE, PARTLY IN 7.5M NG1
M.1.35 (BN-227,226)	ROAD ALIGNMENT SHIFTED,AREA UNDER DELETED ROAD INCLUDED PARTLY IN RESIDENTIAL ZONE & PARTLY IN NG1
M.1.36 (BN-7)	AREA INCLUDED IN RESERVATION BDP1
M.1.37 (BN-NALA)	DELETED&INCLUDED IN RESERVATION N.G.
M.1.38 (BN-1.7)	DELETED&INCLUDED IN RESIDENTIAL ZONE.
M.1.39 (BN-221-229)	AREA RES. SW1 PARTLY DELETED & INCLUDE IN 36 M RPB RESERVATION & 24 M ROAD
M.1.40 (B-10)	AREA INCLUDE IN RESERVATION PG1
M.1.41 (B-15.10)	ROAD WIDTH INCREASED FROM 18 M TO 24 M WIDTH
M.1.42 (BN-107.108)	ROAD WIDTH INCREASED FROM 18 M TO 30 M WIDTH

1) BN-BANER VILLAGE. 2) B-BALEWADI VILLAGE.

SD/- (PRASHANT M. WAGHMARE) CITY ENGINEER (TOWN PLANNING OFFICER) P.M.C. PUNE.

SD/- (NITIN KAREER) MUNICIPAL COMMISSIONER P.M.C. PUNE.

SANCTIONED DEVELOPMENT PLAN U/S 31(1) OF M.R.&T.P ACT,1966 (GOVT. NOTIFICATION NO. TPS-1807/39/CR-1017/07/UD-13, DATED 18-09-2008)

NOTE 1) ALL MODIFICATIONS CARRIED OUT EARLIER U/S 29 ARE SHOWN IN BLUE VERGE/BLUE HATCH/BLUE LINE.
 2) THE AREA UNDER LOW WATER AVAILABILITY ZONE IS SHOWN BY HATCHING WITH THE RESPECTIVE COLOUR OF THAT ZONE.

SHEET NO 01
 SCALE 1:10000
 TITLE : DRAFT DEVELOPMENT PLAN PUBLISHED U/S 28 (4) OF M.R.&T.P ACT,1966 ON 30/11/2005 AND TO BE SUBMITTED TO THE STATE GOVERNMENT U/S 30 OF M.R.&T.P. ACT 1966 FOR SANCTION.
 PLANNING UNIT NO : 1
 VILLAGE NAME : BALEWADI,BANER

MODIFICATIONS PUBLISHED SEPARATELY AS EXCLUDED PARTS SHOWN THUS (EP-11 TO EP-56) (GOVT. NOTICE NO.TPS-1807/39/ CR-1017(AJUD-13, DATED 18-09-2008)

Joint Secretary
 Urban Development Deptt.
 Maharashtra, Mumbai - 42.