

VOICE OF PMRDA

Pulse of the Evolving Pune Metropolis

PDRF SHIELDING CITIZENS IN CRISIS!

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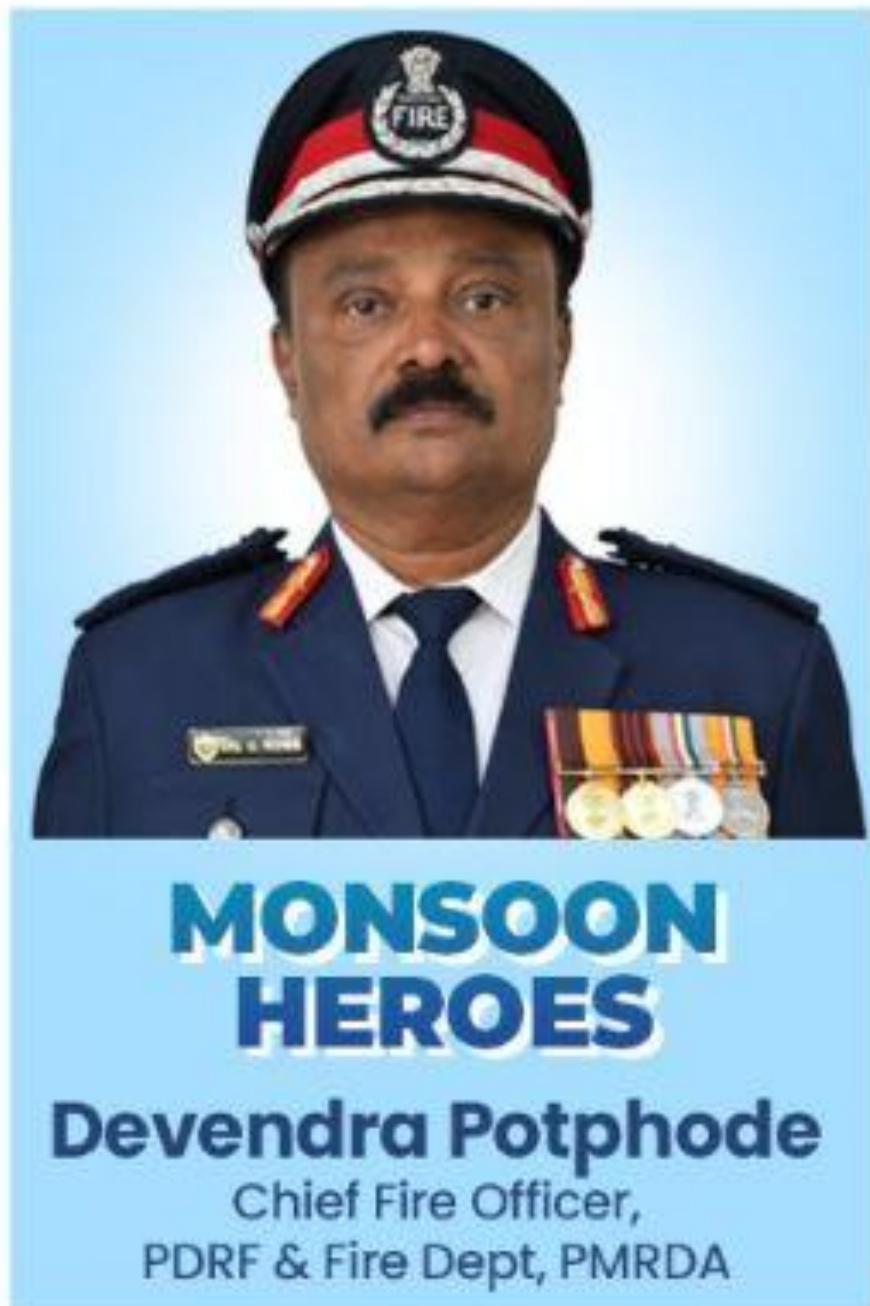
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ADMINISTRATIVE STRIKE ON ENCROACHMENTS!

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PDRF Shielding Citizens in Crisis!

PMRDA's Prompt Action Delivers Massive Relief to Flood Victims!



PMRDA's Pune Metropolitan Disaster Response Force (PDRF) and Fire Brigade responded swiftly to severe monsoon flooding across the Pune Metropolitan Region, carrying out back-to-back rescue operations that reinforced public confidence in the region's disaster preparedness.

When relentless rainfall inundated river basins and triggered landslides across the Western Ghats, the Pune Metropolitan Region Development Authority (PMRDA), through its Fire Department and PDRF, mounted a coordinated emergency response. Hundreds of stranded citizens were rescued across Maval, Lonavala, Chakan, Alandi and other flood-affected areas, demonstrating the importance of a well-equipped, localised disaster response system during extreme weather events.

Operating through a 24-hour emergency control room, rescue teams responded rapidly to distress calls. Key interventions included evacuating an eight-month-old infant and family members from a submerged residential area, rescuing stranded domestic animals during a landslide in Malavli, and safely evacuating over twenty workers trapped by floodwaters at an industrial unit in Chakan-Chimbali Phata using specialised rescue equipment.

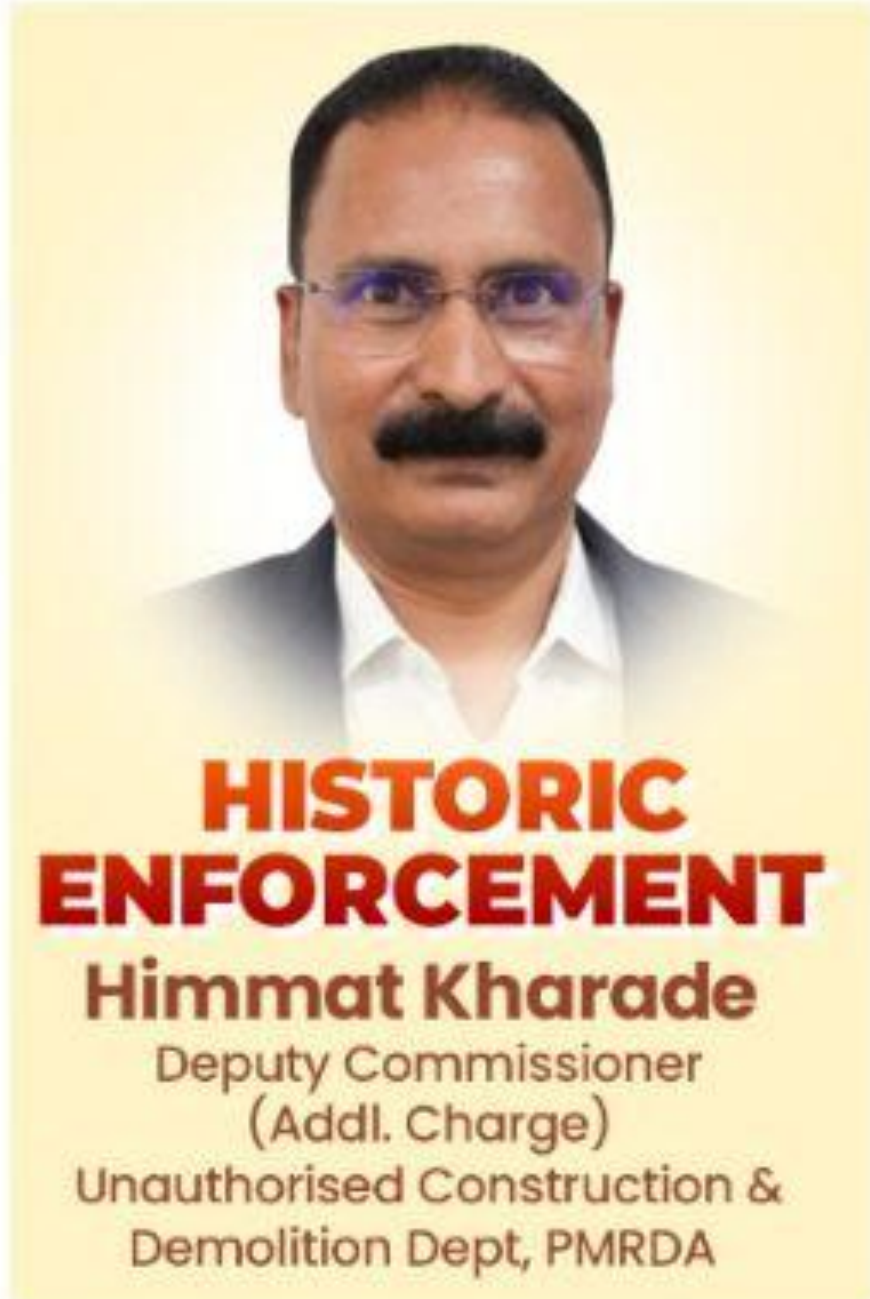
Strong inter-agency coordination further strengthened relief efforts. Passengers stranded in a public transport bus near Ghorawadi Railway Station were rescued safely, while twenty police personnel and four civilians trapped by rising waters at Sant Kendre Maharaj Math in Alandi were evacuated through a joint operation. In Jambe village, thirty-five residents were shifted to relief shelters, and students stranded at Vedant College in Lohegaon were evacuated without casualties.

One of the most challenging operations took place at Vikas Nagar, where PMRDA's PDRF worked alongside the National Disaster Response Force (NDRF) and local police following a landslide. Simultaneously, Fire Brigade teams cleared uprooted trees at Dhanore village to restore access for emergency vehicles. The strategic deployment of three PDRF teams in high-risk areas such as Lonavala, supported by continuous monitoring from the central control room, reflected a proactive disaster management approach.

While these operations deserve commendation, recurring monsoon emergencies expose deeper planning challenges. Rapid urban expansion into floodplains, natural drainage channels and ecologically sensitive hill slopes has increased regional vulnerability. PMRDA must therefore complement its effective disaster response with stronger climate-resilient planning, including strict flood-line protection, restoration of natural stormwater systems, engineered slope stabilisation, micro-level flood mapping and community-based disaster preparedness. Converting emergency preparedness into long-term climate resilience will be essential for safeguarding the Pune Metropolitan Region against future extreme weather events.



'Administrative Strike' on Encroachments! PMRDA Executes Historic Crackdown at Moi 1,000 personnel, 20 hours, 86 acres reclaimed, 680 unauthorised structures demolished.



The Pune Metropolitan Region Development Authority (PMRDA) has set a strong precedent in administrative enforcement at Moi in Khed taluka, demonstrating how decisive governance can protect planned urban development from unauthorised construction. Reclaiming 86 acres of encroached land and demolishing 680 illegal structures during a continuous 20-hour operation marked the authority's largest anti-encroachment drive to date, underscoring its commitment to law, order and planned regional growth.

Sustainable urbanisation depends not only on visionary planning but also on the consistent enforcement of the rule of law. The Moi operation, which cleared nearly 86 acres (35 hectares) of illegally occupied land, reinforces PMRDA's determination to safeguard public assets and preserve the integrity of the regional Development Plan against unapproved construction.

The scale of the operation reflected exceptional inter-agency coordination. Nearly 1,000 personnel—including Maharashtra Police, Maharashtra Security Force jawans, Fire Brigade teams, Revenue officials and PMRDA engineers—worked alongside heavy machinery over 20 hours to reclaim public land while maintaining law and order. The successful execution demonstrates how coordinated administrative action can overcome institutional inertia and strengthen regulatory discipline.



However, demolition drives alone cannot address the root causes of unauthorised development. Illegal constructions often arise from speculative land transactions, delayed approval processes and inadequate early-stage monitoring. While enforcement serves as a powerful deterrent, PMRDA must strengthen proactive surveillance through technology-driven monitoring systems that identify violations before they proliferate. Property buyers, too, must exercise due diligence by verifying statutory approvals before investing to avoid legal and financial risks.

The Moi operation sets an important benchmark for peri-urban governance across Maharashtra. If Pune is to evolve into a resilient, orderly and sustainable metropolitan region, enforcement must become a continuous policy rather than an occasional intervention. By reclaiming public land, dismantling illegal developments and reinforcing planning discipline, PMRDA has strengthened public confidence in the region's development framework and laid a stronger foundation for balanced, long-term urban growth.

Charting a Cohesive Future: On the Adoption of UDCPR in PMRDA!



The breakneck pace of urbanization sweeping across Pune and its peripheral landscapes demands far more than mere physical sprawl; it calls for disciplined, transparent, and cohesive planning. A city's true evolution is measured not merely by its concrete geometries, but by the quality of civic infrastructure, administrative agility, and sustainable living standards it affords its denizens. Recognizing this overriding public interest, the State Government's decision to implement the Unified Development Control and Promotion Regulations (UDCPR) across the entire jurisdiction of the Pune Metropolitan Region Development Authority (PMRDA) marks a critical inflection point. Moving beyond a bureaucratic recalibration, it establishes a foundational bedrock for the region's sustainable future.

Hitherto, the PMRDA domain was governed by the Development Control and Promotion Regulations, 2018. Discrepancies arising from fragmented regulatory frameworks across various planning authorities frequently bred administrative friction. By superseding these with the UDCPR, enacted statewide on December 2, 2020, the principle of "One State, One Rule" has been robustly operationalized. Significantly, this uniform framework now extends to 117 revenue villages roughly spanning 668 square kilometres under the aegis of the Maharashtra State Road Development Corporation (MSRDC), designated for the Pune Outer Ring Road Project. This vital alignment successfully bridges the regulatory chasm between the PMRDA, the municipal corporations of Pune and Pimpri-Chinchwad, and the peri-urban peripheries, ushering in long-overdue administrative harmony.

This policy pivot holds profound dividends for citizens, developers, and investors alike. By linking the basic and premium Floor Space Index (FSI) dynamically to road widths, alongside the rationalized deployment of Transferable Development Rights (TDR), the new framework unlocks vertical optimization and spatial efficiency. For common citizens, the relaxation of norms for smaller and marginal plots, coupled with eased side-margin requirements, democratizes homeownership, making it more accessible and affordable. Furthermore, streamlined provisions for stalled housing societies and ageing structures provide a much-needed impetus to urban redevelopment, systematically addressing Pune's burgeoning housing demands.

Crucially, accelerating growth must not come at the expense of ecological integrity. The UDCPR embeds stringent safeguards for Pune's iconic hills and fragile ecosystems. It imposes absolute and stringent curbs on hill cutting and on development on gradients steeper than a 1:5 slope, thereby safeguarding the region's natural contours. The mandatory integration of rainwater harvesting, sewage treatment plants (STPs), and solar energy systems underscores an unwavering commitment to sustainable urbanization. To pre-empt potential technical bottlenecks in implementation, the establishment of a dedicated coordination committee—comprising architects, technical experts, developers, and urban planners—reflects a pragmatic and collaborative approach to governance.

Ultimately, the digitization and simplification of building permission workflows eliminate procedural ambiguity, injecting unprecedented transparency into decision-making. This regulatory certainty will catalyse marquee infrastructure projects, including the Hinjewadi-Shivajinagar Metro Line 3 and ambitious Town Planning (TP) Schemes. The adoption of the UDCPR in the PMRDA domain transcends a mere regulatory update; it is a decisive, visionary stride towards transforming the Pune Metropolitan Region into a modern, resilient, and deeply liveable urban ecosystem.

UDCPR At A Glance!

◆ Uniform Planning Framework:

UDCPR implemented across the entire PMRDA region, replacing the 2018 regulations with a single, standardized framework.

◆ One State, One Rule:

Brings regulatory uniformity across PMRDA, Pune and Pimpri-Chinchwad Municipal Corporations, and the Pune Outer Ring Road influence area.

◆ Wider Coverage:

Extends to 117 revenue villages covering roughly 668 sq. km. under the MSRDC Pune Outer Ring Road Project.

◆ Simplified Development Norms:

FSI linked to road width and improved TDR provisions to enable efficient and planned urban development.

◆ Citizen-Centric Reforms:

Relaxed norms for small plots and reduced side-margin requirements make housing more accessible and affordable.

◆ Boost to Redevelopment:

Simplified provisions for stalled housing societies and ageing buildings encourage urban renewal.

◆ Environmental Protection:

Strict restrictions on hill cutting and development on slopes steeper than 1:5 preserve the region's ecology.

◆ Sustainable Development:

Mandatory rainwater harvesting, STPs, and solar energy systems promote environmentally responsible growth.

◆ Collaborative Implementation:

Dedicated coordination committee comprising architects, planners, developers, and technical experts to resolve implementation issues.

◆ Transparent Governance:

Digitized and simplified building permission processes improve efficiency, transparency, and ease of doing business.

◆ Infrastructure Enablement:

Supports major projects such as Metro Line 3 and Town Planning (TP) Schemes.

◆ Vision for the Future:

Establishes a foundation for planned, sustainable, transparent, and integrated urban growth across the Pune Metropolitan Region.



"On our 80th Independence Day, let us reaffirm our commitment to building a stronger, more inclusive, and developed India through integrity, innovation, and collective responsibility."

Happy Independence Day!"

Dr. Abhijeet Chaudhari (IAS)
Metropolitan Commissioner, PMRDA



Decentralising Pune Metropolis : On PMRDA's 20-Year Development Plan!

The PMRDA's 18 Growth Centres and an in- for regional expansion, but timely execution dation of sustainable development.

The Pune Metropolitan Region Development 20-year structural development plan tralising growth and reducing pres- CONNECT 2026, PMRDA Abhijeet Chaudhari outlined a across the Pune Metropolitan velopment priorities of NITI Aayog Maharashtra.

Planned around Metro corridors thematic business and industri- urban model. As Pune's rapid leading to congestion, long decentralising employment and investment could transform satellite regions into self-sustaining live-work ecosystems.

Infrastructure Before Urbanisation

PMRDA's infrastructure-first strategy represents a welcome departure from the conventional practice of speculative development preceding essential public infrastructure. By prioritising arterial roads, public transport, water networks and environmentally sensitive no-development zones before land-use zoning, the authority seeks to establish a resilient framework for long-term growth.

However, decentralisation must not become synonymous with unchecked real estate expansion. Protecting hilltops, slopes, river basins and natural drainage systems is essential, particularly in the wake of recent urban flooding across Pune and Pimpri-Chinchwad.

The Transit Catalysts

The plan's success depends on the timely completion of three key projects: Metro Line 3, connecting Hinjewadi and Shivajinagar; the Regional Ring Road, improving connectivity between growth centres; and the Purandar International Airport, strengthening logistics and economic development.

Effective implementation will require close coordination between PMRDA, PMC, PCMC, MSRDC and MahaMetro, alongside strict enforcement against unauthorised construction and unwavering environmental safeguards. If executed successfully, PMRDA's infrastructure-first vision could establish the Pune Metropolitan Region as a national model for sustainable, decentralised metropolitan development.

frastructure-first approach offer a strong blueprint and ecological safeguards must remain the foun-

Authority's (PMRDA) decision to prepare a marks a significant step towards decen- sure on Pune's urban core. At PROP Metropolitan Commissioner Dr. vision for 18 strategic Growth Centres Region (PMR), aligned with the de- and the Government of

and major transport networks, these al hubs aim to create a polycentric growth has outpaced infrastructure, commutes and unplanned sprawl,

Exclusive Interview

WATCH NOW



PMRDA Events & Achievements

Work Review Visit at Indrayani Ghat At Dehu By The Metropolitan Commissioner, PMRDA



Key Visit at The PMRDA Main Office By Shri Pravin Tarade, Movie Actor, Director



Fire Safety Demo with Fire Safety Equipments



RTS Services Training & Guidance Session under the leadership of K Manjulekshmi (IAS), Addl Metropolitan Commissioner



PMRDA Stall at Wadaki Nala Area for Varkari Seva At Sant Dnyaneshwar Maharaj Palkhi Marg



PMRDA Stall at Kadamwak Vasti Area for Varkari Seva At Sant Tukaram Maharaj Palkhi Marg



PMRDA Housing Lottery Winner Stories



Pune Metro Line 3 Gets Green Signal From CMRS



Building Trust Through Technology: PMRDA's Blueprint for Transparent Metropolitan Governance!


**FUTURE
FORWARD**

K. Manjulekshmi (IAS),
Additional Metropolitan
Commissioner, PMRDA

The rapid urban expansion of the Pune Metropolitan Region presents a dual challenge: managing physical development while delivering transparent, efficient, and accountable governance to over seven million citizens. At the Pune Metropolitan Region Development Authority (PMRDA), technology is not merely a tool for speed but the foundation of modern public trust. To build a future-ready, citizen-centric administration, PMRDA has undertaken a comprehensive digital transformation across land and estate management, financial operations, and legal governance.

Accurate spatial data is essential for effective urban planning. PMRDA has integrated advanced geospatial technologies, including high-resolution satellite imagery, LiDAR, drone surveys, CORS-RTK GNSS rovers, and AI/ML-based change detection, into its daily operations. These technologies enable automated detection of unauthorized constructions and precise land measurement. All geospatial layers—including cadastral maps, planning zones, utility networks, and land-use records—are integrated into a centralized Geo-Portal, providing a unified Decision Support System with real-time spatial analytics for informed planning. Additionally, the Land and Estate Department has implemented IHLMS 2.0, ensuring secure, transparent, and error-free housing lottery processes that strengthen public confidence in affordable housing allocation.

To support growing infrastructure investments, PMRDA has implemented an Integrated Financial Management System (IFMS), replacing fragmented processes with a secure, workflow-driven platform. The system digitizes financial administration through three core modules: an E-Budget Module for automated budget preparation, departmental allocations, and real-time expenditure tracking; a Bill and Cheque Workflow with fund-availability checks, automated voucher mapping, and seamless PFMS and banking integration; and a Statutory Compliance Module that automates TDS and GST calculations, maintains double-entry accounting, and generates CAFO-compliant financial statements for audit readiness. This automation minimizes manual errors, reduces paper usage, accelerates payments, and enhances financial transparency.

To strengthen legal governance, PMRDA's Legal Cell has adopted specialized Legal Case Management Software. The platform automatically synchronizes court data, fetches daily Roznama orders, issues cause-list alerts, and provides instant access to indexed case laws, statutory notifications, comparative citations, and legal risk analysis tools to support informed decision-making.

By integrating GIS intelligence, IFMS-based financial automation, and digital litigation management, PMRDA is eliminating administrative silos and enabling faster, data-driven governance. These initiatives reinforce transparency, efficiency, and institutional accountability, advancing PMRDA's vision of becoming a benchmark for technology-enabled urban governance in Maharashtra.

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Produced by the PMRDA Public Relations Office, this e-newsletter provides concise updates on our project progress, urban planning initiatives, key achievements, and PMRDA-supported activities. We value your input. Please send your feedback and suggestions to: pro.pmrda@gmail.com