

EP NO.	DESCRIPTION OF PROPOSED SUBSTANTIAL MODIFICATION PUBLISHED U/S 31(1) OF M.R.T.P. ACT.	MODIFICATION SANCTIONED BY THE GOVERNMENT.	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/MHADA/ LAND OWNER".	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". 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.	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).

Site No.	Purpose	Area (Hect)
Sector 3		
3A	Park	1.0
3B	PlayGround	1.0
Sector 5		
5A	Park	1.0
5B	Dispensary & Maternity Home.	0.20

Site No.	Purpose	Area (Hect)
Sector 3		
3C	Primary School+ High School	0.80
3D	Garden	0.50
3E	Playground	0.50
Sector 4		
4A	Primary School+ High School	0.80
4B	Primary School+ High School	0.80
4C	Primary School	0.40
4D	Dispensary & Maternity Home.	0.20
4E	Dispensary & Maternity Home.	0.20
4F	Shopping Centre & Market	0.40
4G	Vegetable Market	0.20
4H	Playground	0.80
4I	Playground	0.80
4J	Playground	1.00
4K	Park	1.00
4L	Park	1.00
4M	Garden	1.00
4N	Garden	1.00
Sector 6		
6A	Park	0.20
Sector 8		
8A	Primary School+ High School	0.80
8B	Primary School	0.40
8C	Primary School	0.40
8D	Dispensary & Maternity Home.	0.20
8E	Dispensary & Maternity Home.	0.20
8F	Shopping Centre & Market	0.40
8G	Park	1.65
8H	Park	2.50
8I	Playground	2.00
8J	Playground	2.00
Sector 10		
10 A	Primary School+ High School	0.80
10 B	Playground	0.50
10 C	Garden	0.50

### 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-60)
- PUBLIC & SEMI-PUBLIC (PSP) ZONE
- DEFENCE ZONE
- FOREST ZONE
- COMMERCIAL ZONE
- BIO-TECHNOLOGY & AGRO-BUSINESS ZONE (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)
- OTROI NAKA (ON)
- SEWAGE-WORKS (SW)
- WATER-WORKS (WF)
- 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&S)
- TIMBER MARKET (TM)
- FOOD GODOWN MARKET (FGM)
- CONSTRUCTION MATERIAL YARD (CMY)

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

Modi.No.	Description of Modifications
M.5.01 (D-38)	AREA INCLUDED IN RESERVATION HS11
M.5.02 (AB-18)	ROAD WIDTH REDUCED TO 12M TO 9&AREA DELETED PART OF ROAD INCLUDED IN RESIDENTIAL ZONE
M.5.03 (AB-28,29)	NEW 12M WIDE ROAD LINK PROPOSED
M.5.04 (AB-49,51)	ZONING BE CHANGE FROM RESIDENTIAL ZONE TO BIO-TECHNOLOGY & AGRO BUSINESS ZONE
M.5.05 (AB-61)	NEW RESERVATION DG6 PROPOSED
M.5.06 (D-NALA)	7.50M ROAD DELETED & INCLUDED IN RESERVATION NG6
M.5.07 (D-BDP)	NEW RESERVATION BDP5 PROPOSED
M.5.08 (AB-25)	NEW RESERVATION S&HRC PROPOSED
M.5.09 (AB-48,49)	ROAD ALIGNMENT MODIFIED, AREA UNDER DELETED PART OF THE ROAD INCLUDED IN RESIDENTIAL ZONE
M.5.10 (AB-33,34)	ROAD ALIGNMENT MODIFIED, AREA UNDER DELETED PART OF THE ROAD INCLUDED IN RESIDENTIAL ZONE
M.5.11 (D-29)	NEW RESERVATION OM91 PROPOSED
M.6.01 (K-10)	ROAD WIDTH INCREASE FROM 9M TO 18M WIDTH
M.6.02 (K-10)	ROAD ALIGNMENT MODIFIED & AREA UNDER DELETED PART OF 18M ROAD INCLUDED IN RESIDENTIAL ZONE
M.6.03 (K-19)	NEW RESERVATION BD2 PROPOSED
M.6.04 (K-20)	RESERVATION M&S13 DELETED&RELOCATED IN KATRAJ S.NO.29,WITH AREA INCREMENT,AREA UNDER RESERVATION M&S13 IN S.NO.20 KATRAJ DELETED&INCLUDED RESIDENTIAL ZONE
M.6.05 (K-22,28)	RESERVATION P23 DELETED&RELOCATED IN KATRAJ S.NO.29, AREA UNDER ORIGINAL P13 RESERVATION IN S.NO.22 KATRAJ DELETED&INCLUDED IN RESIDENTIAL ZONE
M.6.06 (K-29)	NEW 18M WIDE LINK ROAD PROPOSED
M.6.07 (K-38)	RESERVATION MHADA5 PARTLY REDESIGNATED AS HDH9 & PART DELETED & INCLUDED IN BDP6
M.6.08 (K-38)	RESERVATION T66 DELETED&INCLUDED IN BDP6 RESERVATION
M.6.09 (K-38)	RESERVATION P25 PARTLY DELETED & INCLUDED IN BDP6 RESERVATION REMAINING AREA CONTINUED AS PG5
M.6.10 (K-38)	ROAD LINK OF 9M ROAD MODIFIED AS SHOWN IN PLAN & AREA UNDER DELETED PART OF ROAD INCLUDED IN RESIDENTIAL ZONE
M.6.11 (K-41)	NEW RESERVATION DG7 PROPOSED
M.6.12 (K-40)	RESERVATION CR11 PARTLY DELETED & INCLUDED IN BDP6 & REMAINING AREA OF RESERVATION CONTINUED AS CR11
M.6.13 (K-29)	12M WIDE ROAD DELETED AREA UNDER DELETED PART OF ROAD INCLUDED IN BDP6
M.6.14 (K-50)	NEW 12M WIDE ROAD LINK PROPOSED
M.6.15 (K-87)	60M ROAD ALIGNMENT SHIFTED AS SHOWN IN PLAN & AREA UNDER DELETED PART OF ROAD INCLUDED IN RESIDENTIAL ZONE
M.6.16 (K-88)	RESERVATION PS61 PARTLY DELETED & INCLUDED IN RESERVATION BDP6&REMAINING AREA OF RESERVATION CONTINUED AS PS61
M.6.17 (K-NALA)	7.50M ROAD DELETED & INCLUDED IN RESERVATION NG6
M.6.18 (K-BDP)	NEW RESERVATION BDP6 PROPOSED
M.6.19 (K-29)	NEW RESERVATION FB12 PROPOSED
M.6.20 (K-22)	RESERVATION PS66 REDESIGNATED AS RESERVATION S&HRC7
M.6.21 (K-89)	PSP ZONE & INCLUDED IN RESERVATION BDP6, N RESERVATION BDP6
M.6.22 (K)	HHS ZONE BE CHANGE & INCLUDED IN LOW WATER AVAILABILITY ZONE
M.6.23 (K-44,45)	AREA INCLUDED IN TPS ZONE
M.6.24 (K-49,50)	RESERVATION PS62 PARTLY DELETED & INCLUDED IN RESERVATION BDP6&REMAINING AREA OF RESERVATION CONTINUED AS PS62
M.6.25 (K-38)	RESERVATION HDH9 PARTLY DELETED&INCLUDED IN RESERVATION BDP6&REMAINING AREA OF RESERVATION CONTINUED WITH ADDITIONAL FROM PARTLY REDESIGNATED RESERVATION MHADA5
M.6.26 (K-40)	RESERVATION GPP4 DELETED & INCLUDED IN RESERVATION BDP6
M.6.27 (K-41)	RESERVATION VH2 PARTLY DELETED & INCLUDED IN BDP6 & REMAINING AREA OF RESERVATION CONTINUED AS VH2

1) D-DHANKAWADI VILLAGE 2) AB-AMBEGAON BK VILLAGE. 3) K-KATRAJ VILLAGE.

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

*(Signature)*  
Town Planning Officer & City Engineer  
Pune Municipal Corporation  
Pune-411 005.

*(Signature)*  
Municipal Commissioner  
Pune Municipal Corporation

EP NO.	DESCRIPTION OF PROPOSED SUBSTANTIAL MODIFICATION PUBLISHED U/S 31(1) OF M.R.T.P. ACT.	MODIFICATION SANCTIONED BY THE GOVERNMENT.
EP 60	All Lands shown for Low Water Availability Zone (LWA 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).

Site No.	Purpose	Area (Hect)
Sector 8		
8K	Primary School+ High School	0.80
8L	Dispensary	0.20
8M	Vegetable Market	0.20
8N	Playground	0.40

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 be renewed owing to the sale reason of such land having come under the proposed reservation for BDP.

Kept in Abeyance.

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

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 05 & 06  
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 : 5  
VILLAGE NAME : DHANKAWADI, AMBEGAON BK, AMBEGAON KH(P)  
PLANNING UNIT NO : 6  
VILLAGE NAME : KATRAJ

*(Signature)*  
Joint Secretary  
Urban Development Department  
Maharashtra, Mumbai

Joint Secretary  
Urban Development Department  
Maharashtra, Mumbai

*(Signature)*