
PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 05

REPORT, FORM-I & FORM-II

**SANCTIONED UNDER SECTION 68 (2) OF MAHARASHTRA REGIONAL AND TOWN PLANNING ACT,
1966.**

Vide Notification No.DP/TPS-2,3,4,5/CR-63-66/Br-1/2641/2020, dated 09/01/2020



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HOLKARWADI DRAFT TOWN PLANNING SCHEME NO. 05

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1 PREAMBLE

Whereas, the 1st Town Planning Act enacted by the then Bombay Province in 1915 called as “The Bombay Town Planning Act, 1915”;

Whereas, the Bombay Town Planning Act, 1915 provided for the preparation of TPS for the portions of towns in the course of development;

Whereas, the Act was amended as “The Bombay Town Planning Act, 1954” which enabled preparation of Development Plans, Town Planning Schemes were now prepared within the content of citywide Development Plans. The provision for preparation of Town Planning Schemes was retained;

Whereas, the Act was further amended and “The Maharashtra Regional and Town Planning Act, 1966” introduced yet another level for physical planning viz. Regional Planning. The provisions for the preparation of Town Planning Schemes were once again retained;

Whereas, the Government of Maharashtra has initiated reforms in Maharashtra Regional and Town Planning Act, 1966 in the year 2014 and undertook other reforms to speed up Town Planning Schemes and rapidly deliver serviced urban lands;

Whereas, the Government of Maharashtra, Urban Development Department vide Notification No. TPS-1899/ 1991/C.R.80/99/UD-13, dated 23/07/1999 has declared “*Pune Metropolitan Region*” under the provisions of Part IXA of the Indian Constitution;

Whereas, the Government of Maharashtra, Urban Development Department vide Notification No. TPS-1815/ 1204/13/C.R.87/15/UD-13, dated 31/03/2015 has constituted Pune Metropolitan Region Development Authority for “*Pune Metropolitan Region*” under the provision of section 42(C) of the Maharashtra Regional and Town Planning Act, 1966;

Whereas, the Government of Maharashtra enacted the Maharashtra Metropolitan Region Development Authority Act, 2016(Mah.Act III of 2017) to provide for the establishment of the Authorities for certain areas declared as Metropolitan areas;

Whereas, the Government of Maharashtra, Urban Development Department vide Notification No. TPS-1817/C.R.173/17/UD-13, dated 18/01/2018 has declared Pune Metropolitan Region Development Authority as” Special Planning Authority” for development of its “Notified Area” from the date of its establishment (31-03-2015) under sub-section (1) (d) of section 40 of Maharashtra Regional and Town Planning Act, 1966;

Whereas, in exercise of the powers conferred on the Pune Metropolitan Region Development Authority (PMRDA) under the Maharashtra Regional and Town Planning Act, 1966, the Authority declared the intention to prepare the Town Planning Scheme No. 05, Holkarwadi under section 60(1) and 60(2) vide Resolution No.1, dated 17/11/2018 which is published in the Maharashtra Government Gazette, Extra Ordinary Part-I, on 20/11/2018 on page No. 1-4;

Whereas, The Government of Maharashtra, Urban Development Department vide Notification No. TPS-1816/309/CR-413/16/UD-13, dated 17/03/2017 has sanctioned the modified width 110m instead of 90 m and alignment of the Ring road proposed by the PMRDA

Whereas, PMRDA prepared tentative proposals of the Draft Scheme and explained in the owners’ meeting on 22/11/2018 & 23/11/2018 under Rule 4(1) of the Maharashtra Town Planning Scheme Rules, 1974, for eliciting public opinion and suggestions on the proposals of the Scheme, and:

Whereas, **PMRDA** finalized the proposals of the Draft Town Planning Scheme considering the opinions, suggestions/objections received from the owners

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I. AREA ANALYSIS TABLE FOR HOLKARWADI TPS NO.05:-

Sr.No	PARTICULARS	Area in (Ha.)	(%) to Developed Area	
1	Area Under Final Plots*	64.03	50.43	
2	Area Under Economical Weaker Section /Lower Income Group/ Dispossessed Persons	12.11	9.58	
3	Area Under Garden, Playground, Children Play Ground, Riverfront Garden and Open Space	11.19	8.80	40.00
4	Area Under Public Amenities and Utilities	5.72	4.50	
5	Area Under Authority Plots	4.79	3.76	
6	Area Under Proposed Roads	12.20	9.55	
7	Area Under Ring Road	17.02	13.39	
TOTAL DEVELOPABLE AREA IN TPS (A)		127.06	100%	
10	Area Under Nalas (B)	3.72		
TOTAL (B)		3.72		
TOTAL TPS AREA (A+B)		130.78		

