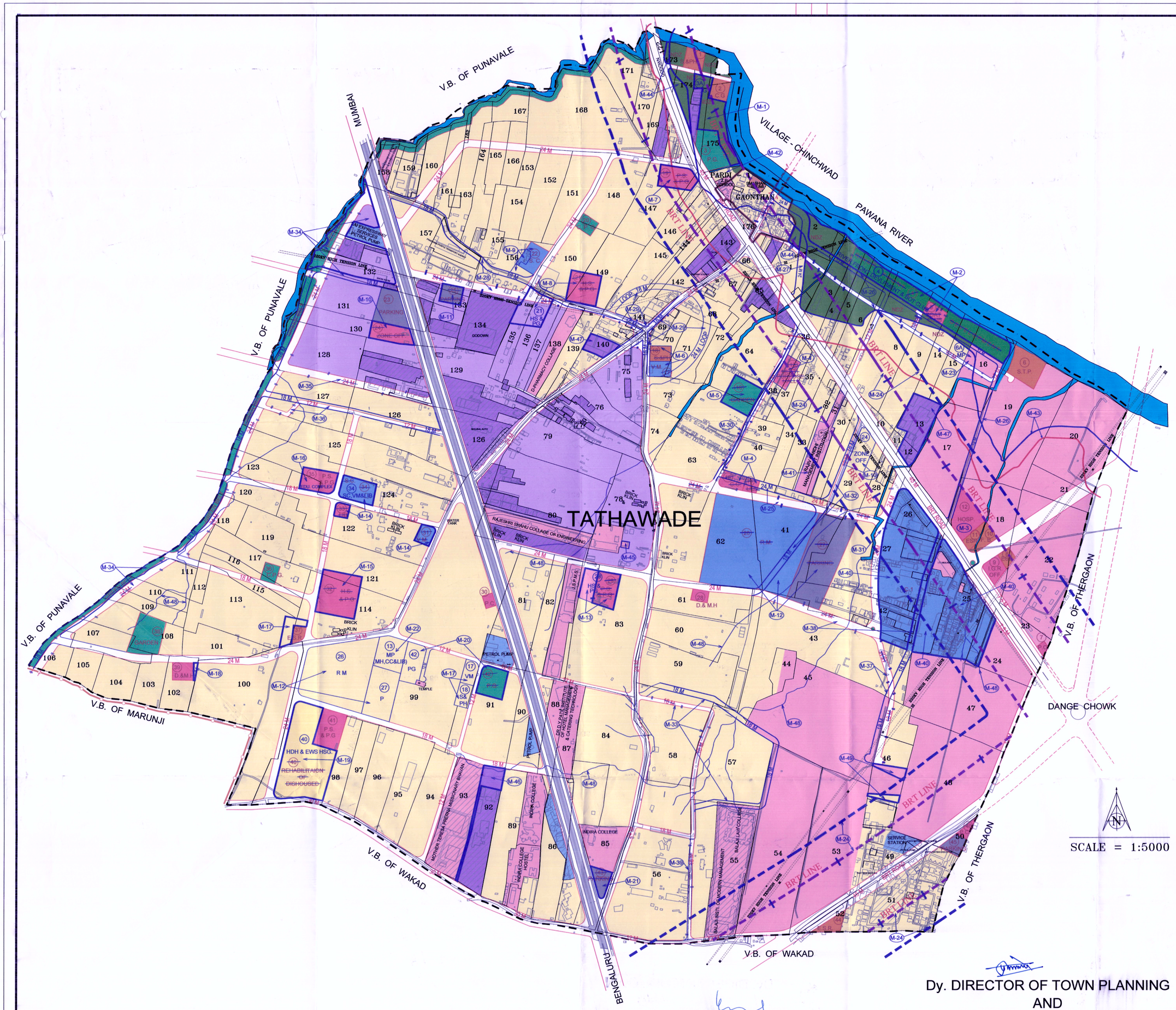
PIMPRI-CHINCHWAD MUNICIPAL CORPORATION

DRAFT DEVELOPMENT PLAN OF TATHAWADE

MODIFICATIONS PROPOSED AS PER GENRAL BODY RESOLUTION NO.448 DATED 18/01/2014. TO BE PUBILISHED U/S 28(4) OF THE M.R. & T.P. ACT,1966



Schedule of Modifications

Draft Development plan of Tathawade village
(List of modifications proposed as per General Body Resolution No. 448, dated 18/1/2014, under section 28(4) of Maharashtra Regional & Town Planning act, 1966)

Sr. No.	Modification No.	Proposal of Draft Development Plan published under section 26 of MR & TP Act, 1966	Modification Proposed to Published Draft Development Plan as per General Body resolution under section 28(4) of MR & TP Act, 1966
1	M-1	Res. No. 3, Play Ground (Area - 10000 sqm) & No development Zone from S.No. 174 & 175.	Area falling under blue flood line from S.No. 174 & 175 is proposed to be reserved for 'Garden' [Res. No. 3 (A)]
2	M-2	Res. No. 4, River Front Development (Area = 32400 sqm), Res. No. 5, Boat Club (Area = 3000 sqm).	Res. No. 4 & 5 proposed to be re-designated as "River Front Development & Boat Club", and the area to the eastern side of proposed new 12 m road also proposed to be included in this reservation.
3	M-3	Res. No. 12, Hospital (Area = 10000 Sqm)	Reservation is proposed to be implemented in 1st Phase instead of 3rd Phase.
4	M-4	Res.No. 13, Multi- purpose Hall (Area 5000 sqm), Res.No. 14, Library (Area 2000 sqm), Res.No. 15, Community Center (Area 4000 sqm)	Reservation is proposed to be deleted and included in residential zone.
5	M-5	Res. No. 16, Garden (Area = 1000 sq.m)	The reservation is proposed to be deleted and the deleted portion is proposed to be included in residential zone.
6	M-6	Res. 17, Vegetable Market (Area 3500 sqm), Res. 18, Sump & Pump House (Area = 3500 sqm).	Res. No. 17 & 18 are proposed to be included in residential zone & relocated in S.No. 99.
7	M-7	Res. No. 19, Primary School & Play Ground (Area = 8000 Sqm).	Reservation is proposed to be deleted and included in residential zone.
8	M-8	Res. No. 21, High School & Play Ground (Area = 10000 Sq.m)	Res. No. 21 proposed to be shifted to S.No. 135 & 136 along 24 m wide road and an equal area of 5000 Sqm each from both S.No.135 & 136 are proposed to be reserved.
9	M-9	Res. No. 22, Shopping Center (Area = 6000 Sqm)	Area of existing residential houses & temple from northern side of reservation proposed to be deleted & included in residential zone. And the area remaining thereafter inclusive of land area up-to existing road proposed for the reservation.
10	M-10	Res. No. 24, Zone Office (Area 7500 Sqm)(S.No.130)	The Res. No. 24, Zone Office is proposed to be shifted in S.No. 29 along BRT Road keeping an equal area of 7500 sq.m. The area so shifted from the Reservation No.24 is included in the adjacent Industrial zone.
11	M-11	Res. No. 25, Parking (Area = 4000 Sqm).(S.No.133,137)	Reservation is proposed to be deleted and included in residential zone.
12	M-12	Res.No. 26, Retail Market (Area 90000 sqm), Res.No. 27, Parking (Area 36000 sqm),	Areas under Reservations No. 26 & 27 are proposed to be deleted & included in residential zone. Area under Res.No. 26, Retail Market & R.No. 27, Parking proposed to be 4.50 Hectors & 1.50 Hectors respectively and proposed to be shifted and relocated in S. No. 99.
13	M-13	Res. No. 29, Primary School (Area = 8000 Sqm), Public - Semi public zone from S.No. 83.	Area from western side of this reservation from S. No. 83 which is Public- Semi public zone is proposed to be included in the reservation and proposed to be redesigned as "High School and Play ground" as shown on the plan.
14	M-14	Res. No. 31, Vegetable Market (3000 Sqm), Res. No. 33, Library (Area = 2000 Sqm), Res. No. 34, Shopping Center (Area = 8000 Sqm),	Res. No. 31 & Res. No. 33 proposed to be shifted in Res. No. 34 and the area deleted from Res. No. 31 & Res. No. 33 are proposed to be included in residential zone. The Res. No. 34, Shopping Center proposed to be re designated as "Shopping Center, Vegetable Market & Library"
15	M-15	Res. No. 32, High School & Play Ground (Area = 18000 Sqm).	Reservation proposed to be deleted and included in residential zone.
16	M-16	Res. No. 35, Primary School & Play Ground (Area = 8000 Sqm).	Res. No. 35, Primary School & Play Ground proposed to be re designated as "Educational Complex"
17	M-17	Res. No. 37, Elevated Storage Reservoir (Area = 20 R)	The area of reservation is proposed to be 60 R instead of 20 R from S.No. 113 & 114.
18	M-18	Res. No. 39, Dispensary & Maternity Home (Area = 4000 Sqm), residential zone from S.No. 102.	The area under narrow strip to the eastern side up to the boundary of S.No. 102 of Residential Zone is proposed to be included in Reservation No. 39
19	M-19	Res.No. 40, Rehabilitation of Dis-housed (Area = 41000 Sqm). (S. No. 99)	Res. No. 40 proposed to be re designated as Housing for Dishoused and Economically Weaker Section Housing.
20	M-20	Res. No. 42, Play Ground (Area = 8000 Sqm)	Res. No. 42 is proposed to be deleted & included in the residential zone & this reservation shifted and relocated along the existing temple in S. No. 99 and an approach road is also proposed to be provided.
21	M-21	Res. No. 43, Parking (Area = 4000 sq m)	Reservation proposed to be deleted & included in residential zone.
22	M-22	Residential Zone from S. No. 99	Area admeasuring 1.00 Hector is proposed to be reserved for Municipal Purpose as site No. 13 from S.No. 99 which is used commonly for Multi-purpose hall, Community center & Library purpose.
23	M-23	Public - Semi public Zone form S.No. 16.	Area about 3500 sqm is proposed to be reserved for Municipal purpose from S.No. 16. Adjacent to Boat club & to eastern side of S.No. 15.
24	M-24	BRT Corridor proposed as 100 m	100 mtr. BRT Corridor is proposed to be widened to 200 m.
25	M-25	24.00 M wide east waste road throughout S.no.41 & 62	Road alignment after boundary of S.no.63 is shifted along the northern boundary of S.no.62 & 61.
26	M-26	East west 12 m road from S.No. 1, 3, 4 to 9, 14 to 16, 19.	Existing road passing through government land from S.No. 16, 17, 18 & 19 is proposed to be widened to 12 m and further proceeding along the southern boundary of re designated reservation of River Front Development & Boat Club, and is proposed to be connected to the proposed 24 m wide road from S.No. 2 as shown on plan.
27	M-27	North South 24 m wide road passing through gaothan. (S. No. 176)	The alignment of 24 m road is proposed along the eastern boundary of gaothan instead of passing through the gaothan and further proceeding along the blue flood line to be connected to old Pune Mumbai road.
28	M-28	East west 24 m wide road from S.No. 157, 134 to 141, 144, 145, 149, 150, 156) – Up to Jadhavwadi.	This East West 24 m. wide road is proposed to be deleted and portion so deleted is proposed to be included in residential zone. And Instead of the East West, existing road from S.No. 141 to 159 is proposed to be widened to 18 m width.
29	M-29	24 m wide roads at Jadhavwadi chowk.	Loop roads are proposed through S.No. 66 to 73 & 142 to 145 so as to avoid structures affected by it. With a view to avoid road curvatures from S.No. 69, 75 & 141 and due to proposed loops, road widening from S.No. 69, 70, 71 & 141 is proposed to be widened to 15 m. as shown on plan.
30	M-30	North South 18 m wide road from S.No. 36, 38 to 40, 42 to 44.	The road width is proposed to be reduced to 9 m instead of 18 m, so that structures are not affected by this road alignment.
31	M-31	North South 24 m road from S.No. 26, 27 & 28.	The North South 24 m wide road is proposed to be deleted and the deleted portion is proposed to be included in residential zone.
32	M-32	North South 12 m road from S.No. 29 & 41.	The North South 12 m wide road is proposed to be widened to 18 m & further extended towards Southern side straight up to East West 24 m wide road.
33	M-33	18 m wide East West road from S.No. 58 & 18 m wide North South road from S.No. 57, 58.	Road alignment is proposed to be changed along the common boundary of S.No. 57 & 55, and further along the existing road running along the boundary of S.No.54&57 and the alignment still further running along the southern boundary of S.No.45 & 59 as shown on the plan.Due to this change of road alignment,the area deleted as the originally proposed under 18 m wide road from S.No. 57 & 58 is proposed to be included in residential zone.
34	M-34	24 m road adjacent to village boundary of Punavale & Green Belt.	The 24m wide road is proposed to be reduced to 18 m. width and proposed along the eastern side of nalla in the green belt so as to connect common boundary of S.No. 131 & 132 towards eastern side of service road of the proposed bye-pass road. The 24 m wide road is proposed from S.No. 132 to 157 are proposed to be deleted and deleted portion is included in commercial zone.
35	M-35	24 m East West road from S.No. 128 & 129.	This road is proposed to be deleted.
36	M-36	12 m East West road from S.No. 126 & 127.	This 12 m. wide road is proposed to be widened to 18m. to the northern side and is proposed to extended straight way up to 18 m wide road on the Western side.
37	M-37	18 m wide North South road from S.No.46.	The alignment of this road is proposed to be shifted along the boundary of S. No. 45 in government land, and the area under road from S.No. 46, is proposed to be deleted.
38	M-38	24 m wide East West & North south roads from S.No. 43.	The east west road from S.No. 43 is proposed to be deleted and a new 18 m wide North-South road starting from Aundh Ravet BRT Road along the eastern boundary of S.No. 26, 27, 42 & 43 up to S.No. 46 is proposed shown on the plan.
39	M-39	18 m wide North South road on the common boundary of S.No. 55 & 56.	The area under 18 m wide North-south road is proposed to be deleted from S.No.55 & 56 and18m wide East - West road as shown on the plan & the portion of land under deletion is proposed to be included in residential zone.
40	M-40	Commercial zone - C1, from S.No. 25, 26, 27, 42, 43.	This area is proposed to be deleted from the Commercial (C-1) zone and alongwith Public - Semi Public zone is included in the residential zone.
41	M-41	Public – Semi Public zone from S.No. 31.	An area under use by Rajiv Gandhi Management Institute is proposed to be deleted from Public - Semipublic zone and deleted portion is proposed to be included in residential zone.
42	M-42	Pardi land adjacent to gaothan.	Regulations of flood line are proposed to be applicable for this area.
43	M-43	Public – Semi public zone from S.No. 16 to 23.	Regulations of flood line are proposed to be applicable for this area.
44	M-44	No development Zone from S.No. 1, 2, 173, 174.	Area falling outside the Blue Flood Line from No development zone is proposed to be deleted from No Development Zone and proposed to be included in residential zone.
45	M-45	Public- Semi Public zone (S.No. 7B)	House of a Local Farmer is proposed to be deleted from Public- Semi Public Zone & included in the adjacent industrial zone.
46	M-46	Industrial Zone from S.No. 92.	As the planning authority has allowed building permission for residential use for an area admeasuring 6000 sqm. This area under industrial Zone is proposed to be included in the residential Zone.
47	M-47	Industrial Zone from S.No. 12, 13 & 14B.	The area under industrial Zone is proposed to be deleted and the deleted portion is proposed to be included in the residential Zone.
48	M-48	Nallas	All nallas as shown on village map are proposed to be indicated on the development plan. A provision is proposed to be included in the development Control Regulations that development is permissible at a distance of 9 m from the nalla.
49	M-49	Public-semipublic zone in S.No. 46	The public-semipublic zone is proposed to be deleted from north side and the deleted portion is proposed to be included in residential zone. The south side residential zone is included in public-semipublic zone as shown in plan.

(Rajeev Jadhav)
Commissioner,
Pimpri Chinchwad Municipal Corporation,
Pimpri, Pune – 411 018.

Place:- Pimpri, Pune – 411 018.
Date:- June, 2014

(Note: The said Notice & plan showing modification proposal is also available on the website of P.C.M.C. – www.pcmcindia.gov.in)

SCALE = 1:5000

COMMISSIONER
PIMPRI-CHINCHWAD MUNICIPAL CORPN

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

LEGEND :-

- 25 YEAR HIGH FLOOD LINE
- 100 YEAR HIGH FLOOD LINE
- HIGH TENSION LINE (H. T. L.)
- BRT LINE
- INDUSTRIAL
- NO DEVELOPMENT ZONE
- TRAFFIC AND TRANSPORT
  - PARKING (PK)
- RECREATIONAL
  - GARDEN (G)
  - PLAY GROUND (PG)
- RESEDENTIAL
  - HOUSING FOR DISHOUSED (HDH)
  - ECONOMICAL WEAKER SECTION HOUSING (EWS)
- PUBLIC PURPOSE
  - HIGH Sch. (HS) PRIMARY Sch. (PS)
  - COLLEGE, COLLEGE
  - CULTURAL CENTRE (CC)
  - POLICE CHOWKY (PC)
  - DISPENSARY & MATERNITY HOME (D & HM)
  - HOSPITAL (HOSP)
- MUNICIPAL CORPORATION BOUNDARY
- MODIFICATION PROPOSED U/S 28 (4) OF M.R. & T.P. ACT 1966
- VILLAGE BOUNDARY
- CONGESTED AREA BOUNDARY (GAOTHAN)
- GREEN BELT
- WATER BOUDIES
  - NALA, RIVER
- PUBLIC UTILITY
  - SEWERAGE TREATMENT PLANT
  - CREMATION GROUND (CG,)
  - FIRE BRIGADE (FB)
  - ELECTRIC SUB STATION (MSEB)
  - ELEVATED STORAGE RESERVIOR (ESR)
  - SLAUGHTER HOUSE (SH)
- COMMERCIAL
  - VEGETABLE MARKET (VM)
  - SHOPPING CENTER (SC)
  - RETAIL MARKET (RM)
- COMMERCIAL
  - C-1

PRINT DATE:23/07/2014

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