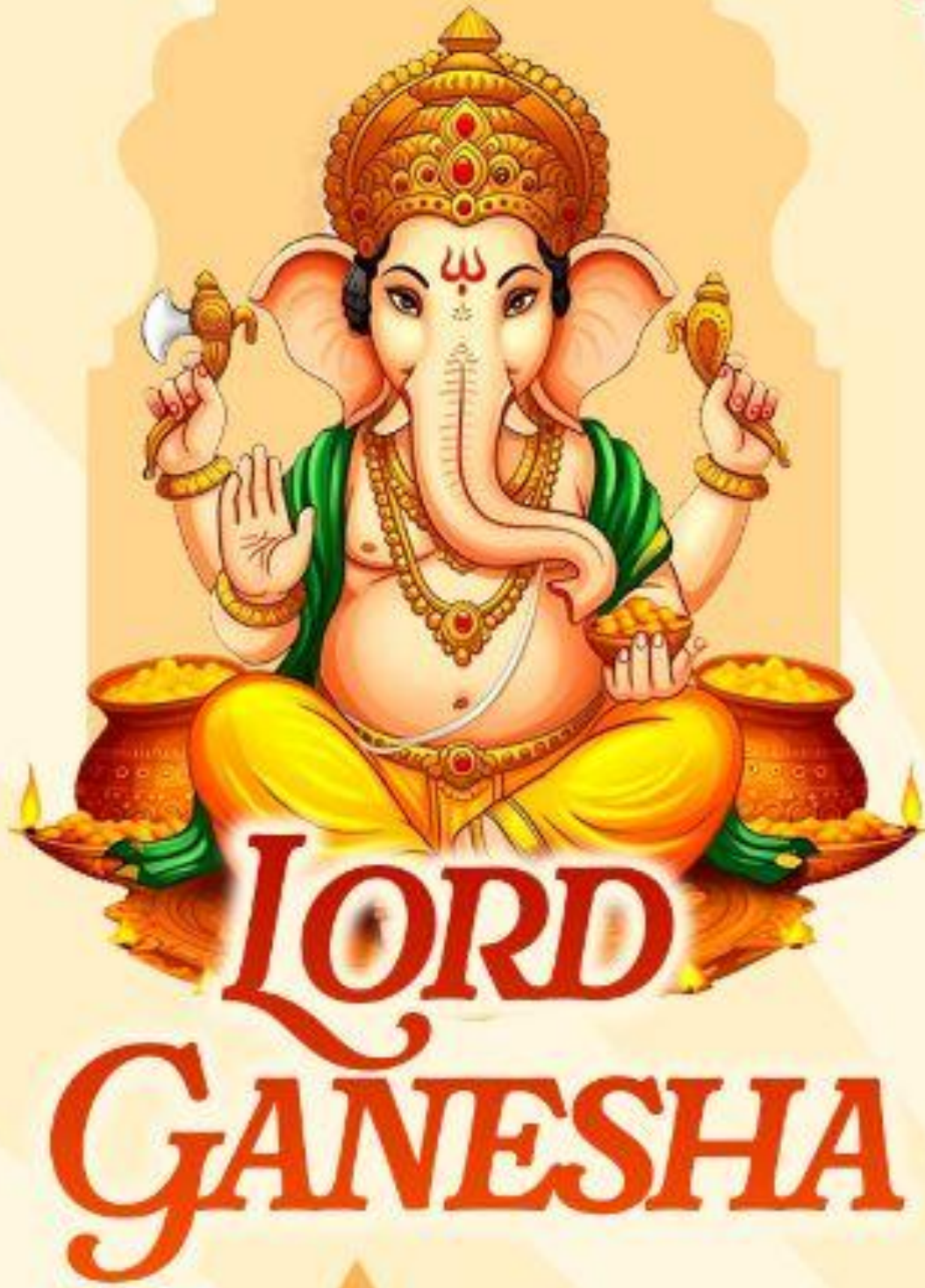


VOICE OF PMRDA

Pulse of the Evolving Pune Metropolis

Welcome



A PROVEN MODEL FOR AFFORDABLE HOUSING

PMRDA's Sector 12, Moshi Project Moves Towards Reality

6,452 EWS & LIG homes | Built with modern construction technology, sustainable infrastructure and a commitment to quality and timely execution. (...Continued on P4)

Pune's 'Real' Metamorphosis :
Expanding Pune's Economic Horizons with Global Capability Centres (GCCs) (...Continued on P5)

What's Inside?

- P2 : Equitable growth beyond the concrete jungle.
- P3 : PMRDA's GPR 2.0 puts citizens at the centre.
- P6 & P7 : PMRDA Events & Achievements
- P8 : Welcoming Lord Ganesha



Pune Metropolitan Region
Development Authority (PMRDA)

Pune Metropolis: Equitable Growth Beyond the Concrete Jungle!



INCLUSIVE GROWTH

Dr. Abhijeet Chaudhari
IAS
Metropolitan Commissioner,
PMRDA & Editor-In-Chief

Spanning 5,215 square kilometres and encompassing 674 villages, the Pune Metropolitan Region (PMR), governed by PMRDA, is rapidly emerging as one of India's most dynamic urban agglomerations. Yet, for a regional planning authority, physical expansion alone is not enough. Growth must be sustainable, equitable and inclusive. PMRDA's structural and policy interventions are therefore guided by the imperative of spatial balance, with a clear objective of preventing unbridled horizontal sprawl while bridging the historical urban-rural divide and positioning Pune as a global benchmark for inclusive urban planning.

Recognising the socio-economic and spatial disparities accompanying rapid urbanisation, PMRDA has undertaken pivotal policy shifts. Alongside curbing unregulated and fragmented development, priorities include strengthening public transit and expanding affordable housing. Improving the Ease of Living also requires responsive administration. Through e-governance initiatives and streamlined building approval mechanisms, institutional transparency is being strengthened. Stringent action against unauthorized construction further reinforces a clean, agile and accountable urban governance framework.

Traffic congestion remains among the region's most complex challenges. To deliver long-term mobility solutions, major infrastructure projects are progressing at speed. The 23-kilometre Hinjawadi-Shivajinagar Metro Line-3, being executed under a Public-Private Partnership (PPP) model, is nearing completion. Its initial Maan-Balewadi (R.K. Laxman Museum) stretch is approaching operations and is expected to significantly reduce travel times for thousands of IT professionals. Equally transformative is the 83.12-kilometre, 65-metre-wide Pune Inner Ring Road, featuring 11 tunnels and 17 major bridges. It will strengthen connectivity between Lohegaon International Airport, the Hinjawadi technology hub and the Chakan industrial belt.

Infrastructure-led growth must also remain environmentally responsible. To protect critical water bodies and address pollution in the Indrayani and Pawana rivers, a robust network of Sewage Treatment Plants (STPs) is being deployed across the region, reinforcing the commitment to ecological resilience.

Looking beyond immediate urban pressures, PMRDA's Vision 2030 seeks to proactively shape future growth. In alignment with NITI Aayog and the Government of Maharashtra, 18 strategic Growth Centres are being developed near metro nodes and high-density corridors. These hubs will generate employment and help redistribute development pressure from the core city. The proposed international airport will further strengthen Pune's global connectivity as the region diversifies into a major hub for Global Capability Centres (GCCs) and advanced manufacturing.

Through Transit-Oriented Development (TOD) corridors and the Integrated Township Policy (ITP), structured and transparent avenues for private investment are being enabled. PMRDA's mandate has evolved from blueprint planning to time-bound execution. Anchored in seamless mobility, transparent digital governance, environmental sustainability and a superior quality of life, the vision is clear: by 2030, the Pune Metropolitan Region will be among India's most liveable, resilient and administratively exemplary urban regions.

Re-engineering governance: PMRDA's GPR 2.0 puts citizens at the centre



OPTIMIZING CONVENIENCE

K. Manjulekshi (IAS),
Additional Metropolitan
Commissioner, PMRDA & Editor

For a metropolitan region expanding rapidly, administrative reform is becoming as important as physical infrastructure. The Pune Metropolitan Region Development Authority's (PMRDA) adoption of Government Process Re-engineering (GPR) 2.0, implemented in coordination with Samagra, represents an important shift in how public services are designed, approved and delivered. The exercise, undertaken within the State government's GPR framework, distinguishes between two linked tasks - Process GPR & Tech GPR.

The key distinction is between two complementary stages:	
Process GPR asks: What should the government service look like?	Tech GPR asks: How should that redesigned service function digitally?
And the starting point is the citizen.	

The framework seeks to eliminate unnecessary steps, reduce visits to government offices, remove duplicate information and documents, limit approving desks to a maximum of three, and establish clearly defined Right to Public Services (RTS) timelines.

For PMRDA, which has reviewed 23 notified services, this can potentially make service delivery simpler, faster and more predictable. The technology layer then builds on the redesigned process rather than merely putting existing paperwork online. The revised GPR 2.0 template covers 15 requirement domains, including application fields, eligibility, fees, workflows, rejection reasons, notifications, certificates, APIs, dashboards, master data and user-acceptance testing. That level of requirement definition is critical. In digital governance, ambiguity at the design stage often becomes expensive rework during development, testing or after deployment.

Another important shift is citizen visibility. Applicants should be able to track their applications through clearly defined statuses, in Marathi and English, from submission to certificate issuance. Notifications too are envisaged with defined triggers, language and recipients.

Integration with platforms such as DigiLocker, Aadhaar/SSO, Digital Satbara and eGRAS can further reduce repetitive data entry and paperwork. Digital signatures, QR-enabled certificates and standardised templates can bring greater consistency across services.

But ultimately, the success of GPR 2.0 will depend not on the template alone, but on institutional ownership. The proposed lifecycle — from process redesign and requirement submission to design, development, testing, UAT, training and go-live — places departments at the centre of validation and sign-off.

For PMRDA, GPR 2.0 is therefore more than a technology exercise. It is an opportunity to make governance leaner, more transparent, accountable and easier for citizens to navigate. The larger test will be whether process re-engineering becomes a continuous administrative practice — with technology serving not as an end in itself, but as an instrument for more responsive public service delivery.

6,452 Affordable Homes in Moshi Soon to Become Reality: A New Chapter in Modern Technology & Sustainable Development



Housing For All

Rinaj Pathan
(Chief Engineer, PMRDA)

Given the rapid expansion and demographic surge across the twin cities of Pune and Pimpri-Chinchwad, securing affordable shelter for the common citizen has become an increasingly daunting challenge. As mounting inflation pushes home-ownership on the urban periphery beyond the reach of middle- and lower-income strata, the Pune Metropolitan Region Development Authority's (PMRDA) initiative of constructing 6,452 affordable housing units at Sector-12 in Moshi (Chikhali) is far more than a mere brick-and-mortar enterprise; it represents a formidable anchor for the aspirations of Economically Weaker Sections (EWS) and Low-Income Groups (LIG). Public sector housing ventures are conventionally dogged by administrative inertia, compromised quality, and agonizing delays. However, PMRDA's project serves as an exemplar of how public machinery, when bolstered by administrative resolve, meticulous planning, and modern engineering, can execute large-scale infrastructure with exemplary speed.

The hallmark of this endeavor lies in the deployment of advanced construction methodology—the 'Industrialized 3S Prefab System – Precast Structure'. Demonstrating remarkable engineering efficiency, the contracting firm, B. G. Shirke Construction Technology Private Limited, erected the complete structural frame of an entire building in a mere 95 days. Executed under my direct technical supervision in partnership with the Shirke Group, this project redefines benchmarks in civil engineering by ensuring that speed does not come at the expense of structural integrity. The personal inspections conducted by Metropolitan Commissioner Dr. Abhijeet Chaudhari and Additional Metropolitan Commissioner K. Manjulekshmi, alongside their expressed satisfaction with the build quality, stand as validation for the rigorous planning that underpins this engineering apparatus.



Contemporary urban planning cannot be confined merely to erecting four walls and selling residential units; enhancing the livability index of resident families necessitates a comprehensive infrastructure framework. In this regard, the Moshi project distinguishes itself by integrating eco-friendly, sustainable amenities designed to meet future civic demands. Key highlights include a dedicated 10 MVA electrical substation, a Sewage Treatment Plant (STP), Organic Waste Composters for solid waste management, solar water heating systems, rooftop solar power, and Electric Vehicle (EV) charging infrastructure tailored for upcoming mobility needs. Learning from past execution bottlenecks, the project incorporates rigorous micro-planning and quality assurance checks, instilling genuine confidence in its execution.

The PMRDA administration is making every effort to conduct the allotment lottery for these 6,452 housing units during the upcoming Diwali festival. Bringing the warmth of homeownership to thousands of families during the festive season would mark a profound milestone. This initiative holds the potential to alter public skepticism surrounding government-led real estate projects. By committing to a triad of modern technology adoption, ecological balance, and strict adherence to timelines, PMRDA has set a new benchmark for urban development authorities. The ultimate success of this monumental effort will now hinge on conducting a transparent lottery on schedule and seamlessly handing over these homes to the citizens.

Pune's 'Real' Metamorphosis! :

Expanding Pune Metropolitan Region's Economic Horizons with Global Capability Centres (GCCs)



Growth & Governance

Avinash Patil

Director, Development
Permission
Department, PMRDA

The traditional epithets long associated with Pune—a bastion of education, an IT nerve centre and a thriving automobile hub—no longer fully capture its rapidly evolving identity. Empirical data now reinforces this transformation. Driven by a growing ecosystem of start-ups, advanced healthcare, defence research and, notably, Global Capability Centres (GCCs), Pune's economic horizons are expanding rapidly. The clearest manifestation of this evolution is the residential real estate market across the Pune Metropolitan Region, which has emerged as one of India's most dynamic and resilient housing markets.

Recent quantitative assessments by CREDAI-Pune and CRE Matrix highlight this momentum. In 2025 alone, nearly 81,000 residential units worth more than ₹63,000 crore were transacted. The momentum continued into the first half of 2026, with transactions exceeding ₹37,000 crore. More significant than the volume, however, is the changing nature of demand. Average housing prices have appreciated by 38% since 2022, while sales of premium homes priced above ₹2 crore have surged by 220%. Hybrid work culture and evolving family needs have fuelled demand for larger 2.5 to 4 BHK homes, signalling a decisive shift from affordability-led demand towards qualitative, modern living.

A principal catalyst behind this transformation is the rapid proliferation of GCCs. Multinational companies in sectors including artificial intelligence, semiconductors and financial services are increasingly establishing core operations in Pune. The city currently accounts for 14% of India's GCCs, which together command more than 55% of the office space leasing market. As employment nodes decentralise, areas such as Hinjawadi-Maan, Baner-Balewadi, Kharadi and Viman Nagar are evolving from commercial outposts into self-sustaining economic and residential centres, creating a more multi-centric urban landscape.

Going forward, real estate value will increasingly be determined not merely by workplace proximity, but by connectivity and civic infrastructure. Transformative projects such as the Hinjawadi-Shivajinagar Metro Line, the planned 42.3-kilometre Inner Ring Road, the Yerawada-Katraj underground route and the proposed international airport at Purandar are poised to reshape Pune's development map. For home-buyers, proximity to metro stations and ring roads is becoming an increasingly important measure of long-term value.

In this transformation, PMRDA's development master plan assumes a critical role by curbing haphazard expansion and establishing a framework for planned regional growth. Pune's new housing story is therefore not simply about constructing homes; it is about integrating employment, mobility, infrastructure and lifestyle. This transition towards policy-driven, infrastructure-led growth marks the foundation of a more sustainable and future-ready Pune.

PMRDA Events & Achievements

Key Visit To PMRDA By Shri. Jitendra Dudi (Collector, Pune District), Shri. Babaji Kale (MLA, Khed-Alandi) & Shri. Shankar Jagtap (MLA, Chinchwad).



Key Visit To PMRDA By Shri. Amol Kolhe (MP, Shirur Lok Sabha) on Review about Roads & other development projects by PMRDA that are being executed in Shirur Lok Sabha Area.



The Tricolour Rises at PMRDA: Celebrating Freedom, Unity and Nation-Building. The Metropolitan Commissioner Hoists the Indian Flag with Pride at PMRDA Headquarters.



Zero Tolerance for Illegal Construction: PMRDA Cracks Down on Illegal Construction at Kadamwak Vasti, Loni Kalbhor.

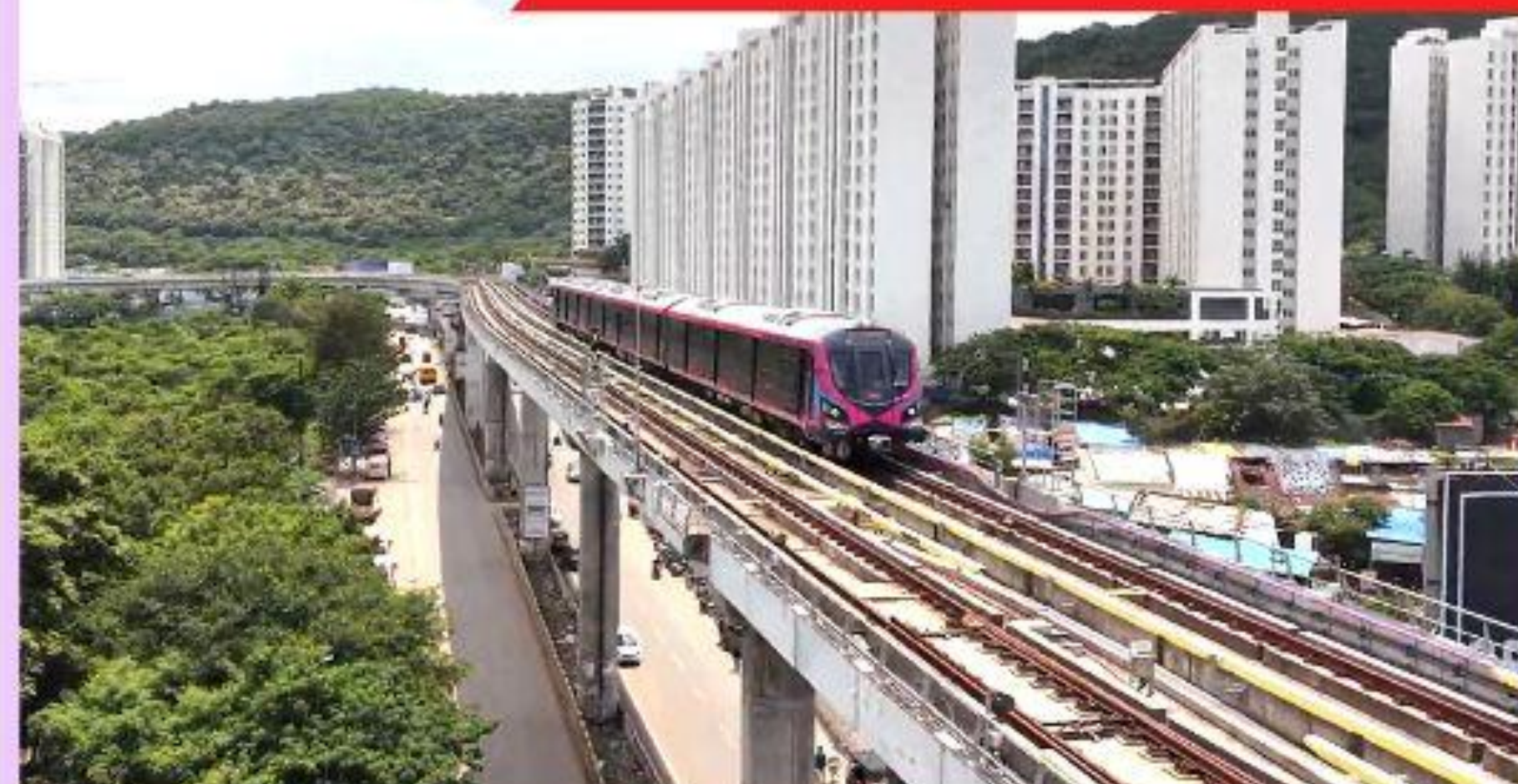


Independence Day Tribute at Lonikand Police Station: Honoring Our Brave Life-saving Heroes Who Stand for Citizens in Every Crisis



Passenger-Centric Development For A Safer, Smarter Commute: Additional Metropolitan Commissioner Reviews Metro Line 3 Station Works

Photo Of The Month



Edge Of The Pink Line: Balancing Nature With Infrastructure!

PMRDA Events & Achievements

Every Home Carries a Dream: PMRDA Metropolitan Commissioner & Additional Commissioner Ensures Quality for Every Family at Sector 12



Not Just Trees, Planting a Memory to Nurture a Greener Future: PMRDA Metropolitan Commissioner & Additional Commissioner Plants the Seeds of Tomorrow at Sector 12



Spandan 2026 Organised By Newly Appointed PMRDA Clerks & Typists - A Cultural Evening Worth Remembering. New Faces, New Talents, One PMRDA Family.

WATCH NOW



A Special Rakshabandhan by Pune's Sisters with PMRDA's Brave Fire Brigade & PDRF: Tying Threads of Gratitude to the Brave Hearts from PMRDA Nanded City, Wagholi & Marunji Fire Stations Who Protect Us During Emergency Situations.



Shri Ganesh Maha Aarti at PMRDA Headquarters: PMRDA Family Comes Together in Devotion and Prayer for the Prosperity & Development of Pune Metropolitan Region.



Welcoming Lord Ganesha : Celebrate all the festivities with Devotion, Responsibility and Discipline



FESTIVE DISCIPLINE

Amol Zende (IPS)

Superintendent of Police & Chief Vigilance Officer, PMRDA

public order and a smooth experience for everyone.

The prescribed rules governing idol installation, mandaps, processions and immersion are not merely formalities; they are safeguards for devotees and the wider public. Organisers must obtain the required permissions, ensure structurally safe mandaps, maintain CCTV surveillance wherever required, provide adequate volunteers and follow electrical and fire-safety precautions. Cultural programmes beyond the permitted time require prior police clearance.

During processions, organisers and devotees must avoid DJs and unauthorised loudspeakers, political slogans, provocative acts, fireworks, weapons and obstruction of traffic. Vehicles carrying idols must follow designated requirements and police instructions.

A safe and harmonious Ganpati festival is a shared responsibility. Let us celebrate with devotion, discipline and respect for the law, ensuring that faith and public safety go hand in hand.

Ganpati festival is a celebration of faith, tradition and community spirit. As devotees come together in large numbers, responsible celebration becomes essential to ensure safety,



May a new dawn of development arise with the blessings of Lord Ganesha; May Pune Metropolitan Region continue to progress, reaching new heights every day! At the feet of Vighnaharta, let us pledge to advance together by writing a new chapter for a developed and empowered Pune Metropolitan Region!



Warmest wishes to all devotees on the auspicious occasion of

Ganeshotsav!



Dr. Abhijeet Chaudhari (IAS)
Metropolitan Commissioner, PMRDA

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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