

EP NO.	DESCRIPTION OF PROPOSED SUBSTANTIAL MODIFICATION PUBLISHED U/S 31(1) OF M.R.T.P. ACT.	MODIFICATION SANCTIONED BY THE GOVERNMENT.
EP 57	All the sites reserved for the purpose of "HDH-High Density Housing" in sectors 2 to 10 are proposed to be redesignated as "PH/HDH (Public Housing/Housing for Disbused)" for which Appropriate Authority shall be "Pune Municipal Corporation".	All the sites reserved for the purpose of "HDH-High density housing" in sectors 2 to 10 are proposed to be redesignated as "PH/HDH (Public Housing/Housing for Disbused)" for which Appropriate Authority shall be "Pune Municipal Corporation/MHADA/ Land Owner".
EP 58	All lands shown for Bio-Technology and Agro-Business Zone (BT & ABZ) from sector 2 to 10 are proposed to be converted to Residential zone alongwith following new reservations and necessary road network as shown on plan. Appropriate Authority for all new reservations is proposed to be "Pune Municipal Corporation".	Sanctioned as proposed under section 31(1) with following addition:- "Provided that, alignment of flood lines along the river Mutha, shall be obtained from the water Resources Department before granting the development permission on these lands. Provided further that no development permission shall be granted on the lands falling between the "River" and the "Blue Flood Line". However if a plot falls partly within such land, then FSI (Floor Space Index) of the affected part of such plot may be permitted on the remaining non-affected part of the plot.

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EP 61	As per Corrigendum dt. 28th February, 2013 1) Reservation for Bio-Diversity Park (BDP) is proposed to be sanctioned with Pune Municipal Corporation (PMC) as the appropriate authority. 2) The following categories of lands on which permission had been granted by the competent Authority for development /subdivision/ Layout/ Building, before the date of resolution of the PMC, proposing reservation for BDP (i.e. 21-3-2005), are proposed to be deleted from the said reservation for BDP:- a) Lands under layouts in which both layout permission as well as building permission in respect of all or some of the plots within such layouts had been granted before 21st March, 2005 and partial or substantial development has taken place. b) Lands on which permission for single or multiple buildings had been granted before 21st March, 2005, and where substantial development has taken place. c) Lands on which permission for development/ subdivision/ Layout/ Building had been granted and was valid on 21st March 2005, but could not renewed owing to the sole reason of such land having come under the proposed reservation for BDP.	Kept in Abeyance.

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EP 59	All Lands shown for Town Planning Scheme Zone (TPS Zone) from sector 2 to 10 are proposed to be converted to Residential Zone alongwith following new reservations and necessary road network as shown on Plan. Appropriate Authority for all new reservation is proposed to be "Pune Municipal Corporation".	Sanctioned as proposed under Section 31 (1).
EP 67	Extended area of G-6 is proposed to be deleted & included in Residential Zone as shown on Plan.	Sanction is refused to the proposal under Section 31(1). Hence, Site No. G-6 ( Garden) stands approved with extended area as shown on Plan.



### LEGEND

**EXISTING FEATURES**

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

**ZONING PROPOSALS**

- RESIDENTIAL ZONE
- LOW WATER AVAILABILITY ZONE (EP-80)
- PUBLIC & SEMI-PUBLIC (PSP) ZONE
- DEFENCE ZONE
- FOREST ZONE
- COMMERCIAL ZONE
- BIO-TECHNOLOGY & AGRO-BUSINESS ZONE (BT&ABZ) (EP-62)
- TOWN PLANNING SCHEME ZONE (TPS) (EP-59)
- INDUSTRIAL ZONE
- GREEN BELT

**RESERVATION FOR GOVERNMENT & SEMI-GOVERNMENT ORGANIZATIONS**

- HOME GUARD (HG)
- POLICE STATION (PSTN)
- 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)
- RTO (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 (M&SC)
- 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.3.01 (W-107)	DELETED & INCLUDED IN RESERVATION PG17
M.3.02 (W-88,182)	RESERVATION PG22 DELETED & RELOCATED IN S.NO.132 WARJE&AREA UNDER DELETED RESERVATION PG22 IN S.NO.28 INCLUDED IN FOREST
M.3.03 (W-127)	NEW RESERVATION S&HRC PROPOSED
M.3.04 (W-190)	AREA INCLUDED IN RESERVATION G8
M.3.05 (W-141)	AREA INCLUDED IN RESERVATION P13
M.3.06 (W-143)	AREA INCLUDED IN RESERVATION PMTS
M.3.07 (W-128)	NEW RESERVATION CL3 PROPOSED
M.3.08 (W-18)	NEW 12M WIDE ROAD LINK PROPOSED
M.3.09 (W-312)	NEW RESERVATION LRT1 PROPOSED
M.3.10 (W-29)	RESERVATION CC&SPCI REDESIGNATED AS LRT1
M.3.11 (W-24)	AREA INCLUDED IN RESERVATION PG15
M.3.12 (W-80)	DELETED & INCLUDED IN FOREST
M.3.13 (W-88,87)	DELETED & INCLUDED IN TPS
M.3.14 (W-24,35)	10 M GB & 30M ROAD DELETED & 36 M RPB RESERVATION & 24 M ROAD PROPOSED
M.3.15 (W-38,324)	ROAD ALIGNMENT MODIFIED, AREA UNDER DELETED PART OF ROAD PART OF ROAD PART INCLUDED IN FOREST, BT&AB ZONE
M.3.16 (W-98)	AREA INCLUDED RESERVATION G6
M.3.17 (W-26)	RESERVATION MHADA4 DELETED & INCLUDED IN RESIDENTIAL ZONE
M.3.18 (W-132)	RESERVATION PC16 DELETED & RELOCATED AT S.NO.132 & AREA UNDER DELETED RESERVATION IN S.NO.28 INCLUDED IN FOREST ZONE
M.3.19 (W-46)	AREA INCLUDED IN RESERVATION WW2
M.3.20 (W-59,65)	ROAD DELETED & INCLUDED IN RESERVATION BDP3
M.3.21 (W-89)	ROAD ALIGNMENT AS PER R.P
M.3.22 (W-94,86)	DELETED & INCLUDED IN BDP3 RESERVATION
M.3.23 (W-A-NALA)	DELETED & INCLUDED IN N.G.3
M.3.24 (W-83)	RESERVATION MHADA3 REDESIGNATED AS HDH21
M.3.25 BDP3	NEW RESERVATION BDP3 PROPOSED
M.3.26 (W-19)	NEW RESERVATION DG4 PROPOSED
M.3.27 (W-100)	RESERVATION PS32 PARTLY DELETED & INCLUDED IN RESERVATION BDP3
M.3.28 (W-100)	RESERVATION PG20 PARTLY DELETED & INCLUDED IN RESERVATION BDP3
M.3.29 (W-86)	RESERVATION MP7 PARTLY DELETED & INCLUDED IN RESERVATION BDP3
M.3.30 (W-86)	RESERVATION PS31 PARTLY DELETED & INCLUDED IN RESERVATION BDP3
M.3.31 (W-72,71)	RESERVATION G7 PARTLY DELETED & INCLUDED IN RESERVATION BDP3
M.3.32 (W-38,27)	ZONE CHANGE FROM RESIDENTIAL & INCLUDED IN BT&AB ZONE
M.3.33 (W-134)	DELETED & INCLUDED IN BDP3 RESERVATION
M.3.34 (W-70,71)	NEW ROAD LINK PROPOSED
M.3.35 (W-SHIVNE)	10 M GB & 30M ROAD DELETED & 36 M RPB RESERVATION & 24 M ROAD PROPOSED
M.3.36 (W-88,100)	ZONE CHANGED FROM HTS TO RESIDENTIAL ZONE

1) W-WARJE VILLAGE, 2) S-SHIVNE VILLAGE.

*(Signature)*  
Town Planner,  
Office of the  
Director of Town Planning,  
Maharashtra State, Pune

*(Signature)*  
Municipal Commissioner  
Pune Municipal Corporation

□ SANCTIONED (EP) U/S 31(1) OF M.R. & T.P.ACT 1966 SHOWN THUS.

□ ABEYANCE PART SHOWN THUS.

EP-57 TO 78 OF DEVELOPMENT PLAN SANCTIONED BY GOVT. U/S 31 OF M. R. T. P. ACT 1966 VIDE GOVT. NOTIFICATION NO. TPS-1813 /CR-596/13/EP SANCTION/UD-13, DATED 13/02/2014

SHEET NO	03	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.
SCALE	1:10000	PLANNING UNIT NO : 3 VILLAGE NAME : WARJE,SHIVNE (P)

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.

