

नगर रचना परियोजना - म्हाळुंगे माण क्र.१, (प्रथम फेरबदल) (प्राथमिक)

तालुका-मुळशी, जिल्हा-पुणे

**Town Planning Scheme – Mahalunge Maan No.1 (First Variation) (Preliminary)**  
**Taluka Mulshi, District Pune**

The geographical area included – Part area from Village Mahalunge and Part area from Village Maan, Taluka Mulshi, District Pune as shown on the plan

प्राथमिक परियोजना अहवाल

**PRELIMINARY SCHEME REPORT**

The Preliminary Scheme has been drawn up under section 72 (4) (7) read with section 72 (3) (5) of the MR & TP Act, 1966

and

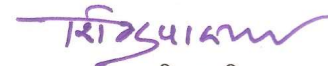
Published under Rule 13 of the Maharashtra Town Planning Schemes Rules, 1974 vide Arbitrator's Notice no. TPS/mhalunge maan No. 1/143, dated 21/12/2023

and

Submitted as per section 72 (5) of the Act, to the Government for sanction vide Arbitrator's letter no. TPS/ mhalunge maan No. 1/01, dated 03/01/2024

Planning Authority - Pune Municipal Corporation

Special Planning Authority - Pune Metropolitan Region Development Authority

  
(एस.जी. पाटील)

(Shivraj G. Patil)

**Arbitrator,**

**Town Planning Scheme,**

**Mahalunge Maan No.1, Akurdi, Pune**

**DECLARATION**

**Town Planning Scheme - Mahalunge Maan No.1(First Variation) (Preliminary)**

I, Shivraj Gurupadappa Patil, Retired Deputy Director of Town Planning have been appointed as the Arbitrator by the Government of Maharashtra vide Urban Development Department's notification no. TPS - 1820/ 150/ C.R.11/ 2020 /Arbitrator /UD-13, dated 20/09/2022;

I have commenced the duties as the Arbitrator by publishing a Public notice in the Maharashtra Government Gazette and in local News Paper as required under Rule no. 13 of the Maharashtra Town Planning Schemes, Rules, 1974 and as per section 72 of the Maharashtra Regional and Town Planning Act, 1966;

I have further subdivided the sanctioned draft Town Planning Scheme, into **Preliminary Town Planning Scheme** and **Final Town Planning Scheme**, as mentioned under sub-section 3 of Section 72 of the said Act, vide order no. TPS/ Mahalunge Maan No.1/102, dated 04/07/2023;

I 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 "Said Act") and as mentioned in Rule no. 13 the Maharashtra Town Planning Schemes, Rules, 1974 and Rules made there under;

And now I hereby declare that the Preliminary Town Planning Scheme has been drawn up by me and is hereby published for the information of the public and all others concerned and thereto affix my hand and seal, on this Tuesday the 21<sup>st</sup> day of December 2023.

Further, the Preliminary Town Planning Scheme has been submitted as per sub-section 5 of section 72 of the Maharashtra Regional and Town Planning Act, 1966 to the Government of Maharashtra for sanction.

Place - **Akurdi, Pune- 411 044**

Date - Tuesday the 21<sup>st</sup> day of December 2023.

(Shivraj G. Patil)  
**Arbitrator,**  
**Town Planning Scheme,**  
**Mahalunge Maan No.1, Akurdi, Pune**

## **REPORT**

### **Town Planning Scheme - Mahalunge Maan No.1(First Variation) (Preliminary)**

#### **1.10 Constitution of the Pune Metropolitan Region Area Development Authority**

The Government of Maharashtra in exercise of the powers conferred under clauses 1 and 3 of subsection (c) of Section 42 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") constituted the Pune Metropolitan Region Area Development Authority (being an 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.

The PMRDA was further appointed as Special Planning Authority (hereinafter referred to as "the SPA") by the Government of Maharashtra vide Urban Development Department Notification No. TPS-1817/C.R.173/17/UD-13, dated 18/01/2018 for an area comprising 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").

The Pune Metropolitan Region is the fastest evolving urban area in the State of Maharashtra as well as in the country, undergoing profound economic and social change. Its jurisdiction is spread over 10 talukas of Pune District and covers an area of about 6914.26 Sq.km. The Talukas of Maval, Mulshi, Haveli and Pune city are wholly included, whereas Bhore, Velhe, Daund, Shirur, Purandar and Khed are partially included within the PMR boundary. The Pune Metropolitan Region consists of important cities like Pune and Pimpri-Chinchwad as well as 7 Municipal Councils (Chakan, Alandi, Talegaon-Dabhade, Lonavala, Shirur, Saswad, and Rajgurunagar) including Lonavala Hill station, 2 Nagar Panchayats (Vadgaon-Maval and Dehu) and 3 Cantonment Boards (Khadki, Dehu Road and Pune). It also includes surrounding 842 villages. The population of PMR as per the 2011 Census is 75.00 Lakhs.

In the absence of effective planning policies and a 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 restructure the planning approach and ensure comprehensive development.

With the IT sector growing over the last few years, in and around Pune, more and more Industries are coming to Pune. This has resulted in the rise in population, which in turn has further led to more development /construction projects coming up. The population pressure due to the increase in migration in PMR has led to urban planning complications and a major impact on the planned growth of Pune City.

#### **1.11 Previous Planning Efforts**

#### **1.12 The Regional Plan for Pune**

The Regional Plan for Pune District was prepared and sanctioned by the Government of Maharashtra under the provisions of the Maharashtra Regional and Town Planning Act, 1966 vide UDD notification no. TPS -1895/227/CR-26 / 95/ UD-13, dated 25/11/1997 to come into force from 10/02/1998.

These lands /areas included in TPS are situated in the Agricultural /No Development Zone as per the sanctioned Regional Plan proposals.

#### **1.13 Brief History of TPS**

The TPS is widely accepted as an effective tool for the implementation of DP as well as RP proposals, and also in the green field areas which are in the course of development. This technique is also known as the Land Pooling Method.

The PMRDA hence decided to prepare the TPSs at various locations and implement the proposals of the scheme, including Ring Road (as per the sanctioned Final Regional Plan of 1997) and other connecting Roads, well in advance before any further unplanned development takes place. The survey and measurement work for the entire Scheme area has been carried out by Total Station Survey and Survey Maps have been prepared by computerised system.

The Villages **Mahalunge** and **Maan** from Taluka Mulshi are situated in the western part of Pune in Pune district.

Presently there are few existing roads within the area of the Town Planning Scheme. This TPS area can be accessed from the existing 12.00 metre road / *Shiv rasta* on the southern portion of the common boundary of Sus village / Mahalunge village developed by the PMC. Another road on the eastern portion of Pune Mumbai National Highway to Mahalunge village settlement near ZP School/ on the southern side of Shiv Chhatrapati Mahalunge - Balewadi Stadium connects the scheme area. Also 36.00 metres wide east-west road and north-south road, which is also a proposal of this TPS, which connects further to Hinjawadi after crossing River Mula traversing through Maan Village situated within the scheme is partially developed (with varying width) by the PMRDA with the help of MIDC.

The TPS area is located about 1.00 km on the west side of the Pune Mumbai National Highway /behind the Shiv Chhatrapati Mahalunge - Balewadi Stadium.

The River Mula traverses on the north side of Mahalunge village and further between Mahalunge and Maan village boundaries, as shown on the plan. The topography of the area of the proposed TPS is generally plain with a gentle slope towards the River Mula. The overall terrain is generally flat.

The Pune Metropolitan Region Development Authority, being the Planning Authority as per the MR and TP Act 1966, has now prepared the Draft Town Planning Scheme **Mahalunge Maan No.1**. (First Variation).

*It is observed that alignment/s of 36.00 metre, 30.00 metre and 18.00 metre wide sanctioned RP road/s have been slightly shifted/ moved/ modified in the sanctioned Draft Town Planning Scheme Mahalunge Maan No.1.(First Variation).*

#### **1.14 Implementation through TPS technique**

#### **1.15 Draft Mahalunge Maan TP scheme No. 1 (Original)**

For implementation of Regional Plan Proposals, the PMRDA earlier vide its Resolution No.3C dated 26/03/2018 read with corrigendum/addendum Resolution No.1 dated 28/03/2018, had resolved to undertake the Town Planning Schemes as per the provisions of the Maharashtra Regional and Town Planning Act, 1966.

The Draft Mahalunge Maan TP scheme No. 1 (Original) came to be prepared and later sanctioned under section 68(2) of the said Act.

Thereafter the Government-appointed Arbitrator prepared the Preliminary Mahalunge Maan TP scheme No. 1 (Original) which came to be sanctioned by the Government under section 86 of the said Act.

#### **A sequence of events in brief –**

##### **1. The Draft Mahalunge Maan TP scheme No. 1 (Original)**

The Draft TP Scheme (Original) was prepared by the PMRDA under Section 60 of the Maharashtra Regional and Town Planning Act, 1966 and Sanctioned under section 68(2) of the said Act, by the Metropolitan Commissioner, Pune Metropolitan Region Development Authority, Pune vide Notification No. DP/TPS-1817/-----, dated, 13/09/2017.

{in exercise of the powers delegated to him under Section 151 (1) of the Maharashtra Regional and Town Planning Act, 1966 by the Government in Urban Development Department Vide Notification No. TPS/1817/973/C.R.-103/17/ UD-13, dated 13th September 2017}

##### **2. The Preliminary Mahalunge Maan TP scheme No. 1(Original)**

The Government of Maharashtra in Urban Development Department vide Notification 'No. TPS-1818/1673/ C.R. 256/18/UD-13, dated 02/12/2019 has sanctioned the Preliminary Town Planning Scheme - Mahalunge-Maan No.1, (Prepared and submitted by the Arbitrator) as per Section 86(1) of the Maharashtra Regional and Town Planning Act, 1966 which came into force w.e.f. 10/02/2020

##### **3. The Final Mahalunge Maan TP scheme No. 1(Original)**

Drawn up /prepared by the Arbitrator and published in the MGG dated 14/02/2020. The further process could not be completed.

The Draft TP Scheme (Original) prepared by the PMRDA and sanctioned under section 68(2) of the said Act includes an area of 250.50 Hectares from Mahalunge and Maan village as per the Plan /Report.

#### **1.16 The Draft Mahalunge Maan TP scheme No. 1 (First Variation)**

The PMRDA as PA, further vide its Resolution No. 03, dated 14/10/2021 declared its intention to prepare Draft Town Planning Scheme Mahalunge Maan No. 1, (First Variation) under section 92 read with section 60(2) of the said Act and a Public Notice to that effect was came to be published in the Maharashtra Government Gazette, Extraordinary, Part-I, Pune Division Supplement dated 27/10/2021 on page No. 1 to 3.

Items of variation /Reasons for variation as per resolution are;

1. to revise the Flood Lines (Blue and Red lines) of the adjoining River Mula as finalised by the Irrigation department.
2. to propose the area falling within the prohibited lines as finalised by the Irrigation department for open users like river protection area, green belt etc.
3. to revise the allotment of the final plots to the land owners and PMRDA falling within the prohibited lines and reinstate the same in the developable areas.
4. to revise allotment of the final plots meant for EWS/LIG persons and other public purpose presently falling within the prohibited lines and reinstate the same in the developable areas.
5. to allot / reconstitute the final plots in view of the above proposals.
6. to correct errors, mistakes and discrepancies if any in the sanctioned the Preliminary Town Planning Scheme - Mahalunge-Maan No.1.

#### **A sequence of events in brief –**

##### **1. The Draft Mahalunge Maan TP scheme No. 1 (First Variation) - preparation**

The Draft TP Scheme (First Variation) was prepared by the PMRDA under Section 92 read with Section 60 of the Maharashtra Regional and Town Planning Act, 1966

##### **2. The Appointment of present Arbitrator**

Shri Shivraj Gurupadappa Patil, Retired Deputy Director of Town Planning, was appointed as the Arbitrator, under sub-section (2) of section 72 of the Maharashtra Regional and Town Planning Act, 1966; vide Urban Development Department Notification no. TPS/ 1820/ 150/ C.R.11 /2020/ Arbitrator/ UD-13, dated 20/09/2022, by replacing Shri Ravindra N. Jayabhaye, ADTP, PMRDA, Pune. This Notification has appeared in the Maharashtra Government Gazette, Part-1, Pune Division Supplement, dated 6 -12/10/2022, on pages no. 6 to 7.

##### **3. Draft Mahalunge Maan TP scheme No. 1 (First Variation)**



Thereafter the Draft TP Scheme (First Variation) prepared by the PMRDA under Section 92 read with Section 60 of the Maharashtra Regional and Town Planning Act, 1966 was sanctioned under section 68 (2) of the Maharashtra Regional and Town Planning Act, 1966 vide Notification No. niyojan / Mhalunge Maan No. 1 / First varied / 752/2022, dated - 30/12/2022, issued by the Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Region Development Authority, Pune Act, 1966.

{In exercise of the powers delegated to him under Section 151 (1) of the Maharashtra Regional and Town Planning Act, 1966 by the Government in Urban Development Department Vide Notification No. TPS/1817/973/C.R.-103/17/ UD-13, dated 13th September 2017}

## 2.10 The Layout of Draft TPS (First Variation) prepared by the PMRDA

The Pune Metropolitan Region Development Authority vide its Resolution dated 14/10/2021 declared its intention under Section 92 read with sub-section (1) of Section 60 of the said Act, for making the Town Planning Scheme No 11, for some identified lands (as shown on the plan) at villages Mahalunge and Maan of Tehsil Haveli, District Pune.

Following are the excerpts from the draft TP scheme (First Variation), which has been sanctioned under section 68(2) of the said Act on dated - 30/12/2022,

The Draft TP Scheme (First Variation) prepared by the PMRDA and sanctioned under section 68(2) of the said Act, includes an area of 250.50 Hectares and a total developable area of 225.11 Hectares from Mahalunge and Maan villages as per the Plan /Report.

It is observed that alignment of 36.00, 30.00 and 18.00 Metre RP roads have been slightly shifted/ modified/ changed in the sanctioned **Layout of Draft TPS (First Variation)** under section 68 of the Act, dated - 30/12/2022.

**Table**

Sr. No.	Particular	Area Ha.	Percentage
1	Final Plots area allotted to Private owners	<b>120.14</b>	<b>53.37</b>
2	Area under Economically Weaker Section/ Lower Income Group /Dispossessed Persons	14.68	6.52
3	Area under Gardens, Playgrounds, Children's Playground, Riverfront Garden and Open spaces	23.05	10.23
4	The area under Public Amenities and Utility	14.69	6.52
5	The area under Authority Plots	11.38	5.05

6	The area under the proposed roads	41.17	18.28
	Total area (sr. no. 3 to 6)	<b>90.29</b>	<b>40.00</b>
	<b>The total developable area under TPS</b>	<b>225.11</b>	
7	The area under proposed 30.0 m 36.0 m Regional Plan roads outside Main T.P. Scheme Area, Gaothan and Existing Road	8.54	--
8	Existing Nalla	6.23	--
9	Green Belt & River Protection Area	10.62	
	<b>Total area under the Town Planning Scheme</b>	<b>250.50</b>	--

**2.11** The Following table shows the further area break up of sanctioned Draft TPS Mahalunge – Maan TP Scheme No.1 (First Variation).

**Table No. 1**

Area Analysis of Lands to be **returned to the respective land owners** in the form of **Final plots** as per the **sanctioned Draft TPS (First Variation) Report and** as shown on the plan.

Sr. No.	Particulars	Number	Area (in Ha.)	Percentage to total area
1	Original plots	461	235.73	100.00 %
2	Final Plots	460	120.14	100.00 %
3	Number of final plots returned to the respective landowners (Due to structures some FP's are allowed to retain 100 % area of their OP)	308	120.14	<b>53.37 %</b>
4	Number of final plots allotted to the PMRDA for various public purpose/s	104	115.59	46.63 %

**Table No. 2**

Area Analysis of Lands reserved for **PA** in the sanctioned **Draft TP Scheme** (First Variation) for **housing purposes** i.e. Area under Economically Weaker Section/ Lower Income Group/Dispossessed Persons [refer section 64 (g-1) (i)] (up to 10% component) as per the report.

Sr. No.	Particulars	Final Plot No.	Area (in Square Metres)	% to total scheme area
1	EWS /LIG/DP - 1	310 A	15985.55	6.52 %
2	EWS /LIG/DP - 2	310 B	9575.03	
3	EWS /LIG/DP - 3	311	8105.09	
4	EWS /LIG/DP - 4	312	7611.06	
5	EWS /LIG/DP - 5A	313-A	21389.61	
6	EWS /LIG/DP - 5B	313-B	58183.88	
7	EWS /LIG/DP - 5C	313-C	25938.39	
8	EWS /LIG/DP - 6	314	18508.20	
9	EWS /LIG/DP - 7	315	2823.37	
10	EWS /LIG/DP - 8	316	5431.93	
11	EWS /LIG/DP - 9A	317-A	5349.63	
12	EWS /LIG/DP - 9B	317-B	2923.50	
13	EWS /LIG/DP - 9C	317-C	4800.00	
14	EWS /LIG/DP - 10	318	3927.80	
15	EWS /LIG/DP - 11	319	5346.53	
16	EWS /LIG/DP - 12	320	9682.22	
17	EWS /LIG/DP - 14	321	4680.40	
18	EWS /LIG/DP - 13	322	2904.12	
	<b>Total</b>		<b>146854.08</b>	<b>6.52 %</b>

**Table No. 3**

Area Analysis of Lands reserved for PA in the **sanctioned Draft TP Scheme** (First Variation) for other **public purposes** [refer to section 64 (g-1) (ii)] (up to 40% component) as per the report.

Sr. No.	Particulars	F.P. NO.	Area (in Sq.m.)
2	Garden	323, 324, 325, 326-A, 326-B, 327-B, 327-C, 327-D, 328, 329, 330-A, 330-B, 331, 332, 333, 334, 335, 336, 337, 338, 340, 341, 342, 342-A	82833.78
3	River Protection Area	343, 344, 345, 346, 347-A, 347-B	103737.20
4	Green Belt	359, 360, 361	2517.61
5	Children Play Ground	348, 349, 351, 352-A, 352-B	3729.51
6	Play Ground	353, 354, 355, 356-A, 356-B, 357, 358	117239.94

7	Fire Station	362	2231.18
8	Water Tank	363	5299.16
9	Solid Waste Conveyance Plot	365	3506.98
10	Sewage Treatment Plan	366, 367	14716.50
11	Cremation Ground & Burial Ground	368, 368-A	5421.12
12	Electric Substation	364	3082.36
13	Shopping Centre	383, 384, 385-B, 386, 387, 375, 378-A	31562.24
14	Informal Market	369, 370, 371, 372-A, 372-B	2951.93
15	Vegetable Market	376, 376-A, 377, 378-B, 379, 386-A	19302.84
16	Multilevel Parking/Open Parking	385-A, 379-A	6098.97
17	Bus Stops	393, 394, 395, 396, 397, 398	6345.33
18	Primary School and High School	380, 381	10856.11
19	Dispensary/Hospital	373, 374	12743.38
20	City Centre	390	18945.87
21	Cultural and Community Centre	388	3848.30
22	Sports and Fitness Facility	339	26774.34
23	Authority Plot	400, 402, 403, 404, 406, 407	113810.13
<b>TOTAL</b>			<b>744408.86</b>

## 2.12 Excerpts from the Finance of the Draft Town Planning Scheme

### (First Variation): -

In the Mahalunge-Maan Draft Town Planning Scheme No.1, the financial aspect of the Scheme has been worked out in Redistribution and Valuation Statement Form-I, of the Scheme and the finance of the Town Planning Scheme is given in Form-2 of the Scheme as prescribed in the Maharashtra Town Planning Scheme Rules, 1974.

Accordingly, the total cost of the Scheme is estimated to be Rs.627.54 Crore and the total incremental value is estimated to be Rs. 890.80 Crore. Since 50% of the Incremental value is less than the total cost of the Scheme as given above, the proportion of Increment to be contributed by each plot holder under Section 99 of the Act, is worked out at 50% which gives total incremental contribution to be Rs.445.40

crore thus, giving net cost to the Authority to be Rs.182.14 Crore. Out of the total cost of the Scheme given in Form-2, the cost of works proposed in the Scheme is estimated to be Rs.618.85 Crore while the compensation amount for land acquired under the Scheme is estimated to be Rs.6.49 Crore and for other expenses, cost of preparation and publication of the Draft Scheme is estimated to Rs. 0.60 Crore, cost of demarcation, salary etc. the estimate is worked out to be Rs.0.60 Crore, legal expenses/Environmental Clearance is estimated to be Rs. 1.00 Crore. Deducting the Incremental Contribution by each holder under Section 99 from the total cost of the Scheme, the Net cost of the Scheme to PMRDA comes to Rs.182.14 Crore which is proposed to be met by the sale of plots allotted to the Authority in the Scheme.

However, the Authority, vide Resolution No. 2 dated 24/03/2018, resolved to waive the contribution (Rs. 445.40 Crore) from land owners shown in column 13 of Form 1 and to collect only a notional contribution of Re. 1 (One rupee only) from the respective land owners. Therefore, the total expenditure of the scheme of Rs. 627.54 Crore is proposed to be met by the sale of Authority Plots. (Authority Plots Rs. 334.37 + EWS Plot Rs. 419.21 + Commercial Plots Rs.223.85 Crore = Rs. 977.43 Crore).

Reconstitution of Original Plots and allotment of Final Plots to the owners and to the Authority as proposed in the Draft Town Planning Scheme (First varied) has been shown in Plan No. 3 and 4 of the Draft Scheme and are as shown in Redistribution and Valuation Statement Form-1. The extent of the beneficial nature of each Final Plot for different Public Uses to the Authority has been proposed as shown in Form-1 of the Scheme depending upon its location in the Scheme area, its use, etc.

The Authority shall use the proceeds from the sale of land allotted to the Authority for sale, to meet the cost of infrastructure. The Draft Town Planning Scheme (First varied) also includes Development Control Regulations for control of the development of Final Plots in the Scheme area. It is proposed to complete and provide infrastructure facilities and services within a period of 4 (four) years from the date of sanction of the Draft Town Planning Scheme (First varied).

### **3.10 The Appointment of Arbitrator and Arbitration Proceedings**

After sanction to the draft TP scheme is accorded under section 68 of the said Act, the Government shall have to appoint an Arbitrator for the purpose of the scheme, under sub-section (1) of section 72 of the said Act, possessing such qualifications as per the said Act.

### **3.11 The Appointment of Arbitrator**

#### **The Draft TP Scheme (Original scheme)**

The Government of Maharashtra has initially appointed Shri D S Khot, Assistant Director of Town Planning, Pune Metropolitan Region Development Authority, Pune as the Arbitrator under sub-section (1) of section 72 of the said Act, vide Urban Development Department Notification dated 10/01/2020.

Consequent upon the transfer of Shri D S Khot, ADTP, Shri Ravindra N Jayabhaye, Assistant Director of Town Planning, Pune Metropolitan Region Development Authority, Pune was appointed as the Arbitrator under sub-section (1) of section 72 of the Act, for this vide Urban Development Department Notification dated 23/12/2021.

Thereafter, Shri Shivraj Gurupadappa Patil, Retired Deputy Director of Town Planning, was appointed as the Arbitrator, under sub-section (2) of section 72 of the Maharashtra Regional and Town Planning Act, 1966; vide Urban Development Department Notification no. TPS/ 1820/ 150/ C.R.11 /2020/ Arbitrator/ UD-13, dated 20/09/2022, by replacing Shri Ravindra N. Jayabhaye, ADTP, PMRDA, Pune. This Notification has appeared in the Maharashtra Government Gazette, Part-1, Pune Division Supplement, dated 6 -12/10/2022, on pages no. 6 to 7.

#### **The Draft TP Scheme (First Variation)**

Thereafter the Draft TP Scheme (First Variation) came to be sanctioned vide Notification No. niyojan/ Mhalunge Maan No. 1 /First varied / 752/ 2022, dated - 30/12/2022, under section 68 (2) of the Maharashtra Regional and Town Planning Act, 1966.

In view of the above the undersigned Arbitrator, has carried out the arbitration work on the Draft TP Scheme (First Variation) sanctioned vide Notification dated - 30/12/2022. (Please refer to this office letter no. 120, dated 15/09/2023 addressed to the Government)

### **3.13 The Arbitrator – entering upon the duties - commencement of -**

The Arbitrator reported for duty on date 03/10/2022 and commenced the work of arbitration for this scheme actually from date 05/01/2023.

The Arbitrator has officially entered upon the duties w.e.f. 05/01/2023 by publishing the requisite notice, as detailed below, for the information of the public.

- a. Issue of Public Notice (as per rule no. 13 of the Maharashtra Town Planning Schemes, Rules, 1974 read with the Maharashtra Regional and Town Planning Act, 1966) vide no. TPS/Mahalunge Maan no. 1/ Public Notice/ 47, dated 12/04/2023.
- b. Publication of Public notice in the MGG - This Notice has appeared in the Maharashtra Government Gazette, Part-1, Pune Division Supplement, dated May 4-10, 2023, on pages no. 1 to 2.
- c. Publication of Public notice in the Local newspaper - Daily Navarashtra, Pune, Local Newspaper, dated 18/05/2023.

#### **The Draft sanctioned TP Scheme (First Variation)**

On-going through the Scheme following points were observed;



The data regarding ownerships and 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 Department.

The Preliminary Town Planning Scheme Mahalunge -Maan No.1 (original) was sanctioned on 02/12/2019 under section 86 of the Act. However, the implementation part could not be undertaken. The process of *Kami Jast patrak* /actual demarcation of all Final Plots / Roads on site as per the sanctioned Preliminary TPS layout and certification and issue of JM Plan and JM Statement by the Deputy SLR, Paud, Taluka Mulshi as mentioned in Rule 35, Part -1 of the Maharashtra Land Revenue Manual, and further correction and issue of corrected final PR Card/s is yet to be carried out.

Traditionally in such circumstances, FP from the original scheme are to be considered as OP for further variation schemes.

During the process of hearing, all the interested land owners have presented/made their claims based on their revenue survey numbers i.e. ownership as per 7/12 extract/s and their present *vahivat* boundaries.

Under these circumstances the arbitration work to be carried out for preparation of layout for Preliminary Town Planning Scheme Mahalunge -Maan No.1 (First Variation) shall have to be based on the latest original ownership documents i.e., 7/12 extracts etc./and their boundaries/claimed and available with the participating landholders.

The shape of TPS could have been better from planning considerations.

The area to be included in any TPS as per the State Govt. manual is normally about 70 hectares, whereas the present scheme includes approximately 250.50 hectares, which is equal to a size of 3 independent TPS. The TPS of such a huge area to be finalised in a shorter period is difficult looking at the powers and duties /responsibilities of the Arbitrator. This made the arbitration work more difficult.

The TPS manual suggests the inclusion of land parcels based on survey numbers means full survey numbers. Here it was observed that scheme includes some partial survey numbers. This has further made the arbitration work more difficult and tedious. This makes pooling lands and allotment of FP's as per the owner's choice, difficult though there is a legal provision, leading to some sort of unhappiness among the land owners. Since there are no authentic revenue *phalani nakasha* showing such minute details. Also consolidated list showing part s.no.'s / their part area included in the scheme is not attached. In the absence of such a consolidated data more time was consumed in finding the real owners from the respective 7/12 extracts.

This office made a reference to the Deputy SLR, Paud taluka Mulshi, vide letter no. 83, dated 16/05/2023 to provide *phalani details* of lands, to know about who actually owns/holds which part of land parcel. He has replied vide letter no. 2023,

dated 02/08/2023 (inward no. 11911 dated 07/08/2023 PMRDA) that such details are not available.

Some forest area is adjoining the scheme area, on the southern side. During various meetings it came to notice that there is an encroachment by the forest department into the scheme area. The department has in principle /orally agreed to shift their affected portion of compound wall. However this may take some more time. Hence it is better to show authority plots, instead of individual FP's, along the forest boundary, so that the individual FP can be handed over easily to the concerned allottees.

At the time of making layout of the scheme area, the boundary of the *sanctioned Draft TP Scheme was checked and verified with the authenticated village plan procured from the Deputy SLR, Paud taluka Mulshi*. Some discrepancy was observed as regards to the survey no./ OP no. boundaries out of which FP no.'s 309A, 309B, 309C, 309D were reconstituted.

The FP no.'s 309B, 309C were found to be actually reconstituted out of survey no. 26 partly and survey no. 10 partly (Government Land) and FP no.'s 309A, 309D, were found to be actually reconstituted out of survey no. 59 and survey no. 10 partly (Government Land). For details please refer to Form 1.

The many of these land parcels are in the shape of longitudinal very /narrow strips which are neither suitable to cultivate properly for agricultural/ allied purposes nor any non-agricultural activities. This has been pointed out by the Hon. DTP, MS, Pune in his letter dated 09/12/2022.

In the absence of proper road connectivity, it even becomes difficult to carry out agricultural products, as many of them are landlocked having no authorised /proper /wider/motorable roads. A properly planned road network would enable easy movement of Citizens as well as Goods etc., leading to peaceful day-to-day activities.

The TPS being the most suitable tool in such circumstances, the PMRDA has rightly decided in this case, to carry out a properly planned development of identified lands.

The Tahsildar, Paud, Taluka Mulshi, District Pune was requested to clarify about the pot kharaba numbers and their owners for the following survey numbers since the same is unclear. (vide letter bearing No. TPS/Mahalunge Maan No.1/96, dated 23/06/2023 and No. TPS/Mahalunge Maan No.1/126, dated 04/10/2023)

#### **Taluka Mulshi**

Sl. No.	Survey no.	Village	Area as per 7/12 extract		Remarks
			Cultivable Area	Pot kharaba	
1	2	3	4	5	6



1.	48/8	Mahalunge	0.24.00	0.01.00	Ownership of Pot kharaba unclear
2.	49/6	Mahalunge	0.24.00	0.01.00	Ownership of Pot kharaba unclear
3.	55/7/E	Mahalunge	0.43.00	0.04.00	Ownership of Pot kharaba unclear
4.	55/7/B	Mahalunge	0.90.00	0.02.00	Ownership of Pot kharaba unclear
5.	50/22/1	Mahalunge	0.36.50	0.12.00	Ownership of Pot kharaba unclear
6.	50/23	Mahalunge	0.80.00	0.24.00	Ownership of Pot kharaba unclear
7.	27/15/1	Mahalunge	0.15.00	0.02.00	Ownership of Pot kharaba unclear
8.	14/1	Mahalunge	0.98.00	0.12.00	Ownership of Pot kharaba unclear
9.	53/1	Mahalunge	1.36.00	0.02.00	Ownership of Pot kharaba unclear
10.	53/11A	Mahalunge	1.29.50	0.03.50	Ownership of Pot kharaba unclear
11.	59/5/4	Mahalunge	0.37.00	0.01.00	Ownership of Pot kharaba unclear
12.	58/1/B	Mahalunge	0.68.00	0.01.00	Ownership of Pot kharaba unclear
13.	58/7	Mahalunge	0.19.00	0.01.00	Ownership of Pot kharaba unclear
14.	55/7/C/3	Mahalunge	0.96.00	0.17.00	Ownership of Pot kharaba unclear
15.	62/2	Maan	0.70.00	0.34.00	Ownership of Pot kharaba unclear

Even after successive persuasions the reply is still awaited. In the absence of clarification, the FP in lieu of this OP area is/are allotted to the concerned land owners FPs considering the gross area.

The Planning Authority has prepared the draft TPS for implementing the road proposals in the sanctioned RP of the Pune region along with certain modifications and to make a proper layout of the scheme area, for providing various amenities and facilities.

The Planning Authority, PMRDA has prepared the draft Town Planning Scheme under the provisions of the Maharashtra Regional and Town Planning Act, 1966, read with the Maharashtra Town Planning Schemes Rules, 1974.

The Planning Authority through its resolution has resolved that 50 % of land of original holdings would be returned to the land owners in the form of Final Plots. The remaining 50 % of the land will be earmarked /utilised for the proposed 12.00, 18.00,

24.00, 36.00 metre etc. wide roads and for social infrastructure viz. amenities in the form of Water supply, Drainage, Electric Sub-station, Gardens and Play Grounds, Amenity sites, Sale plots, etc., as per section 64(g-1) (ii). As section 64 (g-1)(i) prescribes the provision of sites for EWS/LIG housing and for the person dispossessed in the scheme to the extent of 10 % of the scheme area, the Planning Authority has decided to reserve such sites at suitable locations.

The Government in Urban Development Department, in exercise of the powers conferred under sub-section 1 of section 151 of the said Act, has delegated its power to sanction the Draft Town Planning scheme under section 68(2) of the said Act, to the Metropolitan Commissioner, Pune Metropolitan Region Development Authority (PMRDA) vide Notification No. DP/ TPS-1817/ 973/CR-103/17/UD-13, dated, 13/09/2017.

Accordingly the Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Region Development Authority, Pune has accorded sanction to the Draft Town Planning Scheme Mhalunge Maan No. 1 (First Variation) under section 68(2) of the said Act, vide his Notification No. niyojan / Mhalunge Maan No. 1 / First varied / 752/2022, dated - 30/12/2022, under section 68 (2) of the Maharashtra Regional and Town Planning Act, 1966 and the same has appeared in the Maharashtra Government Gazette, Part A, extraordinary, Pune Division Supplement, dated 31/12/2022.

As per the provisions of the MR and TP Act 1966, however, the financial details of the scheme will be calculated and submitted along with the Final TP Scheme in due course to the *Govt.* by the Arbitrator.

Considering the location /shape/size etc. the approach roads of 36.00 metre and 30.00 metre from Pune Bengaluru road could have been separated from this TPS and separately dealt with for acquisition.

### **3.14 Issue of special notices in Form 4.**

As mentioned under rule no. 13 (3) of the Maharashtra Town Planning Schemes, Rules, 1974, special notices in Form 4 were issued to each and every owner/ interested person, mentioning therein all the relevant details as per the sanctioned Draft TPS, requesting him/ her to remain present and submit their written statements, if any, regarding the TPS.

In the same notice it was conspicuously mentioned that as provided under section 72 (3) of the MR and TP Act 1966, this sanctioned draft TP scheme would be split into the Preliminary TP scheme and Final TP scheme, and further arbitration work would be completed as per the relevant provisions;

Individual notices in Form 4, as mentioned above, were issued/ delivered in person through office messenger at their last known home addresses. If not found at their places, such notices were then sent by registered post AD to the addressee.

Later, it came to notice during /after completion of the hearing that the following land owners have remained and hence notices were sent requesting them to appear and put forth their say etc., if any.

Sl. No.	Owners name	Survey no.	Remarks
1	2	3	4
1	All the Land owners and the Metropolitan Commissioner and Chief Executive Officer, PMRDA, Pune	16/7 of Mahalunge village	1) By a notice in Namuna no. 4, (no. 118 dated 07/09/2023) requested to submit their say regarding their land. 2. The PMRDA vide letter no. 135 dated 01/12/2023 was requested to provide details about 1530.00 Sq. M land owned by the authority. On perusal of the files it is observed that the exact location of this piece of land is not clear. This needs to be verified again by the PMRDA.
2	The Collector, Pune/ Tahsildar, Paud, Taluka Mulshi, District Pune	10 part of Mahalunge village	requested by a notice in Namuna no. 4, (no. 309 A B C D ,dated 16/02/2023) and (letter no. 88 dated 30/05/2023 and no. 98 dated 26/06/2023) to submit their say regarding the Government owned land The Talathi, Mahalunge and Mandal Adhikari attended this office. However no written statement is filed till today. In the absence of clarification, the FP in lieu of this OP is/are shown in the name of the Govt.

At the time of finalisation of Preliminary Scheme, no applications /complaints were received, about the non-receipt of notice in this regard.

### **3.15 The Issue of Public Notices.**

#### **Public notice in the Daily Newspaper**

As an abundant caution, in the public interest, a public notice (*detailed schedule of hearing 01/03/2023 to 10/04/2023*) was also published in the Daily Pudhari, Newspaper, Pune dated 28/02/2023 informing all the owners/ interested persons, who for one or another reasons might not have received notices, requesting

them to remain present and submit their written statements, if any, regarding the Preliminary TPS and Final TPS.

#### **PMRDA website**

The list of owners/ interested persons was also published (*detailed schedule of hearing 01/03/2023 to 10/04/2023*) on the website of PMRDA, containing the details of the hearing i.e. date and time etc. to enable them to submit their say if any.

All the owners/ interested persons were heard by the Arbitrator at his notified office address at Akurdi, Pune between *01/03/2023 to 10/04/2023* and further as per their request during office hours. (if any regarding submission of additional papers/ documents etc.)

Abundant precaution was taken to see that no person is deprived of his /her right to suggestion and/ or objections.

As provided in rule no. 13 (4) of the MTPS Rules 1974, all the owners/ interested persons were heard by the arbitrator and their written as well as oral statements were noted and minutes were recorded, ownership-wise - according to the Final Plots, mentioned in the Draft TPS, by the Arbitrator and decisions regarding reconstitution of Original Plots into Final Plots together with their titles, with shares, tenures etc. have been recorded elaborately in Table No. A.

As provided in rule no. 13 (4) of the MTPS Rules 1974 a separate Form 1 (suitably modified for Preliminary TP Scheme) (including Table B) has been prepared containing the elaborate details of ownership and their allotted final plots etc.

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 Planning Authority.

During the hearing the general requests/demands made by the land owners before the Arbitrator under rule no.13 (4) of the Maharashtra Town Planning Schemes Rules, 1974, are

- To allot FPs preferably on the 36.00 metre main road.
- To allot FPs in lieu of the OPs originating from Maan Village on other roads, instead of the 36.00 metre main road, in Mahalunge village. Few Mahalunge land holders were very aggressive on this issue.
- To allot a single final plot for their various original plots held in the same ownership or family,
- To allot the final plot covering as far as possible in the portion of their original plot,
- Recovery of contribution should be waived off.

- f) TPS works should be completed early and possessions of final plots be handed over immediately with proper access roads.
- g) Tenure 2 lands shall be converted into tenure 1, without any payment of charges.
- h) Similar to the TPS of PMC, 60% of land shall be returned to the land owners instead of 50 %.
- i) FP 339 (Play ground 5) sports and fitness facility is more beneficial to the outside scheme.

In the preliminary layout of the scheme, the individual final plots proposed are for the users of the residential zone.

Taking into consideration the Red/Blue flood lines few corrections/changes have been made in the shape/ size/ location of final plots. Some final plots meant for River protection/ Garden purpose etc. within the Red/Blue flood lines have been redesignated for useful public purposes, keeping in mind the allowable users as per the DCPR.

The Arbitrator has recorded the minutes of the hearings and has taken decisions in respect of every Original Plot as provided under rule No. 13 (4) (5) of the Maharashtra Town Planning Schemes 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 are as recorded in Form 1 (suitably modified for Preliminary TP Scheme) (Table B).

One of the demands from the land owners regarding the reconstitution of Final Plots according to the TPS of PMC i.e. 60 % to be returned was studied in detail. This policy was decided by the Planning Authority by a resolution regarding 50% of FPs to be returned. Hence no change is considered necessary, at this stage.

### 3.16 Subdivision of the sanctioned draft TP scheme

The Arbitrator has subdivided the sanctioned draft scheme into two parts i.e.,

- i) the Preliminary TP Scheme and
- ii) the Final TP Scheme

as provided under sub-section (3) of Section 72 of the said Act vide his order bearing No. TPS/Mahalunge Maan No.1/102, dated 04/07/2023.

### 3.17 Consultation with Planning Authority /PMRDA.

As per the provisions of section 68A

Simultaneously the Planning Authority/PMRDA was requested vide letter no. TPS/Mahalunge Maan no. 1/21, dated 09/02/2023 to supply the information regarding the properties vested with it as per the provisions of section 68A of the Act.

The PMRDA/Planning Authority has taken into possession the area falling under various roads, as per sanctioned draft TP Scheme.

As per section 72(4) (i) and Rule 13(3)(4)]

The Planning Authority /PMRDA was also requested [as required under section 72(4) (i) and Rule 13(3)(4)] vide this office letter no. TPS/Mahalunge Maan no. 1/20, dated 09/02/2023, letter no. TPS/Mahalunge Maan no. 1/73, dated 28/04/2023 and letter no. TPS/Mahalunge Maan no. 1/110, dated 09/08/2023 to communicate about their revised requirements, if any, regarding the user/location/shape/area etc. of the plots meant/designated/earmarked for various public purposes etc. so that suitable changes in the layout, if necessary in the larger public interest, may be made in the Preliminary TPS before finalisation and onward submission to the Government for sanction.

The PMRDA /Planning Authority has requested as below;

Sl. No.	Requesting Authority /PMRDA	Letter no. / date	Particulars
1	Chief Engineer, PMRDA	131 dated 11/01/2023	1)Two plots for MSEB/ electric sub-station
	SE, MSEB, Ganeshkhind, Pune	6150 dated 30/11/2022	2)One large plot for MSEB/ electric station
2	Chief Engineer, PMRDA	131 dated 11/01/2023	Plots for STP
3	Chief Engineer, PMRDA	dated 06/01/2023	Straightening of Nala
		2833 dated 22/08/2023	
		3457 dated 25/10/2023	
4	Chief Engineer, PMRDA	4030 dated 04/12/2023	Plot for Fire station
5	Chief Engineer, PMRDA	--	General discussion regarding widening of some of the roads considering the future traffic requirements.

### General applications

During/ after the hearing, the Arbitrator received the following general applications. These applications were forwarded vide to the Planning Authority for their remarks.

Sl. No.	Applicant	Sy. No.	Action taken	Remarks
1	Shri Vivek Gopal Joshi	--	general_application	Letter no. TPS/Mahalunge Maan no. 1/50, dated 27/04/2023.
2	Shri Vasant khandu kate	--	general_application	
3	Shri Sameer	Sy. No. 15	With a request to shift the	Letter no. TPS/



	Gandhi (inward no. 164, dated 10/03/2023)	village Mahalunge	alignment of 30.00 metre wide road as per the Regional Plan. The same was forwarded to the Planning Authority /PMRDA for necessary action, since the same was outside the purview of the TPS area.	Mahalunge Maan no. 1/91, dated 02/06/2023.
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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 also taking into consideration the requests from the Planning Authority.

### 3.16 Substantial variations under sub-section (7)(b) of Section 72 of the said Act.

#### Some important modifications/changes are described below;

**A.** Considering the request of land owners, to allot the FPs in lieu of their OPs within /or near their OPs / to save their Wells/ structures etc., few modifications have been proposed, by altering the boundaries of FPs {(in the sanctioned Draft TPS (First Variation))}. Which resulted in consequential changes in the boundaries of the FPs allotted to the Planning Authority for public purposes etc.,.

These are of a minor nature and where no substantial additional expenditure would be needed.

**B.** As mentioned above few changes made in the FPs of land owners resulted in consequential changes in the boundaries of the FPs allotted to the Planning Authority for public purposes etc.

Also considering the request by the Planning Authority, few changes have been made/few more sites have been allotted /few modifications have been made, by altering the boundaries of FPs {(in the sanctioned Draft TPS (First Variation))}, which are of a minor nature and where no substantial additional expenditure would be needed.

At the same time these changes /additions are necessary for providing amenities and / or facilities and are well within the statutory limit of 40.00 % +10.00 % = 50.00 % allocation.

#### New sites proposed as per request by the Planning Authority

Sl. No.	FP no.	Remarks
1	442,443	Two plots for MSEB/ electric sub-station
2	449, 450	Plots for Sewage Treatment Plant

3	--	Straightening of Nala in Mahalunge and Maan.
4	444	Plot for Fire station
5	--	widening of some small portion of 24.00 metre road as 36.00 metre

And also, the nomenclatures of some of the Final Plots earmarked for the Planning Authority have been changed/modified to comply with the legal/ technical/ planning requirements.

These are of a minor nature and where no substantial additional expenditure would be needed.

#### C. Proposed widening of roads/ addition/deletion in the roads as per Draft sanctioned TPS.

Sl. No.	Proposal as per sanctioned Draft TPS	changes proposed by the Arbitrator in the roads in the preliminary TPS	Details of changes proposed in the roads in the preliminary TPS	Net Increase / decrease in area square metres
1	24.00 metre wide road	For some length 24.00 metre width is increased to 36.00 wide as shown on plan	Additional area required = 607.00 metre X 12.00 metre = 7284.00 square metres	+7284.00
2	12.00 metre wide road	For some length 12.00 metre width is increased to 18.00 wide as shown on plan	Additional area required = 153 .00 metre X 6.00 metre = 918.00 square metres	+918.00
3	9.00 metre wide road	Some part extended as shown on plan	Extension of Road which found to be necessary from planning /traffic considerations. Additional area required - ----- 158.00 metre X 9.00 metre = 1422.00 square metres	+1422.00
4	12.00 metre wide road	New Road introduced as shown on plan to accommodate Maan plots	New Road - Additional area required - 260.00 metre X 12.00 metre = 3120.00 square metres	+3120.00
5	12.00 metre wide road	Road deleted --- as shown on plan	Road deleted- net saving of area - 183.00 metre X	-2196.00



		12.00 metre = 2196.00 square metres	
		Total	10548.00

These changes are of a minor nature and where no substantial additional expenditure would be needed, as detailed below;

**D.** The total cost of scheme estimated as per the sanctioned Draft TPS, is mentioned as Rs.627.54 Crores.

The scheme area includes lands, many of which are found to be in narrow strips. The land owners desire to have the potential FSI advantage of plot frontage on 36.00 metre road width, also they have a written/ oral request for wider frontage on this road, though their existing OP frontage is very minimal. From planning considerations /easy traffic - manoeuvrability considerations any given stretch of road needs to have the same width. Abrupt change in width creates accident spot/s. To avoid accidents and make smoother flow of traffic movement, road width needs to be of constant width. Under these circumstances, shorter portion of road which is 24.00 metre now has been proposed to be widened to 36.00 metre so that such land owners requests can be considered and the scheme be made smoothly implementable. The scheme area is surrounded by Sus suburb developed part on southern side and highly developed part of Hinjawadi IT Park on north side and highly developed part of Baner on east side. Taking into consideration the past trend of development in and around Pune as well as Pimpri- Chinchwad - areas wider access roads are a dire necessity. This would lead to a proper linear and faster movement of traffic.

Similarly, a shorter portion of road which is 12.00 metre wide now has been proposed to be widened to 18.00 metre so that such similar requests can be considered and the scheme be made smoothly implementable.

And similarly, a shorter portion of road which is 9.00 metre wide now has been proposed to be extended further, which found to be necessary from planning / traffic considerations.

And similarly, a shorter portion of road near river which is 12.00 metre wide has been proposed to be deleted, which found to unnecessary from planning/ traffic considerations, leading to a net saving of area to the Planning Authority.

As per the sanctioned draft TP Scheme (First Variation), the cost of implementation of roads is mentioned as Rs. 255.19 Crores. By virtue of above changes proposed, the net area under road increases to approximately about 10548.00 square metres and increase in cost of implementation (unit rate of Rs. 5125.00 Per square metres - as per the sanctioned draft TP Scheme - First Variation)

arrives at Rs. 5,40,58,500.00 Crores. This additional expenditure is about 2.99 % of total cost.

Also few plots meant for PA have been modified/changed/reconstituted to accommodate the requests of land owners, but area as mentioned above, almost remains the same. Hence no additional cost is expected on levelling etc. of these public purpose plots.

Hence all the above changes made are minor in nature and where no substantial additional expenditure would be needed.

Under these circumstances, the above said changes/corrections/alterations etc., proposed/required to be made during the Arbitration process (in the layout of draft sanctioned TP scheme - First Variation) as shown on the layout of this Preliminary TP scheme i.e. on plan no. 3 and 4 are of minor nature, and hence the provisions of sub-section (7) (b) of Section 72 of the said Act do not attract.

#### **4.10 Layout of Preliminary Scheme**

##### **4.11 Land ownership details**

The Planning Authority/PMRDA has prepared this draft TP Scheme (First Variation) taking into consideration the earlier FPs as OPs and further layout has been drawn and finalised.

Normally while preparing any Varied scheme, FPs from the original/earlier scheme are considered as OP's in the subsequent scheme.

In the present case the Preliminary Town Planning Scheme Mahalunge -Maan No.1 (original) came to be sanctioned on 02/12/2019 under section 86 of the Act, however, the process of Kami Jast patrak /actual demarcation of all Final Plots / Roads etc. on site as per the sanctioned Preliminary TPS layout and certification and the issue of JM Plan and JM Statement by the Deputy SLR, Paud, Taluka Mulshi and further issue of corrected final PR Card/s or 7/12 extracts has not been completed. During the process of hearing, all the interested land owners have presented/made their claims based on their revenue survey numbers, their present *vahivat* /and their boundaries.

Under these circumstances, the arbitration work to be carried out for preparation of the layout of Preliminary Town Planning Scheme Mahalunge -Maan No.1 (First Variation) has been completed based on the latest ownership documents i.e., 7/12 extracts etc. and considering their boundaries available with the participating landholders.

To ascertain the correctness of the Gat numbers/ gross area, land ownership etc. and to effect changes if necessary, the latest 7/12 extracts have been procured

from the PMRDA. Corrections in the ownership etc. have been effected as per the latest 7/12 extracts/ and *Namuna 6 Ferfar Utara wherever necessary*, and have been entered in the Form 1.

The details have been collated with the draft scheme and *a few* changes have been effected, wherever necessary and have been entered in the Form 1 (modified suitably for the Preliminary scheme)/ Table B.

#### **4.12 Land Boundary /Measurement details**

##### **The Boundary of Draft Mahalunge Maan TP scheme No. 1 (First Variation)**

The Plan showing the (declaration of intention) boundary of Draft Mahalunge Maan TP scheme No. 1 (First Variation) as published under section 92 and 60(1) vide resolution no. 3, dated 14/10/2021 in the MGG dated 27/10/2021 (Kartik 5, shake 1943) and prepared and further sanctioned under section 68 (2) of the Act, has been taken into consideration.

There is no specific mention of any change in the boundary of TPS. Hence it is considered that there is no change in the boundary.

This JM plan is one of the most important documents, as per the TPS manual circulated by the Urban Development Department.

The Planning Authority /PMRDA was requested vide this office letter no. TPS/Mahalunge Maan no. 1/72, dated 28/04/2023 and no. TPS/Mahalunge Maan no. 1/103, dated 04/07/2023 and no. TPS/Mahalunge Maan no. 1/124, dated 04/10/2023 to arrange for demarcation of all the original /final plots (as per the draft TPS – First Variation - layout sanctioned under section 68) on site and supply the information regarding the measurement of land parcels /properties situated within the TPS area. This is necessary for confirmation of the Gat numbers, gross area and any other land ownership details / original /final plots lands etc. as per the revenue records and finalisation of the layout of the scheme.

Simultaneously the Deputy Superintendent of Land Records, Paud, Taluka Mulshi, District Pune was also requested vide this office letter no. TPS/Mahalunge Maan no. 1/90, dated 01/06/2023, no. TPS/Mahalunge Maan no. 1/97, dated 26/06/2023 and no. TPS/Mahalunge Maan no. 1/125, dated 04/10/2023 to arrange for the supply of the JM plan and JM statement of all the original /final plots and supply the information regarding the measurement of land parcels /properties situated within the TPS area.

This will help in *Kami Jast Patrak* i.e. correction in the revenue ownership documents as per Rule no. 18 of the Maharashtra Town Planning Schemes, Rules,

1974 and Rule 35 of the Maharashtra Land Revenue Manual, Part -1, in due course of time.

The lands included in the draft TPS have been measured by the Deputy Superintendent of Land Records, Paud, Taluka Mulshi, District Pune and JM Statement and JM Plan are available with the PMRDA, as mentioned below;

**a.** Mulshi/a.ta./bhusampadan/MO.R.No.7/2017 for Village Mahalunge (mojani date 6 to 11/09/2017)

**b.** Mulshi/a.ta./MO.R.No.8/2017 for Village Maan (mojani date 6 to 11/09/2017)

It was observed that only some of the lands/ survey numbers (36 out of total 42 survey numbers) included in the draft TPS from Village Mahalunge have been measured by the Deputy Superintendent of Land Records. Hence the boundaries of remaining have been taken into consideration as per the draft sanctioned TPS plan (and village plan certified by the Deputy Superintendent of Land Records). It was further observed that the lands / survey numbers included in the draft TPS from Village Maan have been measured by the Deputy Superintendent of Land Records, as above. These boundaries has been taken into consideration.

Since some pages were found to be missing, the Deputy Superintendent of Land Records, Paud, Taluka Mulshi, District Pune was requested to supply a copy of JM Plan and JM Statement vide letter no. 97, dated 26/06/2023. It was conveyed orally that some of the records are not available and has supplied only the copy of plans etc.

The layout of Preliminary Mahalunge Maan TP scheme No. 1 (First Variation) has been finalised as per the boundaries mentioned above.

#### **4.13 Drone survey**

The Planning Authority /PMRDA (GIS section) has carried out a Drone survey of the area under the TPS and has provided the plan of the same.

#### **4.14 Major Issues During the course of the hearing**

##### **A. Flood Lines of River Mula**

The Draft Mahalunge Maan TP scheme No. 1 (First Variation) has been sanctioned under section 68 (2) of the Act, *on 30/12/2022*. The Plan/s shows the Flood Lines of River Mula. The same have been taken into consideration at the time of hearing and finalisation of the layout of Preliminary TPS by the Arbitrator.

## **B. Regional Plan Proposals**

It is observed that alignment/s of some of the 36.00 metre, 30.00 metre and 18.00 metre wide road proposals **as per the sanctioned Regional Plan** have been slightly shifted/ moved/ modified in the Draft TPS Mahalunge Maan No.1.(First Variation), sanctioned under section 68 on 30/12/2022.

The same have been taken into consideration.

### **4.15 Total area included in the scheme /Preliminary Scheme**

The Draft TP Scheme (First Variation) prepared by the PMRDA and sanctioned under section 68(2) of the said Act, includes an area of 250.50 Hectares (25,05,000.00 Square metres).

The above details have been verified and tabulated as shown below;

Sr. No.	Name of village part included in the scheme	Total land holdings /Survey numbers	Total Area included in the scheme	
			As per the sanctioned Draft TPS	<b>As per Preliminary TPS</b>
1	Mahalunge Village part	42 ( + 10 numbers against TDR) OP 461	250.50 Hectares	250.50 Hectares
2	Maan Village part *	11		
Total			250.50 Hectares (25,05,000.00 Sq. m)	250.50 Hectares (25,05,000.00 Sq. m)

*Note – 1) The total area included in the scheme has been considered finally as per the latest 7/ 12 extracts and Form 1 (Table B).*

*2) \* 3 original Plot numbers added newly which were left out.*

A few discrepancies observed in the land record documents (7/12 extracts etc. as mentioned in Form 1/in Table B) shall have to be collated & corrected finally by the competent Revenue Authority. Such changes, if necessary can be incorporated suitably into the TP scheme records, in due course.

### **4.16 Layout of Preliminary Scheme**

The area analysis of the Preliminary Scheme, as drawn up by the Arbitrator is as under;

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/Mahalunge Maan no. 1/102, dated 04/07/2023.

During the hearing, some of the landowners, have requested to amalgamate their plots being held in the same ownership or held in the family or held in a single partnership firm or company. Few have requested for sub-division of their plots. Most of the land owners/farmers requested to amalgamate their various Gat/survey/hissa having a single plot and many of the landowners have requested to allot final plots facing on 36.00 metre Main roads etc.

The request of land owners and Planning Authorities have been considered and changes effected wherever legally/technically/practically possible, keeping in mind not to disturb the road alignment as far as possible, as per the sanctioned Draft TPS.

Every effort has been made to accommodate all the land owners' FPs as far as possible at their OP locations/ nearer to their OP locations keeping in mind the principle of natural justice but there are limitations given the existing narrow shape, size, and location etc. of the OP's.

The above details have been taken into consideration carefully while framing the preliminary TP scheme and a *few* changes have been effected, wherever necessary and have been entered in the Form 1/ Table B.

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 Planning Authority.

The requests and points/issues raised by the land owners and detailed decision of the Arbitrator thereupon has been mentioned in **Table A** (in the Form 1 as per sanctioned draft TP scheme).

Also **Form 1 (Table B)** (suitably modified for Preliminary TP scheme) has been prepared which shows all the details as mentioned in the MTPS Rules 1974.

**Table No. 1A – User wise area Analysis of Lands as per the layout of Preliminary TPS** as shown on the plan.

Sr. No.	Particulars	Number	Area (in Hectares)	% to the total area
1	<b>FP returned to Original land owners</b>	382	120.25	53.41 %
2	<b>10 % component</b>			
	Area under Economically Weaker Section/ Lower Income Group /Dispossessed Persons	14	14.34	6.37 %
3	<b>40 % component</b>			
	Area under Gardens, Playgrounds, Children's Playground, Riverfront Garden and Open spaces		16.59	7.37 %
	Area under Amenities and Utilities		21.21	9.42%
	Area under proposed Roads		42.78	19.00%
	Area under Authority plots for sale	11	9.68	4.30%
	<b>Total</b>		90.26	39.99%
4	<b>The total developable area under TPS</b>		<b>225.11</b>	<b>100%</b>
5	The area under proposed 30.0 m 36.0 m Regional Plan roads outside Main T.P. Scheme Area, Gaothan and Existing Road		7.80	--
6	Existing Nalla (some length of nala to be trained and hence area reduced)		5.50	--
7	Green Belt & River Protection Area		12.08	--
	<b>Total area under the Town Planning Scheme</b>		<b>250.50</b>	<b>--</b>

**Table No. 1 B – Area Analysis of Lands to be returned to the respective land owners / and allotted to the Planning Authority in the form of Final plots as per the Preliminary TPS as shown on the plan.**

Sr. No.	PARTICULARS	AREA IN SQ.M.	Remarks *
1	Housing for EWS /LIG/ Dispossessed Persons	1434.77	5 % beneficial to the scheme area
2	Garden	73318.66	50 % beneficial to the scheme area

5	Children Play Ground	4179.03	100 % beneficial to the scheme area
6	Play Ground	64071.88	10 % beneficial to the scheme area
7	Garden/Urban Forest	26774.34	5 % beneficial to the scheme area
8	Bus Stops	7977.13	100 % beneficial to the scheme area
9	Public Toilet	3291.01	75 % beneficial to the scheme area
10	Fire Station	4100.00	
11	Water Tank	5299.16	
12	Solid Waste Conveyance Plot	5803.25	75 % beneficial to the scheme area
13	Sewage Treatment Plant	19918.89	
14	Cremation & Burial Ground	24911.32	
15	Electric Substation	5675.56	75 % beneficial to the scheme area
16	Shopping Centre	48218.08	
17	Informal Market	10660.95	
18	Vegetable Market	50480.37	
19	Police Station/Post Office	2345.05	
20	School	11804.21	
21	Hospital	12969.96	
22	City Centre	18663.23	50 % beneficial to the scheme area
23	Cultural Centre	4939.33	
24	Area under road within scheme	427886.43	75 % beneficial to the scheme area
25	Area under road outside TP scheme	55927.23	5 % beneficial to the scheme area
26	Authority Plots for sale	96853.63	75 % beneficial to the scheme area

\* Beneficial factor shall be finally decided at the time of framing of the Final scheme.



Sr. No.	Particulars	Number	Area (in Square metres)	Percentage
1	Original plots		235.73	100.00 %
2	Final Plots			100.00 %
3	The Number of final plots returned to the respective landowners	382	120.25	53.41 %
4	The Number of final plots allotted to the Planning Authority /PMRDA			
	The area under Final Plots allotted to Planning Authority /PMRDA			
	a. Area under Economically Weaker Section/ Lower Income Group/ Dispossessed Persons	14	14.34	6.37
	b. Area under Gardens, Playgrounds, Children's Playground, Riverfront Garden and Open spaces		16.59	7.37
	c. The area under Public Amenities and Utilities		21.21	9.42
	d. Green Belt & River Protection Area		12.08	-
	e. The area under Authority Plots for sale	11	9.68	4.30
	f. The area under the proposed roads	--	42.78	19.00

\* A separate Form 1 (including Table B) showing the individual FPs with their areas is attached herewith

**Table No. 2** - Area Analysis of Lands allotted/ designated/ earmarked for **housing purposes** in the **Preliminary TPS Scheme** for implementation by the PA [refer to section 64 (g-1) (i)] (up to 10% component) as shown on the plan.

Area Under housing for EWS /LIG / Dispossessed Persons.

Sr. No.	Amenity	F P No.	Area (in Square metres)	% to scheme area
1	E.W.S./L.I.G/D.P.-1	401	14248.34	6.37 %
2	E.W.S./L.I.G/D.P.-2	386	6392.64	(Beneficial partially to the scheme area)
3	E.W.S./L.I.G/D.P.-3	387	8510.10	

4	E.W.S./L.I.G/D.P.-4	388	8259.49	- 5 %)
5	E.W.S./L.I.G/D.P.-5A	389	19899.51	
6	E.W.S./L.I.G/D.P.-5B	390	12699.18	
7	E.W.S./L.I.G/D.P.-6	391	16868.64	
8	E.W.S./L.I.G/D.P.-7	392	4680.40	
9	E.W.S./L.I.G/D.P.-8	393	11162.18	
10	E.W.S./L.I.G/D.P.-9A	394	5349.62	
11	E.W.S./L.I.G/D.P.-9C	395	4309.09	
12	E.W.S./L.I.G/D.P.-9D	396	7505.03	
13	E.W.S./L.I.G/D.P.-10	405	18464.02	
14	E.W.S./L.I.G/D.P.-11	415	5129.56	
	Total		143477.80	

The Authority shall develop these plots suitably as per the DCPR and taking into consideration the policy of the Government and also allot the housing units.

#### **Policy not to dispossess**

The Government of Maharashtra has the policy not to dispossess anybody /any land owners in the process of TPS and adequate provisions have been made in the statute.

The report of the Draft Town Planning Scheme, Mahalunge maan No. 1, sanctioned on 31/12/2022, under section 68(2) of the said Act, contains no mention of any person being dispossessed, by virtue of making of this scheme.

During the course of the hearing, no land owner/ interested person has made any sort of claim in this regard.

Hence I declare that no person has been dispossessed in furtherance of making this TP scheme.

#### **Details about resettlement proposed in the scheme**

As mentioned above no person has been dispossessed in furtherance of making this TP scheme, hence the question regarding allotment of a final plot to any owner who is dispossessed of land in furtherance of the scheme; doesn't arise as mentioned in section 65 (d) of the said Act.

**Table No. 3-** Area Analysis of Lands allotted/ designated/ earmarked for various **other public purposes** in the **Preliminary TPS Scheme** for implementation by the

Planning Authority [refer section 64 (g-1) (ii)] (up to 40% component) as shown on the plan.

Sr. No.	Particulars	Final Plot No.	Area (in Square metres)	% to total scheme area	Remarks *
<b>Area under open spaces</b>					
1	Garden	471 to 491	73318.66	3.25	(Beneficial partially to the scheme area 50 %)
2	Urban Forest	492	26774.34	1.18	
3	River Protection Area	493 to 498	82449.30	--	
<b>Area under Public Amenities and Utility purposes</b>					
4	Cremation Ground (C.G. & B.G)	452, 453	24911.32	--	
5	Vegetable and Open Vegetable Market	424 to 431	63981.49	--	
6	Sewage Treatment Plant	449, 450	19918.89		
7	Children. Play Ground	455 to 462	4179.03		
8	Play Ground	463 to 470	11434.60		
9	Fire Station	444	4100.00		
10	Police Station	445	1768.86		
11	Police Chowky	446	386.98		
12	Post Office	447	189.21		
13	Water Tank	448	5299.16		
14	Electric Substation	442, 443	5675.56		
15	Solid waste collection point	451	5803.25		
16	Public Toilet	501	3291.01		
17	Informal Market	418 to 423	10660.95		
18	Hospital	434, 435	12969.96		

19	School	432, 433	11804.21		
20	Shopping Centre	409 to 417	48218.08		
21	Cultural Centre	407	4939.33		
22	City Centre	408	18663.23		
23	Bus Stop	436 to 441	7977.13		
24	Authority Plots for sale	385, 397 to 406	96853.63		
25	The area under the proposed roads	-	427886.43		
<b>TOTAL</b>				<b>39.99 %</b>	

\* Beneficial factor shall be finally decided at the time of framing of the Final scheme.

#### 4.17 Comparison of Layouts

The **Comparison** of Lands allotted/ designated/ earmarked in the sanctioned Draft TPS and Draft Preliminary TPS as drawn up by the Arbitrator is as under;

**Table No. – A**

**Comparative statement** showing the Lands **returned to the respective land owners** in the form of **Final plots** as per the Draft TPS and Preliminary TPS as shown on the plan.

Sr. No.	Purpose	As per sanctioned draft TPS u/s 68 of the Act		As per Preliminary TPS prepared by the Arbitrator u/s 72 of the Act		Remarks
		Area (Hectares)	% to total scheme area	Area (Hectares)	% to total scheme area	
1	The area under final plots returned to the respective land owners in lieu of their original plots		53.37 %		53.41 %	—
	<b>Total</b>	<b>250.50</b>	53.37 %	<b>250.50</b>	53.41 %	

Table No. – B

**Comparative statement** showing the Lands/ Final Plots proposed to be allotted / designated/ earmarked in the sanctioned Draft TPS and Preliminary TPS for PA for **housing** purposes [refer section 64 (g-1) (i)] (up to 10% component) as shown on the plan.

Sr. No.	Purpose	As per sanctioned draft TPS u/s 68 of the Act		As per Preliminary TPS prepared by the Arbitrator u/s 72 of the Act		
		Area (Square metre)	Percentage % to total scheme area	Area (Square metre)	Percentage % to total scheme area	Remarks
1	The area allotted for housing of economically weaker sections/lower income group /dispossessed Persons	14.68 hectares (total 13 plots)	6.52 %	14.34 hectares (total 14 plots)	6.37 %	5 % beneficial partly to the scheme area

**Table No. C**

**Comparative statement** showing the Lands/ Final Plots proposed to be allotted/ designated/ earmarked in the sanctioned Draft TPS and Preliminary TPS for PA for **other public purposes** [refer section 64 (g-1) (ii)] (up to **40% component**) as shown on the plan.

Sr. No.	Purpose	As per the <b>draft TPS</b> sanctioned u/s 68 of the Act		As per <b>Preliminary TPS</b> prepared by the Arbitrator u/s 72 of the Act	
		Area (hectares)	% to total scheme area	Area (hectares)	% to total scheme area
1	up to 10% component	14.68	6.52	14.34	6.37
2	up to 40% component	90.29	40.00	90.26	39.99

The Arbitrator has recorded the minutes of the hearings and has taken decisions in respect of every application received from the original Plot holder / as well as the Planning Authority, 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 **Form-1** /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 PA shall carry out 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.

#### **4.18 Contents of the Preliminary Scheme**

Section 64 of the said Act and Rule 6 of the Maharashtra Town Planning Schemes Rules, 1974, prescribes the contents of the Scheme as follows;

Accordingly, the Preliminary TP Scheme contains the following Plans and Tables as part of the Scheme.

1. Index Map showing the location of the scheme area in the Town with physical features and existing road network to a scale 1:2500 **(PLAN 1,)**
2. A plan showing O.P. s with structures and identification numbers to a scale of 1:2500 **(PLAN 2)**
3. A plan showing O.P.s indicating how far they are proposed to be altered to form their F.P.s to a scale of 1:2500 **(PLAN 3)**

4. A plan showing F.P. s how they will appear after the scheme is executed with their numbers, Use Zones, Sites reserved for Public Purposes, Public Utilities, Services and provisions of the Scheme to a scale 1:2500. **(PLAN 4)**
5. A **Plan** showing Roads, Sites reserved for Public Purposes/ Utilities/ Services plots etc. which would finally vest with the Authority. This plan would help in carrying out development activities and taking possession of lands/ plots. **(PLAN 5)** - additional plan as per TPS manual
6. Table A for plot-wise decisions of the Arbitrator (A-3 size)
7. A Redistribution and Valuation Statement in **Form-1** (modified for Prelim scheme i.e. excluding valuation part)( including Table B) showing Allotment of final plots with ownerships, areas, tenures etc. (A-3 size)
8. **Report** including Development Control and Promotion Regulations (applicable in the scheme area.) (A-3 size)

#### **4.19 Drawing of the Preliminary Scheme and Submission by the Arbitrator**

The Preliminary scheme has been drawn up accordingly as per sub-section (3)(4)(5)(7) of Section 72 of the said Act on 21/12/2023 within the prescribed time limit of nine + 3 months. (Please refer to letter no. TPS/Mahalunge Maan no. 1/111, dated 11/08/2023)

#### **5.10 Finance of The Scheme**

##### **5.11 Valuation of TPS**

The TPS or Land pooling technique as is known widely is essentially based on the Land Economics. The physical planning and land acquisition for public purposes are interconnected by way of principles of valuation.

As a tool of Physical Planning, some of the land parcels, inaccessible /landlocked, narrow, unbuildable /unusable shaped etc. (survey/Gat numbers) referred to here as Original Plots) are essentially pooled together and properly shaped, buildable/usable land parcels are redistributed and returned to the ORIGINAL LAND owners as Final Plots, with independent wider access roads among the original land owners, after setting aside the lands essentially needed for public purposes. While preparing such a layout many landowners wish to get their plots located on wider roads, having a higher potential value. If for certain technical /layout reasons, a few lands i.e. Original Plots can't be accommodated at their Original Plot locations / or at advantageous locations, could have otherwise expected to get a good compensation, based on principles of valuation, in lieu of the same. This is the analysis as per the provisions of the MR and TP Act 1966 /Form 1 of the MTPS rules 1974.

##### **5.12 Valuation as per sanctioned draft TPS**

The PMRDA has resolved to waive 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 required to pay only Rupee 1/- as their contribution. As per, Form-1 of draft sanctioned TPS the contribution amount is higher than the compensation amount. Therefore, as per resolution No. 2 PMRDA, has waived off the net demand given in column 15 of form-1.

In the present case, the resolution by the PA has put restrictions on this exercise. Based on valuation principles while making the scheme, the PA could have collected more contributions from the FP holders who are comparatively more benefitted and on the other side lesser contributions from the FP holders who are comparatively less benefitted, by making of the scheme.

The Final Scheme containing mainly the financial part as per section 72 (3) (6) of the said Act will be drawn up separately and submitted to the Government for sanction.

Hence, details in Forms No. 1 & 2 prescribed under the Maharashtra Town Planning Schemes Rules, 1974 regarding compensation, contribution, cost of the scheme etc., estimates of all works are not worked out in the Preliminary TP Scheme.

### **5.13 Period for Completion of Works**

Section 72 (4)(iv) of the Maharashtra Regional and Town Planning Act, 1966 provides for the determination of the Period within which the works contemplated in the preliminary TP scheme shall be completed.

The table no. 2 and 3 and plan no. 3, 4, and 5 show the details of the works contemplated in the preliminary TP scheme.

Taking into account the cost of works, size of the scheme etc. and taking into account the local conditions and, technical requirement if any, and after consulting the Planning authority, the Arbitrator has to determine the period within which the works provided in the scheme shall be completed by the appropriate authority. I hereby decide that all these public purpose works shall be completed by the Planning/appropriate authority within a period of 5 (five) years, from the date of coming into force of **the Preliminary Scheme**, so that the citizens would benefit from the making of this scheme.

In case of any inordinate delay on the part of the Planning /appropriate authority, the provisions of section 111 of the Maharashtra Regional and Town Planning Act, 1966 shall apply.

### **5.14 Environmental Considerations**

#### **Compliance of Environment Protection Act 1986;**

One river Mula traverses through the scheme area. The flood lines have been shown on the preliminary TPS Plan as per the draft sanctioned TPS plan. The planning authority shall observe these lines and appropriate decision be taken at the time of issue of development permissions on the lands/FPs falling within blue and red lines, as per applicable DCPR. Enough care should also be taken not to disturb the Flora and Fauna, existing if any.

One major nalla traverses in the middle of the scheme area in Mhalunge village limits. The nalla boundary lines have been shown on the draft sanctioned TPS plan. However as per the request of the Planning Authority nalla boundary lines have been slightly realigned, so that the same can be properly trained/pitched and unhindered flow of water is maintained. Enough care should also be taken not to disturb the Flora and Fauna, existing if any. The existing DCPRs shall be applicable.

One nalla traverses on the northern boundary of the scheme area in Maan village limits. The nalla boundary lines have been shown on the draft sanctioned TPS plan. However as per the request of the Planning Authority nalla boundary lines have been slightly realigned, so that the same can be properly trained/pitched and unhindered flow of water is maintained. Enough care should also be taken not to disturb the Flora and Fauna, existing if any. The existing DCPRs shall be applicable.

If any other minor water courses are observed on site, the Planning Authority shall take appropriate decision as per the applicable DCPRs.

### **6.10 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 plans no. 3 & 4 in Red Verge. They are demarcated on the ground and their areas are decided based on actual measurements on land.

2) The Ownerships along with their shares and the areas of Final Plots allotted in lieu of Original Plots shall be as recorded in the Form-1 (Table No. B). These Final Plots shall be referred to in future with their respective Final Plot Numbers mentioned on the plan no. 3 and 4 as well as in Form-1 (Table No. B). Further, where shares in the ownerships are not specifically mentioned, such shares in respect of co-ownership shall be considered as equal.

3) The Tenures, Ownerships and other rights, if any, in respect of Original Plots, unless otherwise extinguished or specifically mentioned in the decisions, shall have been hereby transferred mutatis 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 exist in the Original Plots.

4) The Tenure/s as Class I or Class II mentioned in respect of any Final Plot/s in Form-1 (Table No. B), are based on records of the Revenue Department in the respective 7/12 extracts. These tenures shall stand changed automatically after new tenure is attached to the Final plot by the Competent Revenue Authority 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) The other ownership rights, if any, as noted in the other rights column of 7/12 extract of the original plot/s shall stand transferred to the corresponding Final plot/s.

8) The lands for which no final plot numbers are allotted, shall vest free from all encumbrances in the Planning Authority, PMRDA (which are generally lands under roads/accesses etc.).

9) All the rights of passages, rights of accesses or of easements if any, existing before 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 Scheme Roads laid out & constructed in accordance with the Scheme proposals.

10) The owners of the authorised structures in the Original Plots which are affected by new roads or by the road widening or 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 any other structures etc. within two months from the date on which the final scheme comes into force. Provided that they shall fill up at their own cost any hollows created or repair the damages made during such removal of the materials.

11) 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 wire fencings are not desired to be removed by the owners, the 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 Planning Authority, PMRDA shall remove the structures and take away the materials. In such cases, the material so removed shall belong to the Planning Authority, PMRDA.

12) No trees shall be cut down nor shall any excavation/development be carried out by the owner/s within the portion of their Original Plots which are reconstituted to form the Final Plots not allotted to them

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

14) Unless otherwise specified, wherever there are two or more owners shown against any serial number in the Form-1 (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 to their shares held in the property or in proportion to the areas held by them in the Final Plot.

15) Where a Final Plot wholly or partly is sold out or laid out into sub-plots and such sub-plots are sold by the owner/s before making payment of incremental contribution levied to a Final Plot to the Planning Authority, PMRDA, the purchasers / new owners/successors shall be liable for payment of such incremental contribution levied on such Final Plot in proportion of the areas held by new owners. In case of any dispute in this regard, the decision of the Metropolitan Commissioner and Chief Executive Officer, PMRDA would be final and conclusive.

16) Development in a Final Plot shall be permitted only after payment of net demand mentioned in column 15 of the Form No.1 of the Final Scheme/as per Resolution no. 2 of the PMRDA. This payment of net demand is in addition to development charges prescribed under Chapter VI-A of the Maharashtra Regional & Town Planning Act, 1966. The development fund in the form of incremental contribution collected by the Planning Authority, PMRDA from the owners of the Final Plots shall be deposited in a separate account and shall be utilized for the development of the scheme and to carry out works stipulated in this Town Planning Scheme.

17) The 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 Form-1 (Table No. B), within a period of three months from the date of enforcement of the Preliminary Scheme.

18) The Planning Authority, PMRDA shall, within three months from the enforcement of the Preliminary Scheme, forward true copy of the Scheme to the Tahsildar /District Superintendent of Land Records, Pune 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, read with rule 35 of the Maharashtra Land Revenue Manual, Part -1.

(Individual FP land owners as well as FP's and other plots allotted to the PMRDA)

19) The Planning Authority, PMRDA shall, within three months from the date of enforcement of the Preliminary Scheme inform the owners of the Final Plots through 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 Director of Town Planning, Pune in Form 7 as provided under rule no. 26 (2) of the Maharashtra Town Planning Schemes Rules, 1974.

20) The Planning Authority, PMRDA shall construct all the TPS roads and Ring roads on a priority basis within a period of one year from the date of enforcement of the Scheme, as per IRC/PWD specifications.

21) The Planning Authority, PMRDA shall develop all the Public purpose sites within a period of 5 years from the date of enforcement of the Scheme as per the programme of implementation.

22) The housing plots for EWS/LIG shall be developed by the Planning Authority, PMRDA within a reasonable period considering the need of the scheme area.

23) All the FPs shown as Authority Plots for sale shall be transferred in the name of the PMRDA in the CTT as per Rule 18 of the MTPS Rules, 1974, and further be sold in the open market in a phase-wise manner as per the Final TPS, by open auction as per sec 64 of the said Act/ as per the policy of the Govt. The proceeds thereof shall be utilised for meeting the expenses on account of the scheme only.

24) All other FPs meant for other Public purposes and allocated to the PMRDA shall be transferred in the name of the PMRDA in the CTT as per Rule 18 of the MTPS Rules, 1974. These plots shall be exclusively developed for the purpose for which they have been earmarked. These FPs shall remain in the name and ownership of PMRDA, and shall not be transferred to any other party.

25) The PMRDA has resolved to waive 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 required to pay Re.1 /- as the contribution. As per form-1 of the draft sanctioned TPS, the contribution amount is higher than the compensation amount. Therefore, as per resolution No. 2, the Re.1 /- shall be collected by the PMRDA.

26) 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 subject to decision of the competent authority/ Hon. Court.

27) After sanction to the preliminary scheme u/s 86 (1) (a) of the act, and subsequent to handing over of FP'S to the respective land owners including the PA, if for any reason some piece/ or parcel of land is left/as unclaimed, the ownership of the same shall vest with the PA. The decision of the Metropolitan/Municipal Commissioner shall be final & concluding upon all the concerned. In case of dispute the ownership may be finalised in consultation with the concerned Revenue Authority.

### **7.00 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 11th December 2018 (herein after called as DCPR-2018), the following Special Regulations are framed which are supplementary to DCPR-2018, shall apply to the development of any sort to be carried out in the Final Plots of the Town Planning Scheme Mahalunge maan No.1 (FV) (Preliminary). In case of any conflict between the regulations in the DCPR-2018 and these Special Regulations prescribed below, then these 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 regulations as per the applicable 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 be permitted to form a new Final Plot. Also integrated development in two or more adjoining Final Plots shall be permitted considering the 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 that are proposed to be merged during the reconstitution to form Final Plots not allotted to the holders/ owners of such original plots.

5) Sub-division of the final plot/s shall be permissible subject to strictly adhering to the boundaries of the respective Final plot and subject to applicable DCPR 2018 or prevailing DCPR at the time of such proposal obtained.



6) The FSI applicable to the lands included under the Town Planning Scheme shall be 1.25, in view of the lands pooled /assembled for residential /commercial development by the Planning Authority. The FSI permissible in a Final Plot, whose owners have not been awarded monetary compensation, shall be computed as below;

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

7) (a)The permissible 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 only.

(b)The permissible FSI in respect of Final Plots, whose owners have been awarded / returned more than 50.00 % of their OP as FP as per Form No. 1 of the preliminary Scheme shall be restricted to;

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

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 –

Sl. no.	Road Width (metre)	Basic FSI	Permissible TDR loading	Premium FSI	Maximum permissible FSI
1	Below 9 metre	2.50	0.00	0.00	2.50
2	9-12	2.50	0.20	0.20	2.90
3	12-15	2.50	0.30	0.20	3.00
4	15-24	2.50	0.40	0.20	3.10
5	24-30	2.50	0.50	0.20	3.20
6	30 and above	2.50	0.60	0.20	3.30

Maximum FSI permissible in Authority Plots including shopping centres, cultural centres, hospital/ maternity home, city centre, and vegetable markets shall be 4.00.

9) The Owner (who has not been awarded monetary compensation) shall not develop his Final Plot at any time to consume FSI more than that is permissible in case of already constructed plots and would be entitled to develop a total FSI of 2.50 only, including existing structures.

10) The final plots after such transfer shall not be eligible for any additional FSI/TDR in future. The owner of such Final Plot shall not ask for monetary compensation for the balance basic FSI if any after partially consuming the FSI.

11) The permissible basic FSI for Educational Purpose final plots shall be 2.50. The permissible basic FSI for electric Sub-Station and other utility spaces shall be 1.00.

12) The Final Plots designated for open spaces in the form of a Garden, Play Ground, or CPG shall be developed for the same purpose. The ancillary users like indoor games, public toilets, changing rooms, gymnasium, canteen, sport shop, meditation, and Yog hall may be allowed at one corner/ side of the plot subject to the condition that maximum built-up area for such users shall be 15% out of which maximum 10% shall be allowed on the ground floor & remaining on the first floor. Such developed amenities shall be open to the general public.

13) Provision of Amenity space mentioned in sanctioned DCPR shall not be made applicable for final plots in the TPS area.

*14)-The provision of DCPR of PMRDA 2018 regarding inclusive housing shall not be made applicable to the scheme area.*

*15) The Planning Authority may relax one side/ or rear side set back distance to be maintained as per DCPR in each of the following final Plots, on account of their narrowness by virtue of this TP scheme, in order to consume full FSI permissible. (FP no. 5, 17, 18, 19, 37, 144, 78, 500, 236, 51, 107, 200, 173, 124, 153, 157, 158, 162, 161, 165, 166,175, 187, 188, 189, 196, 194, 213, 155, 256, 257, 265, 261 to 263, 274, 304, 317, 296, 293, 294, 291, 292, 287, 288, 343, 344, 348, 372, 371.)*

*16) the TDR generated from Mhalunge Village may be allowed to be utilised on the Final plots subject to compliance of other requirements as per the DCPR 2018*

## **8.00 Legal Formalities**

### **8.10 Details of Legal Formalities completed by the Planning Authority at the time of making of the draft TPS.**

Sr. No.	Description	Date
<b>Original scheme</b>		
1	Sanction to the Preliminary Mahalunge-Maan Town Planning Scheme No 1 (Original) u/s 86(1) of the Maharashtra Regional and Town Planning Act, 1966 by State Government in Urban Development Department	02/12/2019
<b>First varied scheme</b>		



2	Date of intention to vary Preliminary Mahalunge-Maan Town Planning Scheme No 1, u/s 92 read with section 60(1) of the M R and TP Act, 1966 by Pune Metropolitan Region Development Authority ----- Resolution No. 03 dated 14/10/2021	14/10/2021
3	Date of publication of the declaration of intention to prepare the Mahalunge-Maan Town Planning Scheme No.1 <b>(Draft First Varied)</b> u/s 92 read with section 60(1) of the M R and TP Act, 1966 Public Notice No. Planning/ Maha- Maan TPS no. 1/ 524/2021 dated 21/10/2021	21/10/2021
	Publication of notification in the Maharashtra Government Gazette Pune division supplement, extraordinary, -Part 1, dated 27/10/2021 on page no. 1 to 3.	27/10/2021
	Date of publication of the declaration of intention in 'Dainik Lokmat' and dainik prabhat and 'The Indian Express,' the local newspapers under Section 60(2) of the Maharashtra Regional and Town Planning Act, 1966	27/10/2021
5	Date of owners meeting under Rule 4 of the Maharashtra Town Planning Scheme Rules, 1974	15/03/2022
	Notice no. planning/ maha maan TPS no. 1/122, dated 10-03-2022	10-03-2022
6	Date of submission of the Draft (First Varied) Town Planning Scheme to the Director of Town Planning, Maharashtra State, Pune for consultation under Section 61(1) of the Maharashtra Regional and Town Planning Act, 1966 PMRDA Letter no. 252, dated 31/05/2022 PMRDA Letter no. 309, dated 27/06/2022	31.05.2022
7	Date of receipt of consent from the Directorate of Town Planning, Pune for Publication of the Draft (First Varied) Town Planning Scheme No.1 DTP Letter no. 3872, dated 27/07/2022	27.07.2022
8	Date of Publication of Draft (First Varied) Town Planning Scheme in the Maharashtra Govt. Gazette under Section 61(1) of the Maharashtra Regional and Town Planning Act, 1966 and Rule 5 of the Maharashtra Town Planning Scheme Rules, 1974 Resolution No. 01, dated 10.08.2022 Notice No. Planning/ Maha- Maan TPS no. 1/ 434, dated 10.08.2022	10.08.2022
	Publication of notification in the Maharashtra Government Gazette Pune division supplement, extraordinary, -Part 1, dated 10/08/2022.	10/08/2022
	Date of publication in local newspapers Dainik Lokmat on 11/08/2022 and The Indian Express on 11/08/2022	11.08.2022

9	Hearing of landowners for applications received after publication of the scheme under section 61(1) within a month	23.09.2022
10	Date of submission of the Draft (First Varied) Town Planning Scheme to the Director of Town Planning, Maharashtra State, Pune for consultation under Section 68(2) of the Maharashtra Regional and Town Planning Act, 1966 PMRDA letter No. Planning/ Maha- Maan TPS no. 1/559 dated 12.10.2022	12.10.2022
11	Date of receipt of consent from the Directorate of Town Planning, Pune for Publication of the Draft (First Varied) Town Planning Scheme No.1 DTP Letter no. 6108, dated 09/12/2022	09.12.2022
12	Date of sanction to the draft Town Planning Scheme No. 1 (First Varied), u/s 68(2) of the Maharashtra Regional and Town Planning Act, 1966 by the Metropolitan Commissioner & Chief Executive Officer, PMRDA vide Notification No. niyojan / Mahalunge Maan No. 1 / First varied / 752/ 2022, dated - 30/12/2022.	30.12.2022
	Publication of notification in the Maharashtra Government Gazette Pune division supplement, extraordinary, -Part 1, dated 31.12.2022 (Poush 10, Shake 1944) on page no. 1 to 3.	31.12.2022
	Date of publication in local newspapers Dainik Lokmat on 31.12.2022 and The Indian Express	31.12.2022
13	PMRDA forwarded documents to the Arbitrator vide letter no. PMRDA/planning/TPS/ FV/ 003, dated 05-01-2023	05-01-2023

**8.20 Appointment of Arbitrator by the Government in UDD.**

Sl. No.	Legal Stage	Section/Rule of the Act	Reference	Date
1	Appointment of first Arbitrator by the Government in UDD	72(1) Rule 11	Shri Dhananjay Khot , ADTP, PMRDA was appointed as Arbitrator vide notification no. TPS - 1820/ 150/CR 11/ 2020/Arbitrator / UD-13, dated 10/01/2020	--
	Publication of Govt. notification in the Maharashtra Government Gazette	72(1) Rule 11	Pune division supplement, extraordinary, Part 1, dated 13-19, February 2022 on page no. 1,2.	--

2	Appointment of second Arbitrator by the Government in UDD	72(2) Rule 11	Thereafter Shri Ravindra Jaybhaye, ADTP, PMRDA was appointed as Arbitrator vide notification no. TPS - 1820/ 150 / CR.11/ 2020/ Arbitrator / UD-13, dated 23/12/2021	--
	Publication of Govt. notification in the Maharashtra Government Gazette	72(2) Rule 11	Pune division supplement, extraordinary, Part 1, dated 6-12, January 2022 on page no. 6,7	--
<b>FIRST VARIATION SCHEME</b>				
3	Appointment of third Arbitrator by the Government in UDD	72(2) Rule 11	Thereafter Shri Shivraj Gurupadappa Patil, Retired Deputy Director of Town Planning has been appointed as the Arbitrator by the Government of Maharashtra vide Urban Development Department's notification no. TPS - 1820/ 150/ C.R.11/ 2020 /Arbitrator/UD-13, dated 20-09-2022	20-09-2022
	Publication of Govt. notification in the Maharashtra Government Gazette	72(2) Rule 11	Pune division supplement, Part 1, dated 6 - 12/10/2022 on pages no. 4 to 5	6 - 12/10/2022
4	After receipt of the documents the Arbitrator commenced the work.	---	--	05-01-2023

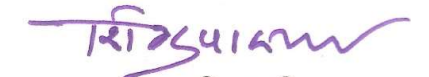
	(refer para 8.10, sl. No. 13 )			
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**8.30 Compliance of Legal Formalities by the Arbitrator while framing the Preliminary TPS.**

Sr. No	Legal Provision	Section /Rule of the Act	Particulars	Date
1	Publication of notice regarding Commencement of duties by the Arbitrator	Section 72 Rule 13(1)	Commencement of duties by Arbitrator by publishing a notice vide Rule 13(1) ----- no. TPS/ Mahalunge Maan no. 1 /public notice /47, dated 12/04/2023	12/04/2023
			Publication of the notice in MGG, Pune division supplement, Part 1, dated 4-10, May 2023 - on pages no. 1 to 2.	4-10, May 2023
			Publication of the notice in the local newspaper Daily Navarashtra, Pune, dated 18/05/2023	18/05/2023
2	Special Notice in form 4 to owners	Rule 13(3)	01-03-2023 to 10-04-2023	--
3	<b>Public notice</b> Published public notice on the website of PMRDA	Rule 13(3)	Prior to 01-03-2023	--
4	<b>Public notice</b> Published public notice in Newspaper - hearing schedule (01-03-2023 to 10-04-2023)	Rule 13(3)	Daily Pudhari, Newspaper, Pune dated 28-02-2023	28-02-2023
5	Arbitrator to subdivide the scheme	72(3)	Order no. TPS/ Mahalunge Maan no. 1/102, dated 04/07/2023.	04/07/2023

6	Hearing/s of landowners	72(4)i Rule 13(4)	Hearing dates (01-03-2023 to 10-04-2023)	--
7	Letter to the Deputy SLR, Paud, Taluka Mulshi District Pune for demarcation of Draft TPS layout and furnishing JM Plan and Statement from (second stage) (AS PER TPS MANUAL )	72(4)i Rule 13(4) TPS Manual	1) Letter no. TPS/ Mahalunge Maan no. 1/90, dated 01-06-2023. 2) Letter no. TPS/ Mahalunge Maan no. 1/97, dated 26-06-2023. 3) Letter no. TPS/ Mahalunge Maan no. 1/125, dated 04-10-2023.	--
8	Letter to the PMRDA for demarcation of Draft TPS layout and furnishing JM Plan and Statement from Deputy SLR, Paud, Taluka Mulshi District Pune (second stage) (AS PER TPS MANUAL )	TPS Manual	1) Letter no. TPS/ Mahalunge Maan no. 1/ 72, dated 28/04/2023. 2) Letter no. TPS/ Mahalunge Maan no. 1/ 103, dated 04/07/2023. 3) Letter no. TPS/ Mahalunge Maan no. 1/ 124, dated 04/10/2023.	--
9	Hearing to the Planning Authority /PMRDA	Rule 13(4) Section 72(4) (i)	1) Letter no. TPS/ Mahalunge Maan no. 1/20, dated 09/02/2023. 2) Letter no. TPS/ Mahalunge Maan no. 1/110, dated 09/08/2023.	--
10	Arbitrator 's letter to the Govt. for extension of time limit	Section 72(3)	Letter no. TPS/ Mahalunge Maan no. 1/111, dated 11/08/2023.	Upto 04/01/2024
11	Arbitrator to draw the Preliminary T.P. Scheme and publish a notice	Section 72(3)(4)(5)(7) Rule 13(9)	Public Notice no. TPS/ Mahalunge Maan no. 1/143, dated 21/12/2023.	21/12/2023

	Publication of the notice of drawing of the preliminary scheme in MGG and in the Newspaper	Rule 13(9)	MGG, Pune division supplement, Part A, dated December 28, 2023 to January 03, 2024 (Poush 7-13, Shake 1945) on page no. 6 to 7.	December 28, 2023 to January 03, 2024
			Newspaper Daily Loksatta, Pune dated /01/2024	/01/2024
12	Submission of Preliminary Town Planning Scheme to the Govt. For sanction	72(5)	Letter क्र.नर यो/ म्हाळुंगे माण क्र. १/०१ , दिनांक - /01/2024	/01/2024
13	Issue of Notice in Namuna 4A to the land owners	नियम १३(९) पहा)	Being issued simultaneously	--

  
(एस.जी. पाटील)

(Shivraj G. Patil)

**Arbitrator,**

**Town Planning Scheme,**

**Mahalunge Maan No.1, Akurdi, Pune**

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४ महाराष्ट्र शासन राजपत्र, भाग एक -- पुणे विभागीय पुरवणी, गुरुवार ते बुधवार, ऑक्टोबर ६ - १२, २०२२/ आश्विन १४ - २०, शके १९४४

issued under sub-section (2) of Section 68 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") as per the powers delegated under Section 151 (1) by the Government in Urban Development Department vide Notification No. TPS-1817/973/CR-103/17/UD-13, dated 13th September 2017 of the said Act ;

and whereas, as per the provisions of Section 72 (1) of the said Act, it is necessary to appoint an Arbitrator, within one month from the date on which the sanction to the said Draft Scheme is published in the Official Gazette ;

and whereas, the Government of Maharashtra has appointed Shri. R. N. Jaybhaye, Assistant Director of Town Planning, Pune Metropolitan Region Development Authority, Pune as an Arbitrator for the said Draft Scheme and other five Town Planning Schemes, vide it's Notification No. TPS-1820/150/ C.R.11/2020/Arbitrator/UD-13, dated 23rd December 2021 ;

and whereas, Shri. R. N. Jaybhaye has arbitration work of other Town Planning Schemes and the arbitration work of the said Draft Scheme should be done expeditiously and within time bound manner. Therefore, it has become necessary to appoint other officials as an Arbitrator for the said Draft Scheme.

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 72 of the said Act read with Rule No. 11 of the Maharashtra Town Planning Scheme Rules, 1974, the Government of Maharashtra hereby, in place of Shri. R. N. Jaybhaye, appoints Shri. M. D. Rathod, Retired Assistant Director of Town Planning, on contractual basis, as an Arbitrator for the said Draft Scheme with immediate effect. Their salary and allowances will be as per the Government Order No. संकीर्ण-२७१५/ प्र. क्र. १००/१३, dated 17th December 2016 and further directs the Pune Metropolitan Region Development Authority, Pune to extend all reasonable assistance to the Arbitrator and also provide him with an independent office and other necessary perks to carry out duties cast upon him in the time bound manner and bear the cost on such items.

By order and in the name of the Governor of Maharashtra,

**KISHOR V. GOKHALE,**  
Under Secretary to Government.

नगर विकास विभाग,

चौथा मजला, मुख्य इमारत, मंत्रालय,  
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,  
मुंबई-४०० ०३२  
दिनांक २० सप्टेंबर २०२२

महाराष्ट्र प्रादेशिक नियोजना व नगर रचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१८२०/१५०/प्र. क्र. ११/२०२०/लवाद/नवि-१३.--ज्याअर्थी, शासनाच्या नगर विकास विभागाकडील अधिसूचना क्रमांक टीपीएस-१८१७/१७३/प्र. क्र. १०३/१७/नवि-१३, दिनांक १३ सप्टेंबर २०१७ अन्वये महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यापुढे ज्याचा उल्लेख "उक्त अधिनियम" असा करण्यात आला आहे) च्या कलम १५१ (१) अन्वये प्रदान केलेल्या अधिकारांचा वापर करून महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांनी उक्त अधिनियमाच्या कलम ६८ चे उप-कलम (२) अन्वये अधिसूचना क्रमांक विप/नरयो-१/७-२०७/प्र. क्र. ४५/शाखा-१/१३१९, दिनांक १९ सप्टेंबर २०१८ अन्वये म्हाळुंगे-माण प्रारूप नगर रचना योजना क्रमांक १ (यापुढे जिचा उल्लेख "उक्त प्रारूप योजना" असा केला आहे) मंजूर करण्यात आली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ७२ (१) अन्वये उक्त प्रारूप योजना मंजूर केलेल्या व महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, राज्य शासनाने अधिसूचना क्रमांक टीपीएस-१८२०/१५०/प्र. क्र. ११/२०२०/लवाद/नवि-१३, दिनांक २३ डिसेंबर २०२१ अन्वये, श्री. र. ना. जायभाये, सहायक संचालक, नगर रचना, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांची उक्त प्रारूप योजनेसाठी तसेच इतर पाच नगर रचना योजनांसाठी लवाद म्हणून नियुक्ती केली आहे ;

महाराष्ट्र शासन राजपत्र, भाग एक -- पुणे विभागीय पुरवणी, गुरुवार ते बुधवार, ऑक्टोबर ६ - १२, २०२२/ आश्विन १४ - २०, शके १९४४ ५

आणि ज्याअर्थी, श्री. र. ना. जायभाये यांचेकडे इतर नगर रचना योजनांचे लवादीय कामकाज असून, उक्त प्रारूप योजनेचे लवादीय कामकाज शीघ्रतेने व मुदतीत करावयाचे आहे. त्यामुळे उक्त प्रारूप योजनेसाठी इतर अधिकाऱ्यांची लवाद म्हणून नियुक्त करणे आवश्यक झाले आहे.

त्याअर्थी, आता उक्त अधिनियमाच्या कलम ७२ चे उप-कलम (१) अन्वये आणि महाराष्ट्र नगर रचना योजना नियम, १९७४ मधील नियम क्रमांक ११ नुसार प्राप्त अधिकारात शासन याद्वारे श्री. र. ना. जायभाये यांचे ऐवजी श्री. शि. गु. पाटील, निवृत्त उपसंचालक, नगर रचना यांची उक्त प्रारूप योजनेसाठी लवाद म्हणून कंत्राटी पद्धतीने तात्काळ नियुक्ती करीत आहे. त्यांचे परिश्रमिक व भत्ते शासन निर्णय क्रमांक संकीर्ण-२७१५/प्र. क्र. १००/१३, दिनांक १७ डिसेंबर २०१६ नुसार राहील. तसेच लवाद यांना आवश्यक ते सर्व साहाय्य व त्यांच्यावर देण्यात आलेल्या जबाबदाऱ्या पार पाडण्यासाठी स्वतंत्र कार्यालय व इतर अत्यावश्यक सोयीसुविधा पुरविण्याबाबत महानगर प्रदेश विकास प्राधिकरण यांना याद्वारे सूचना देण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

किशोर वि. गोखले,

अवर सचिव, महाराष्ट्र शासन.

### URBAN DEVELOPMENT DEPARTMENT

Madam Kama Marg, Hutatma Rajguru Chowk,  
Mantralaya, Mumbai-400 032  
Dated 20th September 2022

Maharashtra Regional and Town Planning Act, 1966

#### Notification

No. TPS-1820/150/CR-11/2020/Arbitrator/UD-13.—Whereas, the Mhalunge-Maan Draft Town Planning Scheme No. 1 (hereinafter referred to as "the said Draft Scheme") has been sanctioned by the Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Region Development Authority, Pune vide Notification No. DP/TPS-1/7-207/C.R. 45/Br.I/1319, dated 19th September 2018, issued under sub-section (2) of Section 68 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") as per the powers delegated under Section 151 (1) by the Government in Urban Development Department vide Notification No. TPS-1817/973/CR-103/17/UD-13, dated 13th September 2017 of the said Act ;

and whereas, as per the provisions of Section 72 (1) of the said Act, it is necessary to appoint an Arbitrator, within one month from the date on which the sanction to the said Draft Scheme is published in the Official Gazette ;

and whereas, the Government of Maharashtra has appointed Shri. R. N. Jaybhaye, Assistant Director of Town Planning, Pune Metropolitan Region Development Authority, Pune as an Arbitrator for the said Draft Scheme and other five Town Planning Schemes, vide it's Notification No. TPS-1820/150/ C.R.11/2020/Arbitrator/UD-13, dated 23rd December 2021 ;

and whereas, Shri. R. N. Jaybhaye has arbitration work of other Town Planning Schemes and the arbitration work of the said Draft Scheme should be done expeditiously and within time bound manner. Therefore, it has become necessary to appoint other officials as an Arbitrator for the said Draft Scheme.

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 72 of the said Act read with Rule No. 11 of the Maharashtra Town Planning Scheme Rules, 1974, the Government of Maharashtra hereby, in place of Shri. R. N. Jaybhaye, appoints Shri. S. G. Patil, Retired Deputy Director of Town Planning, on contractual basis, as an Arbitrator for the said Draft Scheme with immediate effect. Their salary and allowances will be as per the Government Order No. संकीर्ण-२७१५/ प्र. क्र. १००/१३, dated 17th December 2016 and further directs the Pune Metropolitan Region Development Authority, Pune to extend all reasonable assistance to the Arbitrator and also provide him with an independent office and other necessary perks to carry out duties cast upon him in the time bound manner and bear the cost on such items.

By order and in the name of the Governor of Maharashtra,

**KISHOR V. GOKHALE,**

Under Secretary to Government.



RNI No. MAHBIL/2012/48433  
www.dgps.maharashtra.gov.in.



## महाराष्ट्र शासन राजपत्र भाग एक - पुणे विभागीय पुरवणी

वर्ष - १२, अंक - १८ ] गुरुवार ते बुधवार, मे ४ - १०, २०२३/ वैशाख १४ - २०, शके १९४५ [ पृष्ठे ७९

### प्राधिकृत प्रकाशन

### शासकीय / संकीर्ण अधिसूचना, नेमणुका, पदोन्नती इत्यादी

लवाद, नगर रचना परियोजना यांजकडून

#### जाहीर सूचना

क्रमांक नरयो/महालुंगे-माण क्र. १/जाहीर सूचना-४७/२०२३.—महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्रमांक ३७) च्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजना, महालुंगे-माण क्रमांक १ ही परियोजना मा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचेकडील अधिसूचना क्रमांक नियोजन/महालुंगे-माण क्रमांक १/प्रथम फेरबदल/७५२/२०२२, दिनांक ३० डिसेंबर २०२२ अन्वये मंजूर केली असून, सदरहू अधिसूचना दिनांक ३१ डिसेंबर २०२२ (पौष १०, शके १९४४) रोजीचे महाराष्ट्र शासन राजपत्र, पुणे विभागीय पुरवणी, असाधारण भाग-एक मध्ये पृष्ठे १ ते ३ वर प्रसिद्ध झालेली आहे ;

उपनिर्दिष्ट नगर रचना योजनेतील सर्व संबंधितांना या सूचनेद्वारे जाहीर करण्यात येते की, प्रारूप नगर रचना परियोजना, महालुंगे-माण क्रमांक १ ला अंतिम स्वरूप देण्यासाठी निम्नस्वाक्षरीकार शिवराज गुरुपादप्पा पाटील, निवृत्त उपसंचालक, नगर रचना यांची लवाद म्हणून, शासनाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ७२ (१) खालील अधिसूचना क्रमांक टीपीएस-१८२०/१५०/प्र. क्र. ११/२०२०/लवाद/नवि-१३, दिनांक २० सप्टेंबर २०२२ अन्वये नियुक्ती केली असून, सदरहू अधिसूचना दिनांक ऑक्टोबर ६-१२, २०२२ (आश्विन १४-२०, शके १९४४) रोजीचे महाराष्ट्र शासन राजपत्र, पुणे विभागीय पुरवणी, भाग-एक मध्ये पृष्ठे ४ व ५ यावर प्रसिद्ध झालेली आहे.

तसेच सर्व हितसंबंधितांना, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ७२ मधील तरतुदीनुसार आणि त्याअंतर्गत केलेल्या महाराष्ट्र नगर रचना योजना नियम, १९७४ च्या नियम १३ नुसार या सूचनेद्वारे जाहीर कळविण्यात येते की, दिनांक ५ जानेवारी २०२३ रोजी नियुक्त लवाद यांनी वरील योजनेसंदर्भात लवादीय कामकाजास सुरुवात केली आहे आणि या योजनेमुळे बाधित झालेल्या जमीनधारकांना प्रत्यक्ष हजर राहून आपले म्हणणे मांडण्यासाठी यथावकाश लेखी सूचनेद्वारे त्यांचेकडून कळविण्यात येणार आहे.

या नगर रचना योजनेत समाविष्ट झालेल्या सर्व जमीनधारकांना उक्त मंजूर प्रारूप नगर रचना योजनेच्या प्रस्तावासंबंधी ज्यांना काही प्रस्ताव किंवा सूचना द्यावयाच्या असतील त्यांनी त्या लेखी स्वरूपात निम्नस्वाक्षरीकार यांना ६० दिवसांच्या कालावधीत दाखल करण्यासाठी नमुना क्रमांक ४ मध्ये विशेष नोटिस बजावण्यात येईल.

जे जमीनधारक किंवा या नगर रचना योजनेत समाविष्ट झालेल्या जागांमध्ये हितसंबंध असलेल्या व्यक्ती उक्त नगर रचना योजना तयार केल्यामुळे हानीकारकरीत्या बाधित झाले असतील (injuriously affected) आणि त्यामुळे महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियमाच्या कलम १०२ प्रमाणे नुकसानभरपाई देय असेल त्यांनी निम्नस्वाक्षरीकार यांचेकडे ही जाहीर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ६० दिवसांचे मुदतीपर्यंत त्यांची मागणी सादर करणे आवश्यक राहील.

(१)

एच-३८, भाग एक (पु.वि.पु.)— १८

२ महाराष्ट्र शासन राजपत्र, भाग एक -- पुणे विभागीय पुरवणी, गुरुवार ते बुधवार, मे ४ - १०, २०२३/ वैशाख १४ - २०, शके १९४५

तसेच याद्वारे जाहीर करण्यात येते की, उक्त मंजूर प्रारूप नगर रचना योजना अंतिम करण्यासंदर्भात महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ७२ मधील तरतुदीप्रमाणे कार्यवाही करताना या योजनेची प्रथमतः प्राथमिक नगर रचना योजना आणि अंतिम नगर रचना योजना याप्रमाणे उपविभागणी करून तद्नंतर पुढील वैधानिक कार्यवाही करण्यात येऊन शासन मान्यतेस्तव नगर रचना योजना सादर करण्यात येणार आहे.

शिवराज जी. पाटील,

लवाद,

नगर रचना परियोजना,

महालुंगे-माण क्रमांक १, आकुर्डी, पुणे.

पुणे, १२ एप्रिल २०२३.

### BY ARBITRATOR, TOWN PLANNING SCHEME

#### Public Notice

No. TPS/Mahalunge-Maan No. 1/Public Notice-47/2023.—The Draft Town Planning Scheme Mahalunge-Maan No. 1 has been sanctioned by the Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Region Development Authority, Pune under sub-section (2) of Section 68 of the Maharashtra Regional and Town Planning Act, 1966 vide Notification No. niyojan/Mahalunge-Maan No. 1/First varied/752/2022, dated 30th December 2022 which has appeared in the Maharashtra Government Gazette, Extraordinary Part-1, Pune Division Supplement, dated 31st December 2022 (Poush 10, Shake 1944) on pages 1 to 3.

It is hereby brought to the notice of all concerned from the above mentioned Town Planning Scheme that, the Government of Maharashtra in Urban Development Department has appointed the undersigned Shivraj Gurupadappa Patil, Retired Deputy Director of Town Planning, as the Arbitrator for the said sanctioned Draft Town Planning Scheme vide Notification No. TPS -1820/150/CR-11/2020/Arbitrator/UD-13, dated 20th September 2022 under sub-section (1) of Section 72 of the Maharashtra Regional and Town Planning Act, 1966, which has appeared in the Maharashtra Government Gazette Part-1-Pune Division Supplement, dated October 6-12, 2022 (Aashwin 14-20, Shake 1944) on pages 4 to 5.

Now, therefore, in accordance with Section 72 of the Maharashtra Regional and Town Planning Act, 1966 and as per Rule No. 13 of the Maharashtra Town Planning Scheme Rules, 1974, it is hereby declared by this Notice that the Arbitrator has commenced the duties for the said Town Planning Scheme from 5th January 2023 and further notices will be served on the concerned informing them to remain present and to communicate their written statements, if any.

All the owners of the lands included in this Town Planning Scheme will be served with a Special Notice in Form No. 4 to submit their suggestions and objections in respect of proposals of the sanctioned Draft Town Planning Scheme in due course.

Those owners or interested persons of the lands included in the Town Planning Scheme, who have been injuriously affected by making of this scheme are hereby informed that they shall be entitled to make a claim of compensation as per Section 102 of the Maharashtra Regional and Town Planning Act, 1966, before the undersigned within a period of 60 days from the date of appearing this Notice in the Maharashtra Government Gazette.

Also it is brought to the Notice that, as per Section 72 of the Maharashtra Regional and Town Planning Act, 1966, the sanctioned Draft Town Planning Scheme will be firstly subdivided into Preliminary Town Planning Scheme and Final Town Planning Scheme and thereafter, the same will be submitted to the State Government for sanction after following all the legal provisions.

SHIVRAJ G. PATIL,

Arbitrator,

Town Planning Scheme,

Mahalunge-Maan No. 1, Akurdi, Pune.

Pune, 12th April 2023.



६ महाराष्ट्र शासन राजपत्र, भाग एक -- पुणे विभागीय पुरवणी, गुरुवार ते बुधवार, डिसेंबर २८, २०२३ ते जानेवारी ०३, २०२४ / पृष्ठ ७ - १३, शके १९४५

**अधिसूचना**

क्रमांक गृह-१/कार्या-६/एमएजी-१/आरआर-२५५२/२०२३.— ज्याअर्थी, सहायक विभागीय अभियंता, मध्य रेल्वे, मिरज यांनी No. 19/LHS, दिनांक ७ डिसेंबर २०२३ अन्वये, पंचशीलनगर रेल्वे गेट क्रमांक १२९ दुरुस्तीचे कामकाजासाठी दिनांक १४ डिसेंबर २०२३ ते दिनांक २३ डिसेंबर २०२३ या कालावधीत बंद ठेवले जाणार असलेने पर्यायी मार्गाने वाहतूक वळविणेबाबत विनंती केली आहे ;

ज्याअर्थी, उपरोक्त नमूदप्रमाणे वाहतूक वळविणेसाठी वाहतूक नियंत्रण शाखा, सांगली यांनी अनुक्रमे वाचले क्रमांक ३ अन्वये पर्यायी वाहतूक मार्गाचा अहवाल सादर केला आहे.

त्याअर्थी, मी, डॉ. राजा दयानिधी, भा.प्र.से., जिल्हाधिकारी तथा जिल्हादंडाधिकारी, सांगली, मला मोटर वाहन कायदा, १९८८, कलम ११५ व ११६ अन्वये प्राप्त झालेल्या अधिकाराचा वापर करून पंचशीलनगर रेल्वे गेट क्रमांक १२९ दुरुस्तीचे कामकाजासाठी दिनांक १४ डिसेंबर २०२३ ते दिनांक २३ डिसेंबर २०२३ या कालावधीत बंद करून, सदर गेटवरून होणारी वाहतूक उपरोक्त कारणास्तव खालील मार्गावरून वळविणेत येत आहे. वाहतूक सुरक्षा उपाययोजनेद्वारे वाहतूक नियंत्रित करण्याचे आदेश निर्गमित करीत आहे.

**तासगावकडून सांगली शहरात येणारे व जाणारे वाहनांसाठीचा मार्ग.--**

(१) माधवनगर रोड - साखर कारखाना चौक - संपत् चौकामधून डावीकडे (पूर्वेकडे) वळण घेऊन औद्योगिक वसाहत मार्ग - संजयनगर १०० फुटी रोड - अहिल्यादेवी होळकर चौकातून उजवीकडे पश्चिमेकडे शिंदे मळा, रेल्वे ब्रिज खालून सांगली शहरात येता व जाता येईल.

(२) अहिल्यादेवी होळकर चौकातून डावीकडे पूर्वेस वळण घेऊन कुपवाड रोड - मंगळवार बाजार चौक - गांधी कॉलनी - सद्गद्दीनगर ओव्हर ब्रिज मार्गे शहरात जाता व येता येईल.

(३) शिवशंभो चौक - बायपास रोड - कर्नाळ रोड - भोरा म्हसोबा - रजपूत मंगल कार्यालयामार्गे - उजवीकडे वळण घेऊन रेल्वे गेट क्रमांक १२८ - माधवनगर जंकात नाकामार्गे शहरात जाता व येता येईल.

जनतेच्या व वाहन चालकांच्या माहितीसाठी योग्य ठिकाणी दिशाचिन्हे व माहिती लावणेत यावी. या उपाययोजना कार्यकारी अभियंता, मध्य रेल्वे, मिरज, पोलीस अधीक्षक, सांगली, उपप्रादेशिक परिवहन अधिकारी, सांगली व कार्यकारी अभियंता, सार्वजनिक बांधकाम विभाग, मिरज यांनी याबाबत एकत्रितपणे कराव्यात.

सहायक विभागीय अभियंता, मध्य रेल्वे, मिरज यांनी पंचशीलनगर रेल्वे गेट १२९ वरून होणारी वाहतूक प्रतिबंध करणेत आलेबाबतची माहिती जनतेला होणेसाठी ग्रामीण व शहरातील महत्वाच्या सार्वजनिक वाहतूक ठिकाणी ही अधिसूचना, तसेच वाहतुकीसाठी उपलब्ध पर्यायी मार्गाच्या माहितीस व्यापक प्रमाणात प्रसिद्धी देण्यात यावी. सदर निर्णयाची तात्काळ प्रभावी व संपूर्ण अंमलबजावणी करणेत यावी, तसेच सदर ठिकाणी सुरक्षेच्या दृष्टीने RPF/Railway Police कडील अंमलदार यांची नियुक्ती तात्काळ करणेत यावी.

डॉ. राजा दयानिधी,

(भा.प्र.से.),

जिल्हादंडाधिकारी, सांगली.

सांगली, १२ डिसेंबर २०२३.

**लवाद, नगर रचना यांजकडून**

**नगर रचना परियोजना, म्हाळुंगे-माण क्रमांक १ (प्रथम फेरबदल) (प्राथमिक)**

**जाहीर प्रकटन**

क्रमांक नरयो/म्हाळुंगे-माण क्र. १/जाहीर सूचना/१४३/२०२३.— महाराष्ट्र नगर रचना परियोजना नियम, १९७४ मधील नियम १३ (९) अनुसार याद्वारे जाहीर करण्यात येते की, खालील सही करणाऱ्यांनी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम ७२ (३), (४), (५), (७) अन्वये मंजूर प्रारूप नगर रचना परियोजना, म्हाळुंगे-माण क्रमांक १ (प्रथम फेरबदल) च्या मसुद्यावर अनुसरून नगर रचना परियोजना, म्हाळुंगे-माण क्रमांक १ (प्रथम फेरबदल) (प्राथमिक) परियोजना तयार केलेली आहे. वरील प्राथमिक परियोजना आज गुरुवार, दिनांक २१ डिसेंबर २०२३ रोजी या कार्यालयात प्रसिद्ध करण्यात येत आहे.

सदर प्राथमिक नगर रचना परियोजना, लवाद, नगर रचना परियोजना, म्हाळुंगे-माण क्रमांक १, यांचे ५ वा मजला, पीएमआरडीए प्रशासकीय इमारत, आकुर्डी, पुणे-४११ ०४४ (ई-मेल पत्ता : arbitrator.pmr1@rediffmail.com) येथील कार्यालयात, तसेच पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांचे आकुर्डी, पुणे-४११ ०४४ येथील कार्यालयात कार्यालयीन वेळेत जनतेला अवलोकनार्थ उपलब्ध करण्यात आलेली आहे.

महाराष्ट्र शासन राजपत्र, भाग एक -- पुणे विभागीय पुरवणी, गुरुवार ते बुधवार, डिसेंबर २८, २०२३ ते जानेवारी ०३, २०२४ / पृष्ठ ७ - १३, शके १९४५ ७

सदर प्राथमिक नगर रचना परियोजना तयार करताना, कलम ७२ (४) प्रमाणे आवश्यक कार्यवाही करून, लवाद यांनी शासन मंजूर प्रारूप नगर रचना परियोजना, म्हाळुंगे-माण क्रमांक १ च्या मसुद्यामध्ये जमिनीच्या / मूळ भूखंडाच्या आणि त्यांच्या अंतिम भूखंडाच्या मालकी हक्कामध्ये / हितसंबंधामध्ये प्रस्तावित केलेले बदल जमीनधारकांच्या माहितीसाठी याद्वारे प्रसिद्ध करण्यात येत आहे.

वरीलप्रमाणे नगर रचना परियोजना, म्हाळुंगे-माण क्रमांक १ (प्रथम फेरबदल) (प्राथमिक) या योजनेतील सर्व भूखंडाबाबतचे लवादाचे निर्णय सर्व हितसंबंधित व्यक्तींना नमुना ४ (अ) मध्ये स्वतंत्रपणे कळविण्यात येत आहेत ;

आता, कलम ७२ (५) मधील तरतुदीप्रमाणे लवाद यांच्याकडून सदरहू प्राथमिक नगर रचना परियोजना, म्हाळुंगे-माण क्रमांक १ (प्रथम फेरबदल) (प्राथमिक) ही शासनाकडे, उक्त अधिनियमाच्या कलम ८६ अनुसार मंजुरीसाठी सादर करण्यात आलेली आहे.

शिवराज जी. पाटील,

लवाद,

नगर रचना परियोजना,

म्हाळुंगे-माण क्रमांक १, आकुर्डी, पुणे.

पुणे, २१ डिसेंबर २०२३.

**BY ARBITRATOR, TOWN PLANNING SCHEME**

**Town Planning Scheme, Mhalunge-Maan No. 1 (First Variation) (Preliminary)**

**PUBLIC NOTICE**

No. TPS/Mhalunge-Maan No. 1/Public Notice/143/2023.— It is hereby notified as required by rule 13 (9) of the Maharashtra Town Planning Schemes Rules, 1974, that the undersigned has on this Thursday, the 21st December 2023, has published the Town Planning Scheme, Mhalunge-Maan No. 1 (First Variation) (Preliminary) in respect of the sanctioned draft Town Planning Scheme, Mhalunge-Maan No. 1 (First Variation), as drawn up under the provisions of Section 72 (3) (4) (5) (7) of the Maharashtra Regional and Town Planning Act, 1966.

The Preliminary Town Planning Scheme as drawn up by him, is kept open for inspection of the public during office hours on all working days in the office of the Arbitrator, Town Planning Scheme, Mhalunge-Maan No. 1, (address - 5th Floor, PMRDA Administrative Building, Akurdi, Pune-411 044) (e-mail address - arbitrator.pmr1@rediffmail.com) and also in the office of the Pune Metropolitan Region Development Authority, Akurdi, Pune-411 044.

The changes as proposed by the Arbitrator in the sanctioned draft Town Planning Scheme, Mhalunge-Maan No. 1, as provided in Section 72 (4) of the said Act, while framing Preliminary Town Planning Scheme, Mhalunge-Maan No. 1, in regard to the allotment of lands / original plots and / or ownership interest in the final plots are hereby published for information of the interested persons.

Relevant decisions of the Arbitrator in respect of the plots within the said Town Planning Scheme, Mhalunge-Maan No. 1 (First Variation) (Preliminary), are being communicated to all the concerned interested parties in Form 4A independently ;

Now, this Town Planning Scheme, Mhalunge-Maan No. 1, (First Variation) (Preliminary) has been submitted as per Section 72 (5) by the Arbitrator to the Government for sanction under Section 86 of the said Act.

SHIVRAJ G. PATIL,

Arbitrator,

Town Planning Scheme,

Mhalunge-Maan No. 1, Akurdi, Pune.

Pune, 21st December 2003.