

Government of Maharashtra
Urban Development Department

Office of the Joint Director of Town Planning, Pune Division, Pune
212, Second Floor, New Administrative Building, Opp. Council Hall, Pune – 411 001.

NOTICE

Maharashtra Regional and Town Planning Act, 1966

No. R.P Pune/ Mou. Vanpuri/ Tal.Purandar/ G.No. 18/ Section 20(3)/ JDTP/ 1645

Dated : 25.09.2024

Whereas, the Government has sanctioned the Regional Plan for Pune District on 25.11.1997 (hereinafter referred to as " the said Regional Plan") under the provisions of Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as " the said Act") and has come into force with effect from 10.02.1998;

And whereas, Smt. Ashwini Dhananjay Jagdale and Others have requested to this office Vide letter dated 22.08.2023, to delete the land from 'Agriculture/ No Development Zone' and include 'Residential Zone', admeasuring about 12.56 hectare of Mou. Vanpuri, Tal. Purandar, District. Pune, G.No. 18; (hereinafter referred to as "the said land");

And whereas, the Government vide Resolution No. TPS-1815/ C.R. 49/ 15/ UD-13, Dt. 06.05.2015 and Dt. 04.01.2016 (hereinafter referred to as "the said Government Resolution") has issued the directives under section 154 of the said Act, regarding the procedure to be followed under section 20 of the said Act, for making changes in the use of land in the areas of sanctioned Regional Plans, and for that purpose constituted "Proposal Scrutiny Committee";

And whereas; the "Proposal Scrutiny Committee" constituted under the said Government Resolution, is of the opinion that, the said land shall be deleted from 'Agriculture/ No Development Zone' and proposed to be included in 'Residential Zone', and accordingly it is necessary to modify the said Regional Plan (hereinafter

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referred to as " the said modification") in accordance with the provisions of sub-section (2) of section 20 of the said Act, subject to the following conditions:-

Conditions -

- i) Conditions laid down in the said Government Resolutions dated 06.05.2015, 04.01.2016 and payment of requisite premium and charges shall be binding on the land owner / developer.
- ii) Conditions prescribed by the Collector Pune, Chief Engineer, Maharashtra Jeevan Pradhikaran, Region Pune, Chief Engineer, Public Works, Region Pune, Chief Engineer, Irrigation, Region Pune & Assistant Director of Town Planning, Baramati Branch Baramati respectively in the letters dated 12.03.2024, 09.01.2024, 15.02.2024, 07.06.2024 & 13.09.2023 shall be binding on the landowner / developer.
- iii) Providing 10% Open Space along with 15% Amenity Space is required to be reserved in the form of amenity plots and atleast 1 acre of Hospital and atleast 2 acre as Primary School shall be developed. It shall be binding on the the land owner / developer to develop the remaining Amenity Space for permissible uses as per prevailing Development Control Regulations of Pune Metropolitan Region Development Authority.
- iv) It shall be binding on the applicant to pay the restoration charges as mentioned in the letter dated. 07.06.2024 of Chief Engineer, Irrigation, Pune Region, Pune, as the land under proposal falls within the command area of Purander- Dive project of Irrigation Department.
- v) The said land is in the vicinity of proposed Purandar Airport area, therefore the regulations/ restrictions of the concerned Authority shall be binding on the Land owner/ Developer.
- vi) The terms and conditions accepted by the applicant vide the affidavit submitted on dated 01.11.2023 as per Annexure 'C' of the said Government Resolution dated 06.05.2015 shall be binding on the applicant.
- vii) If the amount of premium is not paid within a period of one year from the date of letter communicating that permission is granted for issuing notification under section 20 (4) of the said Act, the modification will be refused to accord sanction under section 20 (4) of the said Act.

And whereas, as per the provision of sub-section (1) of section 151 of the said Act, Government vide notification No.TPS-1815/ CR-49/ 15/ UD-13, dt.11.06.2015 has delegated the powers under section 20(2), 20(3) & 20(4) of the said Act to the concerned Joint Director of Town Planning.

Now therefore, in exercise of powers delegated by the Government in this regard, as per section 20(3) of the said Act, the Joint Director of Town Planning, Pune Division, Pune; by this notice, declares intention to make the said modification in the said Regional Plan and for the said modification invites Suggestions / Objections from the public in writing, within 30 days from the date of publication of this notice in the Maharashtra Government Gazette;

The Suggestions/ Objections shall be addressed to "**Assistant Director of Town Planning, Baramati Branch, Baramati, Main Building, Administrative Block, 3rd Floor, Baramati – 413102**" The plan showing the proposed said modification is kept open for inspection to the public during office hours in the office of **Assistant Director of Town Planning, Baramati Branch, Baramati** who is appointed as the "Officer" to hear the suggestions/objections received within the stipulated period and after following legal procedure to submit the report thereon to Member Secretary.

This Notice is also available on website www.dtp.maharashtra.gov.in.



R.M. Pawar

(R.M. Pawar)

Member Secretary,
Proposal Scrutiny Committee and
Joint Director of Town Planning,
Pune Division, Pune.