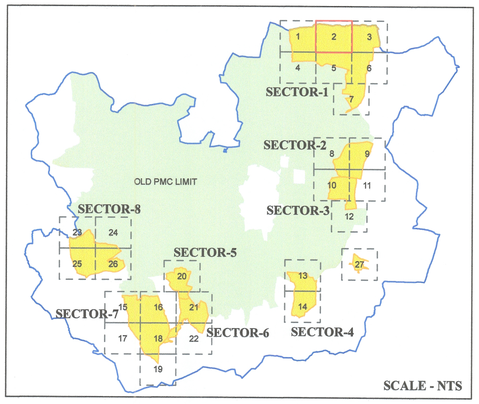
DRAFT DEVELOPMENT PLAN OF PUNE MUNICIPAL CORPORATION EXTENDED LIMIT 9 VILLAGES

1) LOHGAON (Pt), 2) MUNDHWA KESHAV NAGAR (Pt),
3) HADAPSAR (SADE SATARA NALI), 4) UNDRI (Pt),
5) AMBEGAON BK(Pt), 6) AMBEGAON KH (Pt), 7) DHYARI (Pt),
8) SHIVANE (Pt), 9) SHIVNE (UTTAM NAGAR).

PROPOSED LAND USE PLAN PUBLISHED UNDER SECTION 26 (1) OF THE M.R.&T.P ACT, 1966



SCALE - NTS

Note:
1.The Base Map, ELU, and draft PLU have been prepared by the superimposition of data collected by the then Town Planning Officer of Pune Municipal Corporation from various government/ semi-government departments/ stakeholders and physical features depicted from total station surveys/satellite imagery. Due to this, discrepancies may occur in the published maps.
2.Alignments of nala (watercourse) and water bodies are indicative and as per the features extracted from revenue boundaries of land records, total station survey data, satellite imagery, and the "Primo" survey report. Canal line alignment is shown as per the sanctioned regional plan and revenue record.
3.Proposed land use shown on the draft Development Plan shall prevail, irrespective of property number/ boundary shown on the map. Which shall be subject to confirmation from the Competent Authority of the Land Records Dept. Similarly, the boundaries of all the designated sites, existing features or government-owned land parcels are shown as per the image captured by superimposition on the cadastral map. This may be subject to change as per the actual acquisition in the future. For any discrepancies in Survey.nos. /Gat nos., their boundaries and areas, the record of competent authority will prevail.
4.The open spaces, amenity spaces, and internal roads in the sanctioned layout plans are shown in this plan are as per data obtained from the planning authority. Any structure shown on the map does not necessarily confirm authorization unless verified and confirmed by the Planning Authority.
5.The alignments of Metro, Railway, Ring Road, HT lines, or any other infrastructure corridors marked on plans are indicative & automatically stand modified by any modification notification issued by the concerned authority or the government from time to time.
6.Restrictive zone boundaries as notified under the Works of Defense Act of 1903 are shown on the plan. In case of any modifications to such boundary in the future, the official notification by the competent authority shall prevail. The land use within the restrictive zone boundary is shown as per the sanctioned regional plan. Similarly, aerodrome reference points and restriction lines of the NDA and Lohegaon Airport marked on the maps are indicative and shall stand modified as per any modifications by the Competent Authority. It is subject to verification for actual levels as per the color-coded zoning map (CCZM) issued by the Ministry of Defense.
7.The alignment of Regional Plan roads is shifted at some locations as per site conditions. Similarly, the alignment and width of the proposed ring road is modified earlier by PMRDA. If TDR or any form of compensation is granted earlier against the development permissions by the planning authority at such locations (affected by these roads), the area released due to the shifting in alignment/change in width shall be vested to the authority and included in the adjoining zone of the draft DP. The concerned landowner in such cases shall not claim any possession or potential benefit out of it.
8.If any partial or total area of a reservation boundary of draft DP falls within the HPCL petroleum pipeline buffer zone as marked on plans, such area within the buffer shall be excluded from all forms of development.
9.As directed by the chief engineer, Irrigation Department, Pune Division, Pune, the blue and red flood lines data is procured from the Water Resources Department (WRD) website. The procured sheets are geo-referenced, digitized, and transferred to the land record base map prepared for the draft DP. However, these lines shown on the maps are indicative and shall stand modified as proposed & sanctioned by the concerned department.
10.In case of any discrepancies between the roads, designated sites, and other features shown on draft development plan maps & reports, the proposal as shown on draft development plan maps shall prevail.

VILLAGE :
LOHGAON
PLANNING SECTOR : 1

Meters
0 100 200 400

N

SCALE - 1:4000

(Abhijit Ketkar)
Officer Appointed U/s 21(4A)
Draft Development Plan of Pune Municipal Corporation
(Extended Limit 9 Villages)
&
Assistant Director of Town Planning, Pune Branch, Pune