

11/8/2021

प्राथमिक नगर रचना योजना क्र.४ होळकरवाडी
महाराष्ट्र प्रादेशिक नियोजन व नगर रचना
अधिनियमाचे कलम ८६(१) अन्वये प्राथमिक नगर
रचना योजना मंजूर करणेबाबत.

अधिसूचना

महाराष्ट्र शासन

नगर विकास विभाग

चौथा मजला, मुख्य इमारत, मंत्रालय,

मादाम कामा मार्ग, हुतात्मा राजगुरू चौक, मुंबई - ४०० ०३२.

शासन निर्णय क्रमांक- टिपीएस-१८२०/१५०/प्र.क्र.११(भाग-२)/२०२०/नवि-१३

दिनांक : ०३.०७.२०२५

शासन निर्णय : सोबतची शासकीय अधिसूचना (मराठी/ इंग्रजी) महाराष्ट्र शासन राजपत्राच्या पुणे
विभागीय पुरवणी भाग एक मध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,



(Signature)

(सुलेखा वैजापूरकर)

सह सचिव, महाराष्ट्र शासन

प्रत :-

- १) मा. मुख्यमंत्री महोदय यांचे अपर मुख्य सचिव, मंत्रालय, मुंबई.
- २) मा. उपमुख्यमंत्री (नगर विकास) महोदय यांचे सचिव, मंत्रालय, मुंबई.
- ३) मा. उपमुख्यमंत्री (वित्त) महोदय यांचे सचिव, मंत्रालय, मुंबई.
- ४) मा. सभापती, महाराष्ट्र विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
- ५) मा. अध्यक्ष, महाराष्ट्र विधानसभा, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
- ६) मा. विरोधी पक्षनेता, विधानसभा / विधानपरिषद, महाराष्ट्र विधानमंडळ सचिवालय, मुंबई.
- ७) मा. राज्यमंत्री (नगर विकास) महोदय यांचे सचिव, मंत्रालय, मुंबई.
- ८) अपर मुख्य सचिव (नवि-१), नगर विकास विभाग, मंत्रालय, मुंबई.
- ९) संचालक (नगर रचना) तथा सह सचिव, नगर विकास विभाग, मंत्रालय, मुंबई.

प्रति :-

- १) संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.

/- सदर अधिसूचना नगर रचना संचालनालयाच्या संकेतस्थळावर प्रसिध्द करावी.

(12)

- २) विभागीय आयुक्त, पुणे विभाग, पुणे.
- ३) सहसंचालक, नगर रचना, पुणे विभाग, पुणे.
- ४) जिल्हाधिकारी, पुणे.
- ✓ ५) महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.
- ६) सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.
- ७) लवाद, नगर रचना परियोजना, होळकरवाडी क्र.४, पुणे महानगर प्रदेश विकास प्राधिकरण आकुर्डी, पुणे.
- ८) व्यवस्थापक, येरवडा कारागृह मुद्रणालय, पुणे - ४११००६

१/- सोबतची शासकीय अधिसूचना महाराष्ट्र शासन राजपत्राच्या पुणे विभागीय पुरवणीमध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास व उपरोक्त कार्यालय यांना पाठवाव्यात.

- ९) कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

१/- सदर अधिसूचना या विभागाच्या संकेतस्थळावर प्रसिध्द करावी.

- १०) कक्ष अधिकारी, माहिती व तंत्रज्ञान विभाग, मंत्रालय, मुंबई.

१/- सदर अधिसूचना शासनाच्या संकेतस्थळावर प्रसिध्द करण्याबाबत कार्यवाही करण्यात यावी.

११) निवड नस्ती (नवि-१३),
पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

महानगर निवारण	
नगर रचनाकार	
लिपिक	४१
आवक क्र.	१२०
दिनांक	०४/०८/२०२५



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे	
आवक क्र. १०,०९८	दिनांक २५/०८/२५
विभागाचे नाव	
भा. महानगर आयुक्त कक्ष	जनसंपर्क विभाग (PRO)
प्रशासन विभाग	माहिती तंत्रज्ञान
लेखा व वित्त विभाग	अभियांत्रिकी - १
अभियांत्रिकी - २	प्रधानमंत्री आवास योजना
अ. बा. निर्मुलन	दक्षता अधिकारी
विकास परवानगी	अग्निशमक विभाग
निवडोजन	भौगोलिक माहिती प्रणाली कक्ष
जमिन व मालमत्ता	अधीक्षक भूमि अभिलेख कक्ष
अधीक्षक, प्रशासन विभाग	उपआयुक्त, प्रशासन विभाग

२५/७

महाराष्ट्र शासन
नगर विकास विभाग
चौथा मजला, मुख्य इमारत, मंत्रालय,
मादाम कामा मार्ग, हुतात्मा राजगुरू चौक, मुंबई - ४०० ०३२.
अधिसूचना
दिनांक : ०३.०७.२०२५

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

क्रमांक टीपीएस-१८२०/१५०/प्र.क्र.११(भाग-२)/२०२०/नवि-१३ :- ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यापुढे "उक्त अधिनियम" असे संबोधले आहे) च्या कलम १५१ च्या तरतुदीन्वये, उक्त अधिनियमाच्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजनेस मंजूरीबाबतच्या प्राप्त अधिकारांचा वापर करून, महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी प्रारूप नगर रचना परियोजना होळकरवाडी क्र.४ ही परियोजना पुणे महानगर प्रदेश विकास प्राधिकरण यांचेकडील अधिसूचना क्र.वि.यो./नरयो-२, ३, ४, ५/प्र.क्र.६३६६/शाखा-१/२६४१/२०२०, दि.०९/०१/२०२० अन्वये मंजूर केली असून, सदरहू अधिसूचना दिनांक १० जानेवारी २०२० रोजीचे महाराष्ट्र शासन राजपत्र, पुणे विभागीय पुरवणी, भाग एक मध्ये प्रसिध्द झालेली आहे; (यापुढे "उक्त प्रारूप परियोजना" असे संबोधले आहे);

आणि ज्याअर्थी, उक्त प्रारूप परियोजनेकरिता उक्त अधिनियमाच्या कलम ७२ (१) खाली निर्गमित महाराष्ट्र शासन नगर विकास विभाग अधिसूचना क्र.टीपीएस-१८२०/१५०/प्र.क्र.११/२०२०/लवाद/नवि-१३, दिनांक ०७/०२/२०२०, अधिसूचना क्र.टीपीएस-१८२०/१५०/प्र.क्र.५१/११/२०२०/लवाद/नवि-१३, दिनांक २३/१२/२०२१ व अधिसूचना क्र.टीपीएस-१८२०/१५०/प्र.क्र.५१/११/२०२०/लवाद/नवि-१३, दिनांक २०/०९/२०२२ अन्वये लवाद यांची नियुक्ती करण्यात आली आहे (यापुढे "उक्त लवाद" असे संबोधले आहे);

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र. १९) द्वारे, उक्त अधिनियमाच्या कलम १४८-अ मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कालावधी विचारात घेतांना, देशामध्ये किंवा राज्यामध्ये उद्भवणाऱ्या कोणत्याही महामारीच्या किंवा साथीच्या रोगाच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे;

आणि ज्याअर्थी, उक्त लवाद यांनी विहित वैधानिक कार्यवाही पूर्ण करून व उक्त प्रारूप परियोजना अंतिम करून दिनांक १४/०२/२०२३ रोजीच्या पत्रान्वये, होळकरवाडी प्राथमिक नगर रचना परियोजना क्र.४, शासनास मंजूरीकरिता सादर केली आहे (यापुढे "उक्त प्राथमिक परियोजना" असे संबोधले आहे);

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्राथमिक परियोजना, काही बदलांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे;



आता त्याअर्थी, उक्त अधिनियमाच्या कलम ८६, उप-कलम (१) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे, होळकरवाडी प्राथमिक नगर रचना परियोजना - क्र.४ यासोबत जोडलेल्या परिशिष्ट - १ (अंतिम भूखंडांबाबत) व परिशिष्ट - २ (नगर रचना योजना क्र.४ च्या विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत) मध्ये नमूद केलेल्या काही बदलांसह मंजूर करीत आहे;

- (१) सदरहू मंजूर करण्यात आलेली, होळकरवाडी प्राथमिक नगर रचना परियोजना - क्र.४ ही उक्त अधिनियमाच्या कलम ८६ (२) (ब) नुसार शासन राजपत्रात अधिसूचना प्रसिध्द झाल्याच्या दिनांकापासून एक महिन्यांनंतर अंमलात येईल.
- (२) सदरहू होळकरवाडी प्राथमिक नगर रचना परियोजना - क्र.४ मंजूरीची अधिसूचना खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत, एक महिन्याच्या कालावधीकरिता जनतेच्या निरीक्षणासाठी उपलब्ध राहील.
 - i) महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.
 - ii) लवाद, नगर रचना परियोजना, होळकरवाडी क्र.४, पुणे महानगर प्रदेश विकास प्राधिकरण, आकुर्डी, पुणे.
- (३) सदरची अधिसूचना ही शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या वेबसाइटवर माहितीसाठी उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,



Pranav

(प्रणव कर्पे)

अवर सचिव, महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA
Urban Development Department
Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai - 400 032.

NOTIFICATION

Dated - 03.07.2025.

Maharashtra Regional & Town Planning Act, 1966

No. TPS-1820/150/CR-11(Part-2)/2020/UD-13:- Whereas, under the provisions of Section 151 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"), and in exercise of the powers conferred under sub-section (2) of Section 68 of the said Act regarding the approval of the Draft Town Planning Scheme, the Metropolitan Commissioner, Pune Metropolitan Region Development Authority, has sanctioned the Draft Town Planning Scheme Holkarwadi No.4 (hereinafter referred to as "the said Draft Scheme") through Notification No. D.P./TPS- 2, 3, 4, 5/CR-6366/Branch-1/2641/2020, dated 09/01/2020, issued by the Pune Metropolitan Region Development Authority, and the said notification has been published in the *official Gazette*, Pune Divisional Supplement, Part One, dated 10th January 2020;

And whereas, the Government of Maharashtra in Urban Development Department *vide* Notification No. TPS -1820/150/CR.-11/2020/Arbitrator/UD-13, dated 07/02/2020, Notification No.TPS-1820/150/CR-51/11/2020/Arbitrator/UD-13, dated 23/12/2021 and Notification No.TPS-1820/150/CR-51/11/2020/Arbitrator/UD-13, dated 20/09/2022 issued under sub section (1) of Section 72 of the said Act, appointed the Arbitrator for the said Draft Scheme (hereinafter referred to as 'the said Arbitrator');

And whereas, in accordance with the amended provisions of Section 148-A of the said Act, *vide* the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No. XIX of 2020), in computing the period, in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters, due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the Country or State shall be excluded ;

And whereas, the said Arbitrator after following the prescribed legal procedure and finalising the said draft scheme, has submitted Holkarwadi Preliminary Town Planning scheme No.4 to the Government for sanction under sub-section (5) of Section 72 of the said Act, *vide* letter dated 14/02/2023 (hereinafter referred to as 'the said preliminary scheme');

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government of Maharashtra is of opinion that it is necessary to sanction the said preliminary scheme with some changes;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 86 of the said Act the state government hereby, sanctions Holkarwadi Preliminary Town Planning scheme No.4 with some changes as described in the Schedule - I (regarding Final Plots) and Schedule - II (regarding Development Control And Promotion And Regulation of Town Planning Scheme No.4) appended hereto;



- (1) The said sanctioned Preliminary Town Planning Scheme No.4 shall come into force after one month from the date of publication of notification in the *official gazette*, as per section 86 (2) (b) of the said Act.
- (2) This notification of sanctioning the Holkarwadi Preliminary Town Planning Scheme No.4, shall be available for inspection of Public during working hours on all working days for a period of one month in the following offices -
 - i) The Metropolitan Commissioner, Pune Metropolitan Region Development Authority, Pune.
 - ii) The Arbitrator, Town Planning Scheme, Holkarwadi No.4, Pune Metropolitan Region Development Authority, Akurdi, Pune.
- (3) This notification shall also be made available on the Government website www.maharashtra.gov.in (कायदे/ नियम) for information.

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



Pranav
(Pranav Karpe)
Under Secretary to Government

GOVERNMENT OF MAHARASHTRA

Urban Development Department, Mantralaya, Mumbai

(Accompaniment to the notification No. TPS -1820/150/CR-11(Part-2)/2020/UD -13, Dated : 03.07.2025)

Holkarwadi Preliminary Town Planning Scheme No. 04

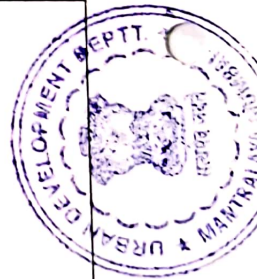
SCHEDULE - I

SCHEDULE OF MODIFICATIONS (Individual and Authority Final Plots)

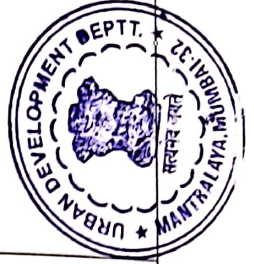
Sr. No	Original Plot Nos.	Final Plot Nos. As per Draft Scheme	Proposals/ details as per draft scheme sanctioned under section 68 of the M.R. and T.P. Act 1966	Original Plot Nos.	Final Plot Nos. As per preliminary scheme	Proposal submitted as per the preliminary scheme submitted by the Arbitrator under Section 72 (5) of the M.R. and T.P. Act 1966	Modification Sanctioned by the Government under Section 86 (2) of the M.R. and T.P. Act, 1966
1	2	3	4	5	6		
1	3, 2, 2	1	Final plots allotted in lieu of their respective O.P no's to the owners and their area as recorded in Form no. 1 of draft scheme.	3, 2, 2	1	Names to be verified and updated as per latest 7/12 extract.	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
	4	2		4	2	No change in FP Area (kept as draft sanctioned scheme)	To bring uniformity in whole TPS, Final Plot Numbering to be allotted Serially
	4	3		4	3		
	2, 2	4		2, 2	4		
	4	5		4	5		
	2	6		2	6		
	3, 2	7		3, 2	7		
	3, 2, 2	8		3, 2, 2	8		



5	9	5	9	
5	10	5	10	
5, 5, 14	11	5, 5, 14	11	
9/P-2	12	9/P-2	12	
2, 2	13	2, 2	13	
5	14	5	14	
6, 8	15	6, 8	15	
4	16	4	16	
7, 9/P-1, 10	17	7, 9/P-1, 10	17	
10	18	10	18	
9/P-3	20	9/P-3	20	
11/P-1	22	11/P-1	22	
11/P-2, 11/P-3	23	11/P-2, 11/P-3	23	
10	24	10	24	
10	25	10	25	
14, 11/P-4	26	14, 11/P-4	26	



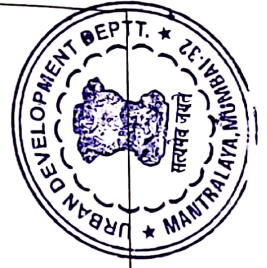
106-1	27		106-1	27		
108	28		108	28		
106/2	29		106/2	29		
195, 196	30		195, 196	30		
103	31		103	31		
103	32		103	32		
103	33		103	33		
109, 110	34		109, 110	34		
111	35		111	35		
111	36		111	36		
112, 113, 114	37		112, 113, 114	37		
121, 122, 123, 124, 120/P- 1,133	38		121, 122, 123, 124, 120/P- 1,133	38		
128, 127, 126, 125, 143, 144	39		128, 127, 126, 125, 143, 144	39		
13, 12/P-1, 12/P-2	40		13, 12/P-1, 12/P-2	40		
14	42		14	42		



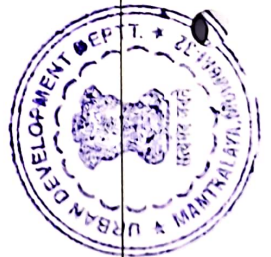
	14	43		14	43	
	18	44		18	44	
	15/P-2	45		15/P-2	45	
	20	46		20	46	
	18	47		18	47	
	18	48		18	48	
	18	49		18	49	
	17, 16	50		17, 16	50	
	15/P-3	55		15/P-3	55	
	15/P-3	56		15/P-3	56	
	15/P-1, 18	57		15/P-1, 18	57	
	18	58		18	58	
	18	59		18	59	
	107	60		107	60	
	97	61		97	61	
	-	62		-	62	
		63				

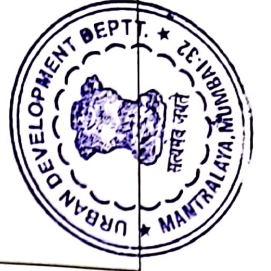


105	64		105	63		
104	65		104	64		
115	66		115	65		
103	67		103	66		
115	68		115	67		
102/P-1	69		102/P-1	68		
116	70		116	69		
118	71		118	70		
117	72		117	71		
119	73		119	72		
155	74		155	73		
100/P-1, 100/P-2, 100/P-3, 100/P-4	75		100/P-1, 100/P-2, 100/P-3, 100/P-4	74		
101, 99/P-1, 99	76		101, 99/P-1, 99	75		
155	78		155	76		
141, 142, 146, 147	79		141, 142, 146, 147	78		
				79		



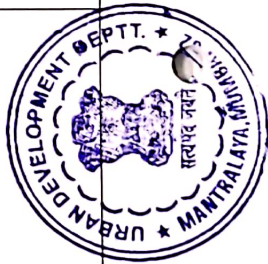
151, 150, 149	80	151, 150, 149	80
135, 134+136, 137, 138/P-1, 138/P-1, 145	81	135, 134+136, 137, 138/P-1, 138/P-1, 145	81
139, 132, 140, 131, 129, 130	82	139, 132, 140, 131, 129, 130	82
175	83	175	83
174/P-1	84	174/P-1	84
174/P-2	85	174/P-2	85
176	86	176	86
148, 152, 153	87	148, 152, 153	87
154	88	154	88
177	90	177	90
18	91	18	91
19/P-3	92	19/P-3	92
19/P-1	93	19/P-1	93
21, 20	94	21, 20	94
19/P-2	95	19/P-2	95





89	96	89	96	96	96
96	97	96	96	97	97
99/P-2, 87, 158	98	99/P-2, 87, 158	99/P-2, 87, 158	98	98
90	99	90	90	99	99
88	101	88	88	101	101
158	103	158	158	103	103
157	104	157	157	104	104
156	105	156	156	105	105
156	106	156	156	106	106
173	107	173/Part	173/Part	107	107
157	108	157	157	108	108
158	109	158	158	109	109
171	110	171	171	110	110
171	111	171	171	111	111
172	112	172	172	112	112
173	113	173/Part	173/Part	113	113
185	114	185	185		

181, 182	115		181, 182	114		
180	116		180	115		
179	117		179	116		
183	118		183	117		
184	122		184	118		
25/P-1, 25/P-2	123		25/P-1, 25/P-2	122		
24	124		24	123		
28	125		28	124		
42	126		42	125		
41	127		41	126		
29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 31, 26, 27, 32	128		29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 31, 26, 27, 32	127		
22	129		22	128		
23	130		23	129		
22	131		22	130		
81, 82, 86/P-1,			81, 82, 86/P-1,	131		



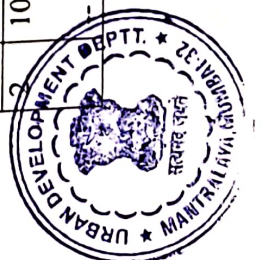


86/P-2, 86/P-3	132	86/P-2, 86/P-3	132	86/P-2, 86/P-3	132
83	138	83	138	83	138
160/P-1, 160/P-2, 160/P-3	139	160/P-1, 160/P-2, 160/P-3	139	160/P-1, 160/P-2, 160/P-3	139
159	145	159	145	159	145
170	146	170	146	170	146
187	147	187	147	187	147
186	149-1	186	149-1	186	149-1
45/P-1	149-2	45/P-1	149-2	45/P-1	149-2
45/P-2	150	45/P-2	150	45/P-2	150
50	152	50	152	50	152
53	153	53	153	53	153
55	154	55	154	55	154
56	155	56	155	56	155
55	156	55	156	55	156
54	157	54	157	54	157
52	160	52	160	52	160

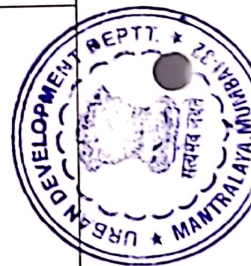
	49/P-1, 49/P-2	161		49/P-1, 49/P-2	161			
	46, 47	162		46, 47	162			
	48	163		48	163			
	64	165		64	165			
	76	166		76	166			
	66	167		66	167			
	65	168		65	168			
	65	169		65	169			
	58	170		58	170			
	59/P-1, 59/P-2	171		59/P-1, 59/P-2	171			
	59/P-3	172		59/P-3	172			
	63	173		63	173			
	65, 60	174		65, 60	174			
	57	175		57	175			
	67	176		67	176			
	73	177		73	176			
	73	178		73	177			



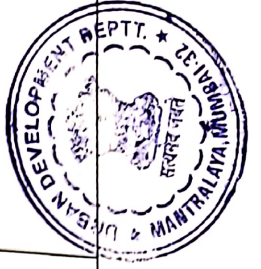
72	179	72	178		
98	180	98	179		
69	181	69	180		
70, 71	182	70, 71	181		
162	183	162	182		
164	184	164	183		
165	185	165	184		
192	186	192	185		
194	187	194	186		
194	188	194	187		
163	189	163	188		
167	190	167	189		
193	191	193	190		
190	242-1	190	191		
78/P		78/P, 84/P	242-1		
10	19	10	19		
--	--	10	19A		



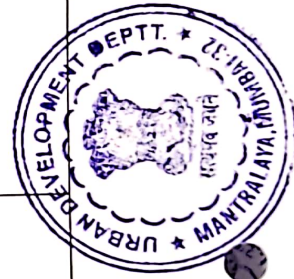
		to the owners and their area as recorded in Form no. I of draft scheme.	18	89	18	89	separate Final Plots to be allotted accordingly. 1. Holding of applicant is extracted and separate individual FP allotted. 2. FP is subdivided to form two separate FPs. F.P. is subdivided to form two separate F.P.'s. (19, 19A), (89, 89A), (100, 100A), (102, 102 A), (119, 119A), (136, 136A), (144, 144A), (151, 151A), (164, 164A),	and as described in Table A & B of Preliminary Town Planning Scheme No.4
18	89	18	18	89	18	89	1. Holding of applicant is extracted and separate individual FP allotted.	
--	--	--	95, 94, 93	100	95, 94, 93	100	2. FP is subdivided to form two separate FPs.	
95, 94, 93, 98	100	100	98	100A	98	100A		
--	--	--	91	102	91	102		
91, 92	102	102	92	102A	92	102A		
--	--	--	178	119	178	119		
178	119	119	178	119A	178	119A		
--	--	--	84	136	84	136		
84	136	136	84	136A	84	136A		
--	--	--	189	144	189	144		
189	144	144	189	144A	189	144A		
--	--	--	51	151	51	151		
51	151	151	51	151A	51	151A		
--	--	--	74	164	74	164		
74	164	164	74	164A	74	164A		



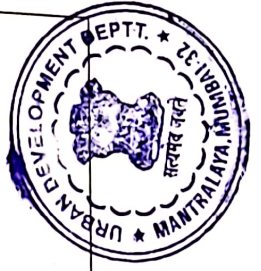
3.	44	120	Final plots allotted in lieu of their respective O.P no's to the owners and their area as recorded in Form no. 1 of draft scheme.	44	120	Due to change in Ring Road alignment, FPs are to be reshaped.	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
	43	121		43	121		
	75	133		75	133		
	80, 79	134		80, 79	134		
	77	135		77	135		
	85/P-1, 85/P-2, 85/P-3, 85/P-5, 85/P-6, 85/P-7, 85/P-8, 85/P-9, 85/P-10, 85/P-11, 85/P-12, 85/P-13	137		85/P-1, 85/P-2, 85/P-3, 85/P-5, 85/P-6, 85/P-7, 85/P-8, 85/P-9, 85/P-10, 85/P-11, 85/P-12, 85/P-13	137		
	161, 102/P-2, 85/P-4, 95	140		161, 102/P-2, 85/P-4, 95	140		
	166/P-1, 166/P-2, 158	141		166/P-1, 166/P-2, 158	141		
	167, 191, 192, 168	142		167, 191, 192, 168	142		
	169	143		169	143		
	188	148		188	148		
	62/P-1, 62/P-2, 62/P-3	158		62/P-1, 62/P-2, 62/P-3	158		



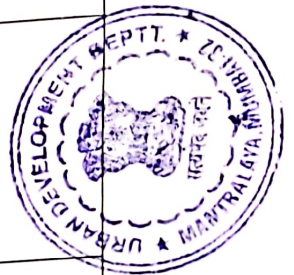
4.	61	159	Final plots allotted in lieu of their respective O.P no's to the owners and their area as recorded in Form no. 1 of draft scheme.	61	159	FP is to be Relocated & reshaped.	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4.
5.	173/P 173/P	--	--	173/P 173/P	277 278	Proposed to allot Final Plots Newly.	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4.
6.	E.W.S./ D.P./L.I.G.		E.W.S. / D.P. /L.I.G. Plot allotted with respect to provisions mentioned in sec. 64 (g-1)(i) of M.R.T.P Act 1966	E.W.S./ D.P./L.I.G.	C-1 193, 197, 198, 201, 205 C-3 198-A C-4 192, 194, 195, 196, 199, 200, 202, 203, 204, 206, 207, 208	C- 1. Change in Shape and area of final plot due to readjustment of Slots C-3. Newly formed Final Plots due to readjustment of Slots C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4.



7.	Garden	Garden Garden allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Garden	C-1 219 C-4 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229	C- 1. Change in Shape and area of final plot due to readjustment of Slots C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
8.	Play Ground	Play Ground Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Play Ground	C-4 241, 242, 243, 244, 245, 246 C-5 242-1	C-4. No change in Final Plot C-5 Change in Location, Area of final plot due to Curtailment of width of ring road	The user of FP no. 242-1 (area 12155.43 Sq.m.) is re-designated as playground.
9.	Children Play Ground	Children Ground Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Children Play Ground	C-3 281 C-4 230, 231, 232, 233, 234, 235, 236, 237, 238, 239 C-6 240	C-3. Newly formed Final Plots due to readjustment of Slots C-4. No change in Final Plot C-6. Deleted Final Plots	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4



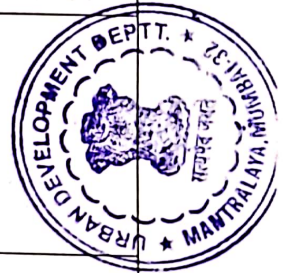
10.	Primary School and High School	Primary School and High School Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Primary School and High School	C-4 261, 262	C-4. No change in Final Plot	Sanctioned as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
11.	Bus stand	Bus Stand Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Bus stand	C-3 287 C-4 260	C-3. Newly formed Final Plots due to readjustment of Slots C-4. No change in Final Plot	Sanctioned as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
12.	Water Treatment Plant	Water Treatment Plant Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Water Treatment Plant	C-4 253	C-4. No change in Final Plot	Sanctioned as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
13.	Sewage Treatment Plant	Sewage Treatment Plant Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Sewage Treatment Plant	C-4 254	C-4. No change in Final Plot	Sanctioned as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4



14.	Fire Station	Fire Station Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Fire Station	C-4 252	C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
15.	Dispensary / Hospital	Dispensary Hospital Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Dispensary / Hospital	C-4 263, 264, 286	C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
16.	Vegetable Market	Vegetable Market Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Vegetable Market	C-4 259	C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
17.	Electric Substation	Electric Substation Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Electric Substation	C-4 282	C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4



18.	Shopping Centre	Shopping Centre Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Shopping Centre	C-4 255, 256	C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
19.	Informal Market	Informal Market Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Informal Market	C-4 257, 258	C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
20.	Open Space	Open Space Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Open Space	C-4 247	C-4. No change in Final Plot	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
21.	Green Belt	Green Belt Plot allotted with respect to provisions Mentioned in sec. 64 (g-1)(ii) of M.R.T.P Act 1966	Green Belt	C-1 249 C-3 279, 280	C-1. Change in Shape and area of final plot due to readjustment of Slots / Curtailment of width of ring road C-3. Newly formed Final Plots due to Curtailment of width of ring road /	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4



					balance area adjustment of Final Plots.	
				C-4 248 250 251	C-4. No change in Final Plot	
22.	Authority Plot	Authority Plot allotted with respect to provisions mentioned in sec. 64 g of M.R.T.P Act 1966	Authority Plot	C-1 268	C-1. Change in Shape and area of final plot due to readjustment of Slots / Curtailment of width of ring road /	Sanctioned as proposed as shown on Plan No. 3 & 4 and as described in Table A & B of Preliminary Town Planning Scheme No.4
				C-3 283, 284, 285, 288	C-3. Newly formed Final Plots due to readjustment of Slots / Curtailment of width of ring road	
				C-4 265, 266, 267, 269, 270, 271, 272, 273, 274, 275, 276	C-4. No change in Final Plot	

Note: However in respect to Sr. No. 5 to 20, the area under Gardens, Play Grounds, Sale Plots, Roads, and Amenity Plots shall be upto the extent of 40% of total area under TPS. The Arbitrator shall correct the plan accordingly for this limited purpose.



(Pranav Karpe)
Under Secretary to Government

Pranav

GOVERNMENT OF MAHARASHTRA

Urban Development Department, Mantralaya, Mumbai

(Accompaniment to the notification No. TPS -1820/150/CR-11(Part-2)/2020/UD -13, Dated : 03.07.2025)

Holkarwadi Preliminary Town Planning Scheme No. 04

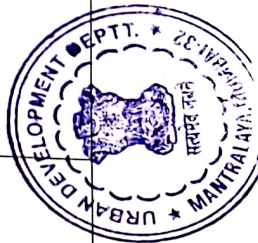
SCHEDULE - II

SCHEDULE OF MODIFICATIONS (Development Control and Promotion Regulations)

Sr.No.	Regulation No.	Proposal submitted by the Arbitrator to the Government for sanction under Section 72 (5) of the M.R. and T.P. Act 1966	Modification Sanctioned by the Government under Section 86 (2) of the M.R. and T.P. Act, 1966
1	2	3	4
1	1	In addition to the Development Control and Promotion Regulations in force in the area of PMR which have been sanctioned vide Urban Development Department Notification No. TPS-1817/1246/CR-40/18/20 (4)/UD-13 dated 11 th December 2018 (here in after called as DCPR-2018), the following Special Regulations are framed which are supplementary to DCPR-2018 , or in future that DCPR which prevails shall apply to the development of any sort to be carried out in the final plots of the Town Planning Scheme No.1 () In case of any conflict between the regulations in the DCPR - 2018 and these Special regulations prescribed below, then these Special Regulations shall prevail.	Sanctioned as Proposed.
2	2	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone of the sanctioned Regional Plan and shall be eligible for development for users prescribed in Regulation of the DCPR -2018	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone and shall be eligible for development for users prescribed in Regulation of the DCPR -2018.
3	3	Boundaries of the Final Plots shall not be changed or modified or altered during development.	Sanctioned as proposed

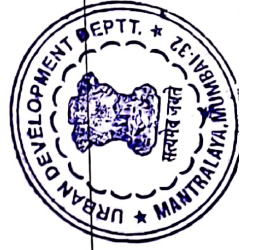


4	4	Amalgamation of two or more final plots shall not be permitted to form a new Final Plot such that the F.P. numbers will get changed. However, integrated development in two or more adjoining Final plots shall be permitted considering sum of their areas as one unit for development.	Sanctioned with some changes as follows- Amalgamation of two or more final plots shall not be permitted to form a new final plot however, integrated development in two or more adjoining final plots shall be permitted considering sum of their areas as one unit for development.
5	5	Temporary/ short term development proposals on any ground shall not be permitted in the portions of original plots which are proposed to be merged during the reconstitution to form a final plots not allotted to the holders / owners of such original plots.	Sanctioned as Proposed.
6	6	Sub - division / partition of a final plot shall be permissible subject to strictly adhering to the boundaries of respective Final plot and subject to DCPR -2018 or prevailing DCPR at the time of such proposal obtained.	Sanctioned as Proposed.
7	7	Permissible normal FSI on Final Plot The FSI applicable to the lands included under the Town Planning Scheme shall be 1.25 in view of the lands pulled/assembled for residential /Commercial Development by the special Planning Authority. The FSI permissible in a Final Plot shall be computed as below. FSI of Final Plot = $\frac{\text{area of original plot}}{\text{area of final plot}} \times 1.25$	Sanctioned with some changes as follows - The FSI applicable to the lands included under the Town Planning Scheme shall be 1.25 view of the lands pulled/ assembled for residential/ Commercial development by the Special Planning Authority. The FSI permissible in a Final Plot whose owners have not been awarded monetary compensation shall be computed as below. FSI of Final Plot = $\frac{\text{area of original plot}}{\text{area of final plot}} \times 1.25$
8	8	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. FSI of Final Plot = $\frac{\text{area of original plot}}{\text{area of final plot}} \times 1.25$	Sanctioned with some changes as follows - 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.



9	9	Additional FSI, Premium FSI or FSI in the form of TDR generated outside the Town Planning scheme shall be permissible for loading or for consumption in any final plot.	Refused to accord sanction.																																			
10	10	If the FSI mentioned in the Special regulation No.6 above permissible in a final plot is unable to be consumed in view of maintaining marginal distances / height restrictions / fire fighting requirements or due to any such restriction, in such cases, the balance basic FSI over and above the consumed FSI of 1.25 may be permitted to be transferred as TDR to a final plot situated within this PMRDA region excluding Municipal areas/ Planning Authority/SPA subject to condition that the other rules in DCPR related to TDR shall apply. i) The provisions of Regulation No. 43 of the DCPR – 2018 (Conservation of heritage Building/Precincts/ Natural Features) shall be applicable. ii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00	Sanctioned with some changes as follows- 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 – <table><tr><th>Road Width (m)</th><th>Basic FSI</th><th>Permissible TDR loading</th><th>Premium FSI</th><th>Maximum Permissible FSI</th></tr><tr><td>Below 9 Meter</td><td>2.5</td><td>0.00</td><td>0.00</td><td>2.50</td></tr><tr><td>9-12</td><td>2.5</td><td>0.2</td><td>0.2</td><td>2.9</td></tr><tr><td>12-15</td><td>2.5</td><td>0.3</td><td>0.2</td><td>3.0</td></tr><tr><td>15-24</td><td>2.5</td><td>0.4</td><td>0.2</td><td>3.1</td></tr><tr><td>24-30</td><td>2.5</td><td>0.5</td><td>0.2</td><td>3.2</td></tr><tr><td>30 and above</td><td>2.5</td><td>0.6</td><td>0.2</td><td>3.3</td></tr></table> Maximum FSI permissible in Authority Plots shall be 4.00. Refused to accord sanction. Refused to accord sanction.	Road Width (m)	Basic FSI	Permissible TDR loading	Premium FSI	Maximum Permissible FSI	Below 9 Meter	2.5	0.00	0.00	2.50	9-12	2.5	0.2	0.2	2.9	12-15	2.5	0.3	0.2	3.0	15-24	2.5	0.4	0.2	3.1	24-30	2.5	0.5	0.2	3.2	30 and above	2.5	0.6	0.2	3.3
Road Width (m)	Basic FSI	Permissible TDR loading	Premium FSI	Maximum Permissible FSI																																		
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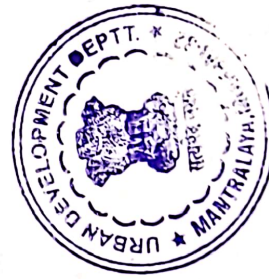
		Breakup of 4.00 FSI is as follows. a) $\frac{\text{(Original Plot area)}}{\text{(Final Plot area)}} \times 1.25 = 2.50$ b) Premium paid F.S.I. on FP area = 1.00 c) TDR shall be applicable as per prevailing DCPR = 0.2 to 0.6 (According to road width of Final Plot) d) FSI of amenity plots, EWS and authority plots etc. a) (Irrespective of Road width) shall be 4.00 iii) The Owner shall not develop his final plot at any time to consume FSI more than that is permissible in case of already constructed plots. vi) The Final Plot, after such transfer, shall not be eligible for any additional FSI/TDR in future. v) The Owner of such final plot shall not ask for monetary compensation for balance basic FSI if any after partially consuming the FSI.	Sanctioned as Proposed. Sanctioned as Proposed. Sanctioned as Proposed.
11	11	The permissible basic FSI for Final Plot No. 261,262(Educational Purpose), Final Plot No. 192,193,194,195,196,197,198,198-A,,199,200,201,202,203,204,205,206,207, & 208 (EWS/LIG Housing and Amenity Plots) shall be 2.50. The FSI for Final Plot No. 282 (Electric Sub -Station) Final Plot No. 252 (Fire Station) and other utility spaces shall be as decided by Metropolitan Commissioner (PMRDA)	Sanctioned with some changes as follows- The Permissible basic FSI for EWS/LIG Housing and Amenity Plots shall be 2.50. The FSI for (Electric Sub – Station) and other utility spaces shall be 1.00.
12	12	Development of final plots allotted to the Special Planning Authority, PMRDA designated for public purposes in the Scheme shall be irrespective of any restriction in DCPR, width of the access they are fronting.	Refused to accord sanction.



13	13	In the final plots designated for open spaces in the form of Garden (FP No. 209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229), Playground (FP No. 241,242,242-1,243,244,245,246.), Open Spaces (FP No. 247)Children Play Ground (FP No. 230,231,232,233,234,235,236,237,238,239,240,281) Built-up area equal to 15% of the total plot area under these users may be permitted and shall be used for any complementary use to the main use subject to ground coverage up to 10% and structure shall be only up to ground and one upper floor. Such Structure shall be at one corner of the plot.	Sanctioned with some changes as follows – The final plots designated for open spaces in the form of Garden shall be developed for the same purpose. The ancillary users like in door games, public toilet, changing rooms, gymnasium , canteen , sport shop, meditation, yoga hall may be allowed at one corner/side of the plot subject to condition that maximum built – up area for such user shall be 15% out of which maximum 10% shall be allowed on ground floor & remaining on first floor. Such development amenity shall be open to the general public.
14	14	Provision of Amenity space mentioned in sanctioned DCPR's shall not be made applicable for final plots in TPS area.	Sanctioned as Proposed.
15	15	Ribbon Development Rules for urban areas shall be applicable to the Town Planning scheme area.	Refused to accord sanction.
16	16	Excluding Public Utility Spaces in TPS, other amenity spaces specified for particular uses shall be permissible to be utilised for other amenity space users.	Refused to accord sanction.
17	17	RELAXATION IN SIDE MARGINS FOR NARROW PLOTS A. The plots liable for relaxation irrespective of their areas, but due to the shape, size and any other factors due to which they are not possible to consume the basis FSI. Plots accommodating existing structure and in future if the plot owner decide to demolish existing structure and reconstruct new building and then to make these plot possible for construction, they	Refused to accord sanction.



		have to be given relaxation for certain parameters i.e. side margins/ height have to be considered so that basic FSI can be possible to utilised at its maximum. B i) As per rule no. 17.3.b of the prevailing DCPR, side marginal distance in relation to the height of building below 15 meters. Are given in Table no. 16, but the plots where the side margins shall be relaxed by 1.00 mtrs. Except for front marginal distances. ii) For the buildings with height more than 15 mtrs. Rule no.17.3 b) of the prevailing DCPR is applicable .The side margins shall be relaxed to H/5 instead of H/4 subject to the satisfaction of CFO as per DCPR 2018. The above rules mentioned are according to the prevailing DCPR 2018. In case, the rules are replaced by new bye -laws, the above rules noted shall be replaced by the relevant rule numbers of the new DCPR. As per prevailing DCPR (rule 46.5.4 (6) the TDR generated within the PMRDA area is permissible to be utilized in TP Scheme area. Accordingly, the TDR generated within the TP Scheme area shall be utilized in the area of PMRDA except the areas of Municipal areas/ Planning Authority /SPA with other conditions of TDR as applicable as per the DCPR.	Refused to accord sanction.
18	18		



Pranav Karpe

(Pranav Karpe)
Under Secretary to Government