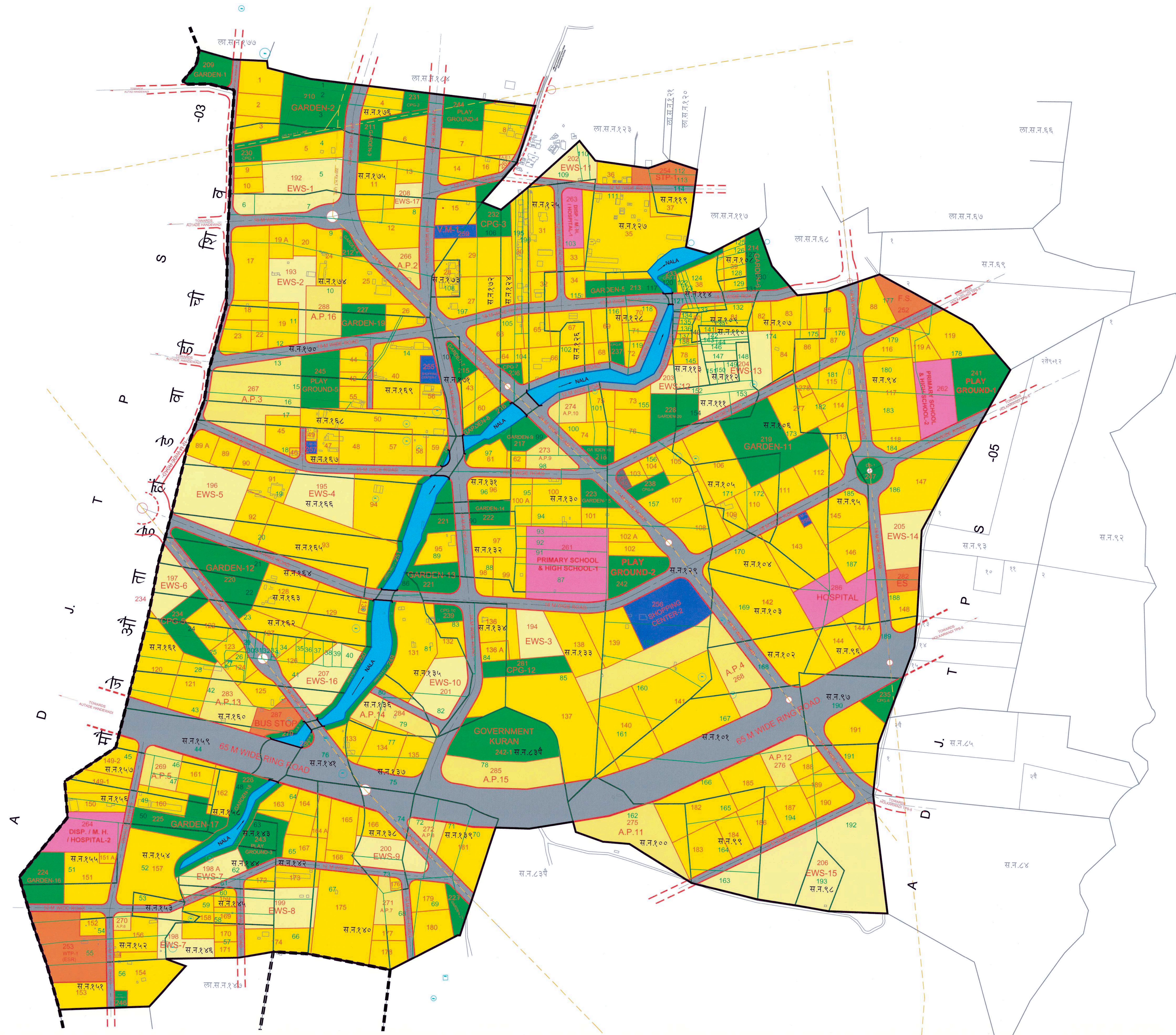


# HOLKARWADI

## PRELIMINARY TOWN PLANNING SCHEME NO : 04

PREPARED AND SUBMITTED UNDER SECTION-72(3)(4)(5)(7) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



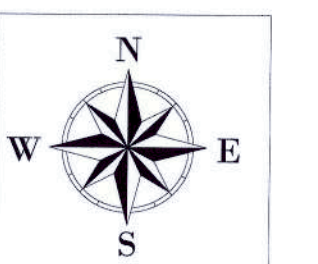
### LEGEND :-

- TP SCHEME BOUNDARY
- VILLAGE BOUNDARY
- HIGH TENSION ELECTRIC LINE WITH TOWER
- SURVEY BOUNDARY / NUMBER
- ORIGINAL PLOT / NUMBER
- NALA / RIVER / WATERBODY
- EXISTING STRUCTURE
- PROPOSED ROAD
- FINAL PLOT BOUNDARY / NUMBER
- GARDEN / PLAY GROUND / CPG
- AUTHORITY PLOT
- E.W.S / D.P. PLOT
- RESIDENTIAL
- COMMERCIAL
- PUBLIC / SEMI PUBLIC
- PUBLIC UTILITIES
- BUS STOP / PARKING
- EXISTING / APPROCH ROAD
- WELL

### ABBREVIATIONS :-

- I.M - INFORMAL MARKET
- O.S - OPEN SPACE
- V.M - VEGETABLE MARKET
- E.W.S - ECONOMICALLY WEAKER SECTION
- D.P - DISPOSSESSED
- DISP. - DISPENSARY
- M.H. - MATERNITY HOME
- A.P. - AUTHORITY PLOT
- B.S - BUS STOP
- W.T.P - WATER TREATMENT PLANT
- E.S.R - ELEVATED STORAGE RESERVOIR
- C.P.G - CHILDREN'S PLAY GROUND
- S.T.P. - SEWAGE TREATMENT PLANT
- F.S. - FIRE STATION
- E.S. - ELECTRIC SUBSTATION

SCALE -1:2500



PLAN No. - 3 : PLAN SHOWING ORIGINAL PLOTS AND FINAL PLOTS

SANCTIONED UNDER SECTION-86(1)(a) OF THE MRTP ACT, 1966 VIDE URBAN DEVELOPMENT DEPARTMENT NOTIFICATION NO: \_\_\_\_\_ DATED: \_\_\_\_\_

SUBMITTED UNDER SECTION - 72(3)(4)(5)(7) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

URBAN DEVELOPMENT DEPARTMENT,  
MANTRALAY, MUMBAI.

(MARUTI D. RATHOD)  
ARBITRATOR  
TOWN PLANNING SCHEME NO. 04,  
HOLKARWADI, PUNE.





## **PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY**

### **HOLKARWADI PRELIMINARY TOWN PLANNING SCHEME NO.4**

#### **REPORT**

**Submitted for by Arbitrator under Section 72 (5)  
for sanctioning of Preliminary Scheme under  
section 86 of the Maharashtra Regional and Town  
Planning Act, 1966**

**लवाद**

**पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे  
कार्यालय, पाचवा मजला, नविन प्रशासकीय इमारत,  
पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.  
आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे - ४११०४४**

**MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966****HOLKARWADI TOWN PLANNING SCHEME NO.4****(PRELIMINARY TOWN PLANNING SCHEME NO.4.)**

WHEREAS, I, M.D.RATHOD, the **Arbitrator** appointed vide Government, Urban Development Department's Notification No. TPS-1820/150/C.R.11/2020/Arbitrator/UD-13 Dated 20/09/2022, have done all that is required as mentioned under clauses (i) to (iv) of Subsection 4 of Section 72 of the Maharashtra Regional And Town Planning Act, 1966 (hereinafter referred to as "the said Act") as amended up-to-date and Rules made there under; and subdivided the Town Planning Scheme as mentioned under Subsection 3 of Section 72 of the said Act and hereby the Preliminary Scheme and thereto affix my hand and seal.

Sd/- 16/03/2023

(M.D. RATHOD)

ARBITRATOR

(HOLKARWADI TPS No.04)

Pune Metropolitan Region Development  
Authority, Pune

## **1. BRIEF HISTORY OF TOWN PLANNING SCHEME**

The Government of Maharashtra in exercise of powers conferred under clause 1 and 3 of Section 42 C of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) constituted Pune Metropolitan Region Area Development Authority (being a Authority controlled by the Government of Maharashtra) (hereinafter referred to as “PMRDA”) as Area Development Authority vide its notification no. TPS-1815/1204/13/C.R.87/15/UD-13, dated 31/03/2015 and as Special Planning Authority (hereinafter referred to as “the SPA”) vide its Notification, No. TPS-1817/C.R.173/17/UD-13, dated 18/01/2018 for 842 villages, 13 Census towns, 7 Municipal councils, 3 Cantonment Boards and 2 Municipal Corporations from Pune District notified as Pune Metropolitan Region (hereinafter referred to as “PMR”).

Pune Metropolitan Region is the fastest evolving urban area in Maharashtra State as well as country undergoing profound economic and social change. It is spread over 10 talukas of Pune District and covers area of 6914.26 Sq.km. Talukas of **Maval, Mulshi, Haveli** and **Pune** city are totally included whereas **Bhor, Velhe, Daund, Shirur, Purandar** and **Khed** are partly included within the PMR boundary. Pune Metropolitan Region consists of important cities **Pune** and **Pimpri-Chinchwad** as well as 7 Municipal Councils (**Chakan, Alandi, Talegaon Dabhade, Lonavala, Shirur, Saswad, and Rajgurunagar**) including **Lonavala Hill station, two Nagar Panchayat (Vadgaonmaval and Dehu)** and 3 Cantonment Boards (**Khadki, Dehu and Pune**). It also includes 804 villages. The population of PMR as per 2011 Census was 7.5 million.

Village Holkarwadi, Taluka Haveli of Pune district situated to the South-East of Pune city in the Pune Municipal Corporation Area. In absence of effective planning policies and comparatively lesser pace of development of infrastructure in these areas, there has been haphazard and unplanned growth. To avoid further deterioration of the facilities here, it was felt

necessary to have restructuring of the planning approach and ensure comprehensive development.

The PMRDA has decided to prepare the Holkarwadi draft Town Planning Scheme No. 4, for the area and implement the proposals of the Scheme especially Ring Road (Sanctioned in Regional Plan of 1997) and other connecting roads, well in advance before any further development takes place. The survey and measurement work for the entire Scheme area has been carried out by latest method viz. Total Station Method and survey maps have been prepared by computerized system on dated 12/01/2018.

The existing Regional Plan for Pune is sanctioned on 25/11/1997 vide Notification no. TPS-1895/227/CR26/95/UD-13 and came into force from 10/02/1998. In pursuance of the same, for implementation of Regional Plan proposals, PMRDA vide its resolution No.1 dated 17/11/2018 for preparation of Town Planning Scheme under the Maharashtra Regional and Town Planning Act, 1966, declared the Intention to prepare Holkarwadi Town Planning Scheme No.4 under section 60(2) and declaration of Intention vide Public Notice in the Maharashtra Government Gazette, Extraordinary, Part-I, Pune Division Supplement dated 20/11/2018 on page No. 1-2 and in the daily news papers, “Lokmat (Marathi) and Hindustan Times” dated 19/11/2018.

The existing Pune Regional Plan was sanctioned on 25/11/1997 and came into force from 10/02/1998. The ground situation has changed drastically since then. Some issues regarding the planning and development of the peripheral areas arose. These areas were included in the Regional Plan as No Development Zone, got excluded from the purview of the ULC Act as being not developed by virtue of their zoning for agricultural purpose. As a result, a cluster of illegally constructed building without proper layouts are developed in these areas.

The Government of Maharashtra vide Urban Development Department Notification No.PMC-2020/C.R.322/UD-22, dated 30.06.2021 has altered

the limits of Pune Municipal Corporation by including 23 villages including Holkarwadi.

And whereas, as per the proposal of the said Region Development Authority, the said 23 villages are included in Regional Plan and no secondary and collector roads are proposed in the Regional Plan. The roads are developed as per land availability and with no planned alignment also widths are not as per requirement. As reservations for various public purposes are not proposed in the Regional Plan, no public amenities are developed. Thus area of the said 23 villages is of undeveloped nature and development in this area is unplanned and in uncontrolled manner;

And whereas, considering the above facts, the Government has notified undeveloped area of the said 23 villages including Holkarwadi in Pune Municipal Corporation limits and for this area Pune Metropolitan Region Development Authority is appointed as a Special Planning Authority vide Urban Development Department Notification No.TPS-1821/1167/CR-98/2021/UD-13, dated 14/07/2021.

With the IT sector growing over the last few years more and more industries are coming to Pune. This has resulted in rise in population which in turn has led to more construction projects coming up. The population pressure due to increasing migration in PMR has led to the haphazard development and a major impact on the growth of Pune City.

### **Proposed Modification Of Ring Road**

Now Draft Development Plan of Pune Metropolitan Area is published under Section-26(1) of the Maharashtra Regional and Town Planning Act 1966, as resolved by Pune Metropolitan Planning Committee vide Resolution No 1 dated 29<sup>th</sup> July 2021. Notice to that effect is published in Maharashtra Government Gazette, Extraordinary part-1, Pune Division supplement on 2<sup>nd</sup> August 2021. In the said draft development plan width of the **110m** wide Ring Road is proposed to be reduced to **65m**.

Also Pune Metropolitan Region Development Authority has submitted the proposal to the Government vide its letter dated 21.06.2022 to change the width of the said Ring Road from **110m** to **65m**. Considering the proposal, Government of Maharashtra is of the opinion to change the width of Ring Road from **110m** to **65m**. and declared its intention to make the proposed modification and invite suggestions and/or objections under Sub Section-3 of Section-20 of Maharashtra Regional and Town Planning Act, 1966 vide Government in Urban Development Department's resolution no TPS-1821/1103/CR120/2021/UD-13 dated 18.11.2021. Documents regarding these facts are provided by the Metropolitan Commissioner and Chief Executive Officer PMRDA, vide letter dated 23.05.2022 and suggested to keep width of Ring Road as **65m**. instead of **110m**.

The part of the above proposed modification is within the present TP Scheme boundary. The area under this town planning scheme is **158.19 Ha**. The area of the Scheme is bounded to the North by the village Undri from Pune Municipal Corporation and to the East by Town Planning Scheme No 05 Holkarwadi and to the west by village Aautade-Handewadi and to the south by Kanifnath Hills.

The Town Planning Scheme is located about 2 Kms. from State Highway (S.H116), Katraj to Fursungi. There is sparse and scanty network of the existing roads around and within the area of the Town Planning Scheme.

The proposed Town Planning Scheme is located to the South-East of the Pune city. 65m wide proposed Ring Road is passing through TPS and divides TPS area into two parts. The terrain of the area of the proposed Town Planning Scheme has a uniform gradient to proposed Ring Road and then start hilly area towards South. The Northern area of Town Planning Scheme is relatively flat.

The Pune Metropolitan Region Development Authority has prepared the Draft Town Planning Scheme Holkarwadi No.04 following all formalities and observing the legal provisions. Also PMRDA has sanctioned draft TPS

under section 68(2) of the said Act. Urban Development Department of state government appointed an Arbitrator for the said Town Planning Scheme. Arbitrator after giving hearing and following due procedure prepare Preliminary Scheme and submit it to the State Government for sanction.

## **2. THE DRAFT SCHEME**

The Pune Metropolitan Region Development Authority vide Resolution No 1 dated 17<sup>th</sup> Nov 2018 had declared its intention under Sub- Section (1) of Section 60 of the said Act, for preparation of Town Planning Scheme No 04 at Village- Holkarwadi of Tehsil Haveli, District Pune. The lands situated in village Holkarwadi are in proximity to village Undri. Undri is within PMC limits, towards the North side of TP Scheme area and Katraj Fursungi (bypass) Highway is running East-West and situated towards North of village Holkarwadi is shown on the sanctioned Regional Plan of Pune district. These lands under Holkarwadi are in Agricultural/No Development Zone as per the sanctioned Regional Plan. Also looking at the majority of the land parcels within the village Holkarwadi of the land parcels are in the shape of longitudinal strips which are neither suitable for non-agricultural use nor able to cultivate Properly for agricultural purpose and almost all of these lands are land locked having no authorized roads. The land parcels which were found land locked within the proposal for Holkarwadi T.P.Scheme boundary and these longitudinal changes require the T.P.Scheme to be prepared.

The Holkarwadi TP Scheme is the fourth TP Scheme within and by the PMRDA Authority (Holkarwadi) (hereinafter referred to as “the said TP Scheme”) admeasuring 15,81,900 sq.m area of Holkarwadi village. The area of the Scheme is bounded on the North by the village Undri and East by Town Planning Scheme no 05 Holkarwadi. The existing road from Handewadi-Holkarwadi running from North to South direction is presently the main access corridor to the proposed Town Planning Scheme.



The Town Planning Scheme is located about 4.5 km. from this State Highway(S.H 116), Katraj to Fursungi. Also connecting through with Major District Road (MDR.135) and Village road VR159, 160 & 161. The existing North South approach road of 6 m width connects TPS with the Holkarwadi Gaathan at distance of 150 meters. There are proposed 9m, 12m, 15m, 18m, 24m wide roads. The Planning Authority, PMRDA has prepared the draft Town Planning Scheme by following the formalities and observing the legal provisions as described hereinafter.

A Notice regarding declaration of making a Town Planning Scheme No 4 as per provision in Section 60(2) of MR&TP Act, 1966 has been published in the daily newspapers “The Hindustan Times (English)” and “Lokmat (Marathi)” dated 19<sup>th</sup> November 2018, as well as in the Maharashtra Government Gazette, Extraordinary Part-I, dated 20<sup>th</sup> November 2018. The Notice was also displayed and affixed on Notice Board of PMRDA office on 19<sup>th</sup> November 2018. As provided under Sub-Section (2) of Section 60 of the said Act, a copy of Notice published in government Gazette together with a copy of the Plan showing the area to be included in the Scheme have been dispatched to the Urban Development Department (UD-13) and the Director of Town Planning, Maharashtra State, Pune within a prescribed period of 30 days.

The data regarding ownerships and measurement plans of all holdings that are included in the Scheme along with their area details were collected by the Planning Authority from the Revenue and Land Records Departments. The Land Records Department had provided certified Joint Measurement Plan of the area included in the TPS No.04. Thereafter, the Planning Authority has contemplated some of the important principle factors that are stated as under.

Planning Authority has prepared the draft TPS-4 for the purpose of implementing the road proposals in the sanctioned RP of Pune Region along with certain modifications and to make a proper layout of the scheme area so that each and every holding will get an access and a shape for its further



development. The Planning Authority (PMRDA) has taken a decision that 50% land of their Original holdings will be returned to the Land Owners in the form of Final Plots under this scheme and 50% land acquired will be utilised for the proposed. 9, 12, 15, 18, 24m. wide roads for social infrastructure viz. amenities in the form of Gardens and Play Grounds, amenity Sites, Electric Sub-station etc. AP/Sale plots, EWS/LIG/DP plots as per section 64(g-1) (i) (ii). As the section 64 (g-1)(i) prescribes provision of site for EWS/LIG Housing and for the person dispossessed in the Scheme to the extent of 10% of the Scheme area, Planning Authority has decided to reserve such site at suitable location in Holkarwadi village.

At present, proper access to the scheme area in Holkarwadi is not available and almost all the lands are locked without any authorised roads and development is not possible without proper access. Therefore, Planning Authority has decided to introduce proper road network of 24m, 18m, 15m, 12m, 9m wide roads.

Accordingly, Planning Authority, (PMRDA) had prepared tentative proposals of the Town Planning Scheme, No.4. Thereafter, as provided under Rule No 4(1) of Maharashtra Town Planning Schemes Rules 1974, all the land-owners were called for public meeting /discussion. A presentation for understanding of the tentative proposals of the TPS-4 is made to the land owners by the officers of the Planning Authority and requested to give suggestions and objections.

The owners understood the scheme and expressed their satisfaction on the general layout of the scheme and on the location, size and shape of their reconstituted Final Plots. The scheme was generally welcomed by majority of the Owners present during owners meet conducted on 23<sup>th</sup>-11-2018. After the owners meet, the Planning Authority had received suggestions/objections from some of the land owners stating that, they would possibly be allotted a single Final Plot in lieu of their several original plots. Most of the land owners requested to allot Final Plots as far as



possible covering their Original Holdings. Many land owners were asking for their final plot abutting 18m to 24 m. wide road.

After conducting owners meet on 23<sup>th</sup>-11-2018 vide rule No 4(1) of TPS Rules, 1974 as said earlier and wherever possible, after incorporating suggestions received from the owners during the said meet, the draft TPS-4 was finally prepared. It was then submitted for consultation to the Hon. Director of Town Planning, Maharashtra State, Pune, as required under Section 61(1) of the said Act and as per Rule no. 4(2) of Town Planning Schemes Rules, 1974 well in time, vide letter no.1068 dated 29/09/2018.

The Hon. Director of Town Planning vide his letter No. 1935 Dated 02 April 2019 had communicated his remarks in respect of the proposals of the draft TPS-4. Necessary changes suggested by the Hon. Director of Town Planning during the consultation were incorporated in the draft TPS-4 by the Planning Authority. Necessary modifications suggested by the Hon. Director of Town Planning M.S. Pune, were accordingly followed and the plan was then modified.

The Pune Metropolitan Region Development Authority, vide Resolution No.1, dated 14 June 2019 had approved the proposal of publication of modified draft TPS-4 as provided under section 61(1) of the said Act. A Notice in this regard for inviting Suggestions/Objections from the Public and from the Land Owners was published as provided under sub-section (1) of Section 61 of the said Act in English and in Marathi in the Maharashtra Government Gazette dated 20-26 June 2019 and also in Local newspapers namely, “Lokmat (Marathi)” and “The Indian Express (English)” dated 17<sup>th</sup> June 2019. The Planning Authority (PMRDA) had received Suggestions/Objections with respect to the publication of the Draft TPS-04 within prescribed limit as per section 67 of the said Act.

The suggestions were considered by the Planning Authority and the draft Scheme was accordingly modified.



Section 68 (1) of the said Act provides that the Planning Authority shall, not later than three months from the date of the publication of the notice in the Official Gazette, regarding the making of the draft scheme, submit the same with any modifications which it may have made therein together with a copy of objections received by it to the State Government, and shall at the same time apply for its sanction, and whereas, the Government in Urban Development Department in exercise of the powers conferred under Subsection 1 of Section-151 of the said Act, have delegated the power to sanction the Draft Town Planning Scheme under Section-68(2) of the said Act, to the Metropolitan Commissioner of the Pune Metropolitan Region Development Authority (PMRDA) vide Notification No. DP/TPs-1817/973/CR-103/17/UD-13 dated, 13<sup>th</sup> September 2017.

The Metropolitan Commissioner and Chief Executive Officer, PMRDA has accorded sanction under section 68(2) to the Draft Town Planning Scheme, No.4 vide his Notification No DP/TPS-2,3,4,5/CR-63-66/Br.-1/2641/2020 dated 9<sup>th</sup> January 2020. after consulting with the Hon. Director of Town Planning, Pune. The Notification in this respect was published in the Maharashtra Government Gazette dated 10<sup>th</sup> January 2020.

There is a Odha/Nala having the discharge during rainy season at the South-North side of the TP Scheme boundary. This Odha/Nala is running South-East very nearby to the South boundary of the TP Scheme partly falling within the Scheme area and finally joining the lake towards the Eastern boundary. The Planning Authority has proposed storm water drain as a part of infrastructure developed along the proposed internal road within the TP Scheme area. So it is the responsibility of the Planning Authority (PMRDA) to provide for the smooth flow of this discharge for flow towards the TPS and carry the discharge outside the TPS area or as required according to the Site conditions maintaining proper gradient/slope.



The following proposal is necessary to be carried out as stated below.

## **I. INFRASTRUCTURE LAYOUT**

50% of the total area of the TPS is allotted to the provision of roads and other infrastructure network and utilities within the TPS. Broadly, following are the sectors which are considered for provision of infrastructure facilities.

### **1. ROADS**

Topographical survey of the entire area of TPS has been carried out. Based on this detail engineering of roads is worked out. Total area of roads proposed at this stage cover upto 26.37 Ha (Including Ring Road) of the total TPS area. Total length of proposed roads is 10.32 km. A length of 1.376 km is under Proposed Ring Road. Where a draft scheme has been sanctioned all lands required by PMRDA for the purpose specified in sub clauses (ii-b), (ii-e), (ii-f), (ii-g) of Clause (b) of Subsection (1) of Section-59 of M.R. and T.P. Act 1966 shall vest absolutely in PMRDA free from all encumbrances. The TPS road widths varies from 9.0 m to 24.0 m. Typical cross sections are prepared considering the purpose for which the road will be used and the proposed road widths.

### **2. STORM WATER DRAINAGE**

One major nala running from South to North-East is identified in the scheme area. Length of nala is 1.47 km. Total length for proposed storm water drain network is 11.70 km is of 900 mm pipe drain. Five Cross drainage works are proposed along the roads for TPS.

### **3. WATER SUPPLY SYSTEM**

Presently the nearest option for source for water supply is identified at “existing lake” at Holkarwadi Town Planning Scheme area which is 0.03 km away from the proposed ESR. Water can be transferred to the proposed ESR from the WTP to be constructed at Holkarwadi by gravity. Two Elevated Service Reservoirs of 4.59 MLD are proposed along the Ring Road on the north side of TPS 4.



Considering the water supply rate of 150 lpcd and losses at 15% a water demand of 34 MLD is observed. Considering 24 X 7 water supply, a Water Treatment Plant of 44 MLD is proposed out of which 23.80 MLD is consider for Holkarwadi Town Planning Scheme No. 04. Water supply network is proposed for 11.70 km with diameters ranging from 250 mm to 100 mm.

#### **4. SEWERAGE SYSTEM**

Based on the water supply and population of TPS-4 & TPS-5, sewage generation for TPS-4 & TPS-5 is 28.57 MLD. Hence 1 Sewage Treatment Plants of 28.57 MLD capacity is proposed. The location of STP is on the Northern side of TPS-4 area and near to the nala. The sewage collection network has pipe diameter varying from 200 mm to 450 mm with a total length of 11.70 km. 15% of treated water is considered for reutilization.

#### **5. SOLID WASTE MANAGEMENT SYSTEM**

The entire TPS-4 & TPS-5 area is divided in 4 zones. It is proposed that two trucks covering a zone of approximate area of 56.75 Ha will collect the waste from door to door. The authority will collect the waste accordingly and dispose it at the disposal site allotted outside the TPS. The authority will do the necessary procedure of waste segregation and treatment.

#### **6. POWER SUPPLY:**

PMRDA with the consent of Maharashtra Electricity Distribution Co. Ltd. will identify the source for supplying power to the TPS. Presently, the electric transmission is considered from source about 28kms from Lonikand (Wagholi) away from TPS. The power distribution network within the TPS is estimated to be 7.26 km. FP-282 of 0.20 Ha. is proposed for Substation within the TPS. The demand of about 370 street lights is considered in the total power demand estimation.



## **II. ARBITRATION PROCEEDINGS**

The State Government had appointed Shri Sanjay Chavan as an Arbitrator under sub-section (1) of section 72 of the Maharashtra Regional and Town Planning Act, 1966 for this draft scheme vide Urban Development Department Notification, TPS/1820/150/C.R.11/2020/Arbitrator/UD-13 Dated 07/02/2020.

The Arbitrator had undertaken the duties w.e.f. 02/03/2020 by publishing the Notice in Local News paper dated 02/07/2020 Indian Express and 03/07/2020 Dainik Sakal for information of the public.

Whereas Shri Sanjay Chavan had been transferred from Pune Metropolitan Region Development Authority Pune to the office of Kolhapur Urban Development Authority, Kolhapur

Thereafter, The State Government appointed Shri Ravindra N. Jayabhaye Assistant Director of Town Planning, Pune Metropolitan Region Development Authority, Pune as the Arbitrator under sub-section (1) of section 72 of the Maharashtra Regional and Town Planning Act, 1966 for this Draft Scheme vide Urban Development Department Notification , TPS/1820/150/C.R.11/2020/Arbitrator/UD-13 Dated 23/12/2021. The Arbitrator undertook the duties w.e.f. 06<sup>th</sup> January 2022 by publishing the Notice in Local Newspaper dated 25/01/2022 Punyanagari and Hindustan Times for information of the public.

Thereafter, The State Government appointed Shri M D Rathod as an Arbitrator under sub-section (1) of section 72 of the Maharashtra Regional and Town Planning Act, 1966 for this draft Scheme vide Urban Development Department Notification, TPS/1820/150/C.R.11/2020/Arbitrator/UD-13 Dated 20/09/2022 The Arbitrator undertook the duties w.e.f. 30/09/2022.

The Special Notices in the prescribed Form No.4 as per Rule No.13 (3) and Form No.5 as per Rule No 13(9) of the Maharashtra Town Planning Schemes, Rules 1974 has been served to each and every owner of the



Original Plots during 12/10/2022 to 07/11/2022 , and hearing were conducted from 17/10/2022 to 11/11/2022.

It was found that some of the owners did not appear for hearing and a few could not receive the Special Notices due to changes in their addresses.

The Statements/Minutes of the hearing are recorded by the Arbitrator and decisions regarding reconstitution of Original Plots into Final Plots together with their titles, with shares, tenures are recorded in Table No. A.

### **III. PRELIMINARY SCHEME**

The Arbitrator has subdivided the sanctioned draft Scheme into two parts as i) the **Preliminary Scheme** and ii) the **Final Scheme** as provided under sub-section (3) of Section 72 of the said Act vide his order bearing no. TPS No.4/Arbitrator/Subdivision/2434 dated 21/12/2022. Then the layout of the Scheme has been finalised by the Arbitrator in light of the requests and points/issues raised by the land owners during the hearings and by the Special Planning Authority. Hence, the Final Plots to be allotted in lieu of their Original Plots to the land owners from this TP Scheme will be reconstitution of the lands situated only in the Scheme area While finalising the Scheme proposals and the layout, the Arbitrator has made following observations in the sanctioned Draft Scheme.

The **Draft Scheme** prepared by the PMRDA and sanctioned under Section **68(2)** of the said Act provides for:-

- i) Total area under the Scheme is 1581900.00 sq.m.
- ii) Area Under Economical Weaker Section/Lower Income Group/Dispossessed People.  
( FP Nos. 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208) admeasure to 149656.9882 sq.m. area.
- iii) Final Plots are of area to the extent of 50 % of their Original Plots and allotted to Land Owners.
- iv) Gardens (FP Nos. 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 212, 222, 223, 224,225, 226, 227, 228, 229),One Government kuran (FP No 242-1)



Children Playground (FP Nos. 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240),

Play Ground (FP Nos. 241, 242, 243, 244, 245, 246),

Green Belt (FP Nos. 248, 249, 250, 251), One Open Space (FP No. 247) admeasure to 170401.2286 sq.m. area proposed.

v) Plots for Authority Plots (FP Nos. 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276 ) admeasure to 54685.8921 sq.m area proposed.

vi) Two plot for Primary School (FP No. 261, 262 ) are proposed which Admeasures to 23912.20 sq.m area.

vii) One plot for Fire Station (FP No. 252) is proposed which admeasures to 3233.88 sq.m. area.

viii) One plot for Sewage Treatment Plant (FP Nos. 254) is proposed which admeasure to 3437.27 sq.m. area

ix) One plot for Water Treatment Plant (FP Nos. 253) is proposed which admeasure to 10888.16 sq.m. area

x) Two plot for Shopping Centre (FP Nos. 255, 256) are ,proposed which admeasure to 11276.12 sq.m area.

xi) Two plot for Informal Market (FP No 257, 258) are proposed which admeasure to 760.07 sq.m area.

xii) One plot for Vegetable Market (FP No 259) is proposed which admeasure to 1547.18 sq.m area.

xiii) Two plot for Bus Stop (FP Nos. 260) are proposed which admeasure to 3801.55 sq.m area

xiv) Three plot for Dispensary / Hospitals (FP Nos. 263, 264) are proposed which admeasure 10594.81 sq.m area.

xv) Total Road area (TP Road and Ring Road) 32.21 Ha area.

It is observed that the PMRDA has allotted Final Plots at 50% in area of respective Original Plots and the areas left out, are reserved for Amenities, Utilities, Green belt and River front Garden etc. at several places.

During hearing of the landowners, some have requested to amalgamate their plots being held in same ownership or held in the family



or held in single partnership firm or company. A few have asked for sub-division of their plots. Most of the land owners/farmers demand to amalgamate their various survey/hissa having a single plot and many of the land owners demanding to have their Final Plot facing on Ring Road. Few plots have been given more than 50% area due to existing structure on their land.

These requests are considered wherever possible and complied with the satisfaction of the land owners. Special Development Control Regulations in addition to the sanctioned DCPR of PMRDA are formulated so as to make possible to consume the maximum FSI and to make suitable/buildable plots.

The area analysis of the Preliminary Scheme is as under.

**Table No. 1- Area Analysis of Lands reserved for SPA in the Preliminary Scheme**

<b>Sr.No.</b>	<b>Particulars</b>	<b>Final Plot No.</b>	<b>Area (Sq. m.)</b>	<b>Percentage %</b>
<b>1</b>	<b>Area Under Economical Weaker Section /Lower Income Group/ Dispossessed Persons</b>	<b>192, 193, 194, 195, 196, 197, 198, 198 A, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208</b>	<b>144541.51</b>	<b>9.42%</b>
<b>2</b>	<b>Garden</b>	<b>209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229</b>	<b>99947.82</b>	<b>6.52%</b>
<b>3</b>	<b>Children Play Ground</b>	<b>230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 281</b>	<b>23368.3138</b>	<b>1.524%</b>

4	Play Ground	241, 242, 243, 244, 245, 246, 242-1	39846.98	2.60%
5	Green Belt	248, 249, 250, 251, 279, 280	7676.1555	0.50%
6	Open Space	247	1590.43	0.10%
7	Fire Station	252	3233.8772	0.21%
8	Water Treatment Plant	253	10888.1579	0.70%
9	Sewage Treatment Plant	254	3437.27	0.22%
10	Electric Substation	282	2005.540	0.13%
11	Vegetable Market	259	1547.1775	0.10%
12	Informal Market	257, 258	760.07	0.05%
13	Shopping Centre	255, 256	11276.12	0.74%
14	Bus Stops	260, 287	3801.255	0.25%
15	Primary School	261, 262	23912.20	1.56%
16	Dispensary/ Maternity Home/ Hospital	263, 264, 286	18622.420	1.21%
17	Authority Plot	265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 283, 284, 285, 288	92744.0134	6.05%
18	Road Area ( TP Road & Ring Road)	(Area of ring road- 89441.7044 sq.m.)	267670.00	17.45%
<b>TOTAL</b>			<b>757076.13</b>	<b>49.59%</b>



**Note:** - The sanctioned RP does not have any reservation in the scheme area so the above reservations are proposed as scheme reservations.

**Table No.2: User category and its percentage with Preliminary Scheme Area**

Sr. No.	Purpose	Area in Ha.	Percentage with Scheme Area	Remarks
1	Area Under Garden, Playground, Children Play Ground, Green Belt and Open Space	17.24	11.24	C.P.G, Garden, Open Space, Green belt.
2	Area Under Public Amenities and Utilities	7.95	5.18	Shopping centre, Electric substation etc.
3	Area Under Authority Plots	9.27	6.05	Authority plots.
4	Area Under Proposed Roads	26.77	17.45	RP and scheme roads.
A	Total Area as per Section 64(g-1)(ii)	61.23	39.92	Up to the extent of 40%
I	Area under Economical Weaker Section/Lower Income Group/Dispossessed Persons	14.45	9.42	E.W.S./L.I.G. /D.P.- Plot meant for SPA
B	Total Area as per section 64(g-1)(i)	14.45	9.42	Up to the extent of 10%.
1	Nala	4.80		-
C	Total Undeveloped area	4.80		-
D	Area under Final Plots(Residential Area)	77.70	50.66	Final Plots
	Grand Total (A+B+C+D)	158.19	100	-

Table No.3: **Comparison of Users provided in Draft and Preliminary Schemes**

Sr. No.	Purpose	Draft Scheme percentage with Scheme area	Preliminary Scheme Percentage with Scheme Area	Remarks
1	Area under final plots(Residential Area)	50.25	50.66	Increased
2	Area under Economical Weaker Section/Lower Income Group/Dispossessed Persons	9.76	9.42	Decreased
3	Area Under Garden, Playground, Children Play Ground, Green Belt and Open Space	11.11	11.24	Increased
4	Area Under Public Amenities and Utilities	4.31	5.18	Increased
5	Area Under Authority Plots	3.57	6.05	Increased
6	Area Under Proposed TP Roads	11.14	11.62	Increased
7	Area Under Proposed Ring Road	9.86	5.83	Decreased
	Total	<b>100</b>	<b>100</b>	

The Arbitrator has recorded the minutes of the hearings and has taken decisions in respect of each and every applications Original Plot as Provided under Rule No.13 (4) (5) of the Maharashtra Town Planning Scheme Rules, 1974 before drawing the Preliminary Scheme as recorded in Table no. A. The decisions regarding redistribution and allotment of Final Plots to the owners of lands included in the Scheme as recorded in Table B. The Common decisions are also taken in respect of all the Final Plots of the Preliminary Scheme as given hereinafter. The period within which the SPA shall carryout works contemplated in the scheme has been decided by the concerned Department of PMRDA, taking into consideration the time required for completing the whole work within the Scheme.



Hence, with due spirit of development of the scheme area in a proper manner as desired and considering the areas available for consumption of higher FSI permitted therein in lieu of compensation, The Special Development Control Regulations to be made applicable to the scheme area in addition to the DCPR-2018 are therefore prescribed as given hereinafter for the proper and desired implementation of this Scheme.

The Preliminary Scheme contains the following Plans and Tables as part of the Scheme.

**Plan no 1** shows the location of the Scheme Area in the Regional Plan/within Pune District.

**Plan no 2** Shows the Original Plots included in the scheme in Green Colour(Scale 1:2500).

**Plan no 3** Shows the Original Plots in green colour and super imposed there on with the Final Plots in Red colour (Scale 1:2500).

**Plan no 4** Shows the Final Plots in Red colour allotted in lieu of Original Plots(Scale 1:2500).

**Table A** for Plot-wise decisions of the Arbitrator (A-3 size)

**Table B** for Allotment of Final Plots with ownerships, areas, tenures, etc. (A-3 size).

Report on Drawing of the **Preliminary Scheme** by the Arbitrator.

The Original Plots are the original holding of the Land-owners whose lands are included in the Scheme that existed on the date of Declaration of the Intention to make a Scheme under Section 60(1) of the said Act. The Final Plots are the reconstituted plots allotted in lieu of the Original Plots after making of the Preliminary Scheme to the land owners and to the SPA. The Preliminary Scheme has been drawn accordingly vide sub-section (7) of Section-72 of the said Act on 21/12/2022 within the prescribed time limit of Nine Months. The **Final Scheme** containing mainly the financial part as per Section-72(6) of the Scheme will be drawn separately within the prescribed time limit. Hence, details in Forms No. 1 & 2 prescribed under the Maharashtra Town Planning Schemes Rules, 1974 regarding

Compensation, Contribution, Cost of the Scheme etc. are not worked out in the Preliminary Scheme.

Sd/- 16/03/2023

(M.D.RATHOD)

ARBITRATOR

(HOLKARWADI TPS No.04)

Pune Metropolitan Region Development  
Authority, Pune.



#### **IV. GENERAL/COMMON DECISIONS**

1) All the Final Plots have been defined and decided or as settled by the Arbitrator vide Sub-section 4 of Section 72 of the Maharashtra Regional and Town Planning Act, 1966 and they are as shown on Plan No.3 & 4 in Red colour. They are decided on the basis of actual Measurement Plan of Dy SLR of the Land Records Department.

2) The Ownerships along with their shares and the areas of Final Plots allotted in lieu of Original Plots shall be as recorded in Table No. B. These Final Plots shall be referred to in future with their respective Final Plot Numbers mentioned on Plan No.3 and 4 as well as in Table No. B. further.

3) The Tenures, Ownerships and other rights, if any, in respect of Original Plots, unless otherwise extinguished or specifically mentioned in the decisions, as per Table 'B' (Remarks) shall be considered to have been hereby transferred mutandis to the corresponding Final Plots. However, tenancy rights, if any, shall be considered as transferred only to the relevant portion of such Final Plots proportionately as they existed in the Original Plots.

4) The Tenure as Class I or Class II mentioned in respect of any Final Plot in Table No. B are on the basis of that recorded by the Revenue Department in the respective 7/12 extract. This Tenure shall stand changed automatically after new tenure is attached to Final Plot by the Competent Revenue Officer after following due procedure.

5) All rights of mortgagors and mortgagees, if any, existing in the Original Plots are hereby transferred proportionately to the corresponding Final Plots.

6) All rights of lessors and lessees, if any, in the Original Plots are hereby transferred to the corresponding Final Plots subject to the

adjustments in lease rents in proportion with the changes made in their areas.

7) All plots in the scheme have been allotted within Final Plot numbers are allocated. The lands for which no Final Plot numbers are allotted, shall vest free of all encumbrances in the ownership of Special Planning Authority, PMRDA (which are generally lands under roads/accesses).

8) All the rights of passages, rights of accesses or of easements if any, existing prior to the date of enforcement of the Scheme over any land/ Original Plot included in the Scheme are hereby extinguished. Passages/Accesses shall be derived only through the Regional Plan/ Scheme Roads layout & constructed in accordance with the Scheme proposals.

9) The owners of the authorized structures in the Original Plots which are affected by new roads or by the road widening or by other Scheme proposals for which no compensation has been specifically allowed in the Scheme are permitted to remove the materials, if any, of the structures or compound walls, wire fencing, sheds, huts or of any other structures etc. within two month from the date on which the Preliminary Scheme is sanctioned by the Government provided that they shall fill up at their own cost any hollows created or repair the damages made during such removal of the materials.

10) Where any authorized existing compound walls or wire fencings etc. along the boundary of the Original Plots are affected due to the reconstitution of Final Plots or by proposed road widening or new roads or by any other Scheme proposals and where no compensation for the above has specifically been allowed in the Scheme and also where the materials of such compound walls or of wire fencings are not desired to be removed by the owners, the Special Planning Authority, PMRDA in such cases shall demolish the affected compound walls or wire fencings at its own cost. If the owners who are allowed to remove the structures and take away the materials, fail to do so within the specified period, the Special Planning



Authority, PMRDA shall remove the structures and take away the materials. In such cases, the material so removed shall belong to the Special Planning Authority, PMRDA.

11) No trees shall be cut down nor shall any excavation/development be carried out by the owners within the portion of their Original Plots which are reconstituted to form the Final Plots.

12) The Final Plots allotted for public purposes in the Scheme shall vest in the Special Planning Authority, PMRDA free from all encumbrances w.e.f. the date on which the Preliminary Scheme comes into force. The Special Planning Authority, PMRDA shall keep all such sites free of any encroachments and exclusively use for the purposes designated in the scheme.

13) Unless otherwise specified wherever there are two or more owners shown against any serial number in Table No. B, the net demand under column no.15 of Form No.1 in the Final Scheme shall be shared by such persons either in proportion of their shares held in the property or in proportion of the areas held by them in the Final Plot.

14) Development in a Final Plot shall be permitted only after payment of development charges prescribed under Chapter VI-A of the Maharashtra Regional & Town Planning Act, 1966. As well as other charges prescribed by PMRDA from time to time the funds collected from selling of Authority plots, Such funds shall be deposited in a Separate Account and shall be utilized for the development of the Scheme and to carry out works stipulated in the Town Planning Scheme Holkarwadi TPS 04 (As per MR & TP Act, 1966 relevant provision).

15) The Special Planning Authority, PMRDA shall construct within the time frame i.e. within 5 years, all the roads to the standard specifications provided by the Engineering Department.

16) The Special Planning Authority, PMRDA shall transfer and hand over the possessions of all the Final Plots to the Owners to whom they are allotted as mentioned in Table-B within One Year from the date of enforcement of the Preliminary Scheme.

17) The Special Planning Authority, PMRDA shall, within three months from the enforcement of the Preliminary Scheme, forward true copy of the Scheme to the concerned Land Record Department and get the record of lands changed in accordance with the sanctioned Preliminary Scheme as provided under Rule 18 of the Maharashtra Town Planning Schemes Rules, 1974.

18) Special Planning Authority, PMRDA shall, within three months from the date of enforcement of the Preliminary Scheme inform the owners of the Final Plots by means of a Public Notice that on application, they are entitled to get a Certificate of Tenure and Title in respect of their Final Plots from the Hon. Director of Town Planning, Pune in Form-7 as provided under Rule no.26 (2) of the Maharashtra Town Planning Schemes Rules, 1974.

19) The Special Planning Authority, PMRDA shall develop Garden, in FP Nos. 209,210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224,225, 226, 227, 228, 229

Children Play-Ground in FP Nos. 230, 231, 232, 233, 234, 235, 236,237, 238, 239, 281. and Play-Ground in FP Nos. 241, 242, 242-1 243, 244, 245, 246 within a period of five years from the date of enforcement of the Scheme.

20) The Special Planning Authority, PMRDA shall develop site for Educational Purpose in FP Nos. 261, 262 respectively within reasonable time considering the need of the Scheme area.

21) The housing for EWS/LIG in FP No. 192, 193, 194, 195, 196, 197, 198, 198 A, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208 be developed by the Special Planning Authority, PMRDA within reasonable time considering the need of the scheme area.



22) The FP nos. 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 283, 284, 285, 288 as Authority Plots shall be transferred to the PMRDA. FP No.149-2 may be treated as Authority Plot if the private ownership is not confirmed.

23) In unavoidable circumstances and after recording the reasons thereof, the time period to complete the works mentioned in (20) and (21) above may be extended by the Metropolitan Commissioner OR Chief Executive officer PMRDA.

24) As per the sanctioned Draft Scheme plan 4.31% of scheme area is provided for Public Amenities and Utilities. The area under EWS/LIG/DP has been increased to 9.91% as per the provisions of 64 (g-1)(i)&(ii)

25) PMRDA has resolved to wave off the amount of Contribution payable by the Owners in the Final Plots vide Resolution No.2 dated 17/12/2018 of PMRDA. As per the Resolution the Owners are not required to pay the Contribution. As per, Form-1 of draft sanctioned TPS the Contribution amount is higher than Compensation amount. Therefore, as per Resolution No. 2 PMRDA, has waved off the net demand given in column 15 of Form-1.

26) The owners which have been dispossessed in road within scheme area and whose remaining land is unbuildable or wherever the Authority thinks appropriate due to any of its valid reason, then, instead of monetary compensation, shall be allotted with a plot admeasuring 50% of his area affected in road. Designated for the purpose of EWS/LIG/dispossessed owners as per the policy laid down by the Special Planning Authority.

27) Wherever the applicant has not brought to the notice of PMRDA or the Arbitrator, that there is a court matter in his particular land, in such cases and also in the cases where there are litigations, the ownership of such land shall be as per the Decree of the Court.

28) The rights as noted in other rights column of 7/12 of the Original Plot shall be transferred to the corresponding Final Plot.

Sd/- 16/03/2023

**(M.D.RATHOD)**

ARBITRATOR

(HOLKARWADI TPS No.04)

Pune Metropolitan Region Development  
Authority, Pune



## **V. SPECIAL DEVELOPMENT CONTROL AND PROMOTION REGULATIONS:-**

In addition to the Development Control and Promotion Regulations in force in the area of PMR which have been sanctioned vide Urban Development Department Notification No. TPS- 1817 / 1246 / CR-40 / 18 / 20(4) / UD-13, dated 11<sup>th</sup> December 2018 (herein after referred to as DCPR-2018), the following Special Regulations are framed which are supplementary to DCPR-2018, or in future that DCPR which prevails shall apply to the development of any sort to be carried out in the Final Plots of the Town Planning Scheme No.4 (Holkarwadi). In case of any conflict between the regulations in the DCPR-2018 and these Special Regulations prescribed below, then the Special Regulations shall prevail.

- 1) The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone and shall be eligible for development for users prescribed in Regulation of the DCPR-2018.
- 2) Boundaries of the Final Plots shall not be changed or modified or altered during development.
- 3) Amalgamation of two or more Final Plots shall not be permitted to form a new Final Plot However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.
- 4) Temporary/Short term development proposals on any ground shall not be permitted in the portions of Original Plots which are proposed to be merged during the reconstitution to form Final Plot not allotted to the holders/owners of such original plots.
- 5) Sub-division/partition of the Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2018 or prevailing DCPR at the time of Submission of such proposal.

6) The FSI applicable to the lands included in the Town Planning Scheme shall be 1.25 in view of the lands pulled/assembled for Residential/Commercial development by Special Planning Authority. The Basic FSI permissible in a Final Plot **whose owners have not been awarded monetary compensation** shall be computed as below.

$$\text{Basic FSI of Final Plot} = \frac{\text{area of original plot}}{\text{area of final plot}} * 1.25$$

7) (i) The permissible Basic FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No.6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.25.

(ii) Final Plot No. 24, 28, 30, 32, 35, 36 and 155 are given the same Area as Original Plot area due to structures.

(iii) Final Plot No. 25, 31, 33 and 46 are given in 02 parts due to structures.

8) Maximum FSI permissible in the Final Plots **whose owners have not been awarded monetary compensation** and in Amenity Plots, EWS / LIG Plots shall be as follows or as per the prevailing DCPR as may be adopted by the Metropolitan Commissioner with special order in writing.

Road Width (m)	Basic FSI	Permissible TDR loading	Premium FSI	Maximum permissible FSI
Below 9 m.	2.5	0.00	0.00	2.50
9-12	2.5	0.2(0.3)	0.2(0.3)	2.9(3.1)
12-15	2.5	0.3(0.6)	0.2(0.3)	3.0(3.4)
15-24	2.5	0.4(0.7)	0.2(0.3)	3.1(3.5)
24-30	2.5	0.5(0.9)	0.2(0.3)	3.2(3.7)
30 and above	2.5	0.6(1.1)	0.2(0.3)	3.3(3.9)

**Maximum FSI permissible in Authority Plots shall be 4.00.or as per the prevailing DCPR whichever is more.**

- i. The Owner shall not develop his Final Plot at any time to consume FSI more than that is permissible in case of already constructed plots.
- ii. The Final Plot as said in 8(i), after such transfer, shall not be eligible for any additional FSI / TDR in future.
- iii. The owner of such Final Plot shall not ask for monetary compensation for balance basic FSI if any after partially consuming the FSI.

9) The permissible basic FSI for Final Plot No. 261 and 262 (Educational Purpose) shall be 2.50. The FSI for Final Plot No. 282 (electric Sub-Station) and other utility spaces shall be 1.00.

10) The Final Plots designated for open spaces in the form of **Garden** (Final Plot No.( 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229), **Open space** (Final Plot No 247) **Green Belt** (Final Plot No. 248, 249, 250, 251, 279, 280) **Children Play Ground** (Final Plot 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 281), **Play Ground** (Final Plot No. 241, 242, 242-1, 243, 244, 245, 246) shall be developed for the same purpose. The ancillary users like indoor games, public toilet, changing rooms, gymnasium, canteen, sport shop, meditation/yoga hall may be allowed at one corner / side of the plot subject to condition that maximum built-up area for such user shall be 15% out of which maximum 10% shall be allowed on ground floor and remaining on the first floor. Such developed amenity shall be open to the general public.

11) Provision of Amenity Space mentioned in sanctioned DCPR's shall not be made applicable for Final Plots in TPS area.

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**VI. LEGAL FORMALITIES:-**

<b>Sr. No</b>	<b>Legal Stage</b>	<b>Section/ Rule of the Act</b>	<b>Reference</b>	<b>Date</b>
1	Declaration of Intention	60(1)	Resolution No.1	17 November 2018
2	Publication of Declaration of Intention in newspaper	60 (2)	1) Hindustan Times (English) 2) Lokmat (Marathi)	19 November 2018
3	Publication of Declaration of notice in Gazette	60(2)	Maharashtra Government Gazette Part-1	20 November 2018
4	Meeting of owners	Rule 4(1)	-	22 and 23 Nov 2018
5	Consultation with Hon. DTP	61(1) Rule 4(2)	1) Letter No.1068 2) Letter No.2328	29/09/2018
6	Hon. DTP's Remarks on draft scheme	61(1) Rule 4(2)	Letter No.1935	02/04/2019
7	Publication of the draft scheme	61(1) Rule 4(2)	Authority Resolution No.01	14 June 2019
8	Publication of notice in newspaper	61(1) Rule 5(2)	1) Lokmat (Marathi) 2) The Indian Express (English)	17/06/ 2019 17/06/ 2019
9	Publication of notice in Gazette	61(1) Rule 5(1)	Maharashtra Government Gazette	20- 26/06/2019
10	Hearing of the owners	67 Rule 5(2)	-	03/09/2019
11	Consultation with Hon. DTP	68(2)	2431	23/12/2019
12	Hon. DTP's Remarks publication on draft scheme	68(2)	Letter No.133	08/01/2020
13	Sanction to the Draft Scheme	68(2)	DP/TPS-2,3,4,51CR-63-66/BR-1/2641/2020	09/01/2020
14	Publication of notification in Government Gazette	68(2)	Maharashtra Government Gazette	10/01/2020

15	A)Appointment of Arbitrator first by Government B) Appointment of Arbitrator second by Government C) Appointment of Arbitrator Third by Government	72(1) Rule 11	TPS/1820/150/C.R.11/2020/Arbitrator/UD-13	A)07/02/2020 B)23/12/2021 C)20/09/2022
16	Publication of notification of First, Second and Third Arbitrator appointment in Government Gazette	Rule 13	Maharashtra Government Gazette	A)05-11/03/2020B) B)13-19/01/2022 C)06-12/10/2022
17	Publication of Commencement of duties of First, Second and Third Arbitrator in MGG newspaper	Rule 13(1)	A) MGG 1)The Indian Express (English) 2) Dainik Sakal B)MGG 1)Punyanagari (Marathi) 2) Hindustan Times(English) C)MGG	A) 1)02/07/2020 2)03/07/2020 B) 1)20-26/01/2022 2)12/01/2022 C) 27/10/2022-02/11/2022
18	Special Notice in Form-4 to owners	72(4)i Rule 13(3) & 13(9)	-	07/10/2022 to 07/11/2022
19	Hearings of land owners	72(4)i Rule 13(4)	-	1)17-20/10/2022 2) 31/10/2022 to 04/11/2022 3) 09 to



				11/11/2022
20	Arbitrator to subdivide the scheme	72(3)	-	No.2434 21/12/2022
21	Arbitrator to draw the Preliminary T.P. Scheme	72(7)	Maharashtra Government Gazette	No. 2439 30/01/2023
22	Publication of Notice of drawing of the preliminary scheme in Maharashtra Government Gazette	Rule 13(9)	Maharashtra Government Gazette	02- 08/02/2023 Page No. 1 to 3
23	Publication of Notice regarding drawing the preliminary scheme in Newspaper	Rule 13(9)	1) Dainik Lokmat (Marathi) Page No.08 2) The Indian Express, The City (English) Page No.04	13/02/2023 13/02/2023
24	Submission of Draft Preliminary Town Planning Scheme to Govt. For sanction	72(5)	No. PMRDA/Arbitrator/TPS No.4/ Draft Preliminary/2447/202 3	14/02/2023

## VII. TIME LIMITS FOLLOWED:-

Sr. No	Section of the Act	Time limit prescribed	Time limit followed
1	60(1)	Declaration of Intention	PMRDA'S Resolution No.1, 17/11 /2018
2	60(2)	Publication of Intention 30 days (up to 17/12/2018 )	Newspaper on 19/11/2018
			Copies to Government
			Copies to DTP
			Gazette on 20 <sup>th</sup> November 2018
3	61(1)	Publication of draft scheme 9 months	PMRDA'S Resolution No.1, 14 June 2019
			Newspaper on 17/06/2019
			Gazette on 20-26/06/2019



4	68(1)	Submission of draft scheme 3 months	09/09/2019
5	68(2)	Sanction to draft scheme 3 months	09/01/2020
6	72(1)	A) Appointment of First Arbitrator One month (up to 08/02/2020) B) Appointment of Second Arbitrator C) Appointment of Third Arbitrator	A) 07/02/2020 Gazette on 05-11/03/2020 B) 23/12/2021 Gazette on 06-12/01/2022 C) 20/09/2022 Gazette on 06-12/10/2022
7	72(3)	To draw Preliminary Scheme 9 months (up to 31/07/2019)	No. 2439 30-01-2023

**NOTE:-** Date-23/03/2020 to 31/03/2022 covid-19 period in Maharashtra is exempted under Section-148 (A) of the MRTTP Act, 1966.

-Sd- 16/03/2023

(M.D.RATHOD)  
ARBITRATOR  
(HOLKARWADI TPS No.04)  
Pune Metropolitan Region Development  
Authority, Pune.