

Pimpri Chinchwad New Town Development Authority, Akurdi, Pune -44
Notice under section 37 (1) at M.R.& T.P Act 1966

No.DA/Planning /DCR/

Date.

Whereas, the Development control Regulations for area within the jurisdiction of Pimpri Chinchwad New Town Development Authority have been sanctioned by the Government under Maharashtra Regional and Town Planning Act, (Maharashtra Act No XXXVII) 1966 (here in after referred to as “The said Act”) Vide Government Notification No.DA-100/DCR (DA- 40/862) Dated 5th September 1974(here in after referred to as “The said Regulations”);

And Whereas, The revised Development plan for the area, within the Jurisdiction of Pimpri Chinchwad New Town Development Authority, has been approved by the Government in urban Development Department vide it’s notification No.TPS-1893/1412/UD-13 Dt.28/11/1995 along with the Development Control Regulations, And also the said regulations are modified, later on time to time .

And Whereas, the development in the jurisdiction on Pimpri Chinchwad New Town Development Authority is similar to that of in Pimpri Chinchwad Municipal Corporation Area and taking into consideration request to allow Commercial use from Late Hon’ble Yashwantraoji Chavan Smarak Samiti for modification of bye-laws of Pimpri Chinchwad New Town Development Authority. The said authority vide its resolution number 338 dated 22/02/2019 allowed to modify the sanction Development Control Regulation as mentioned in schedule A below and submit proposal to government for sanction.

Schedule -A

Proposed modification u/s 37 of Maharashtra Regional and Town Planning Act, 1966

Sr. No.	Description.	Existing DCR.	Proposed Rule For DCR/ Modification.
01.	Uses Permissible in Public-semi-public zone / Public Amenity Space Area/ AmenityArea.	No rule.	The area earmarked for Public-semi-public zone / Public Amenity Space Area/ AmenityArea shall be developed for uses such as open spaces, parks recreational grounds, playgrounds, sports complex, gardens, convenience shopping, parking lots, primary and secondary schools, nursery, health club, sub post-office, police station, electric substation, ATM or Branch of bank, electronic cyber library, open market, garbage bin, water supply, Small Hotels, electricity supply and includes other utilities, services and conveniences. Any other use not mentioned above may be allowed in consultation with Chief Excutive Officer PCNTDA.
02.	Permissible FSI in Public-semi-public zone/ Public Amenity Space Area/ AmenityArea for Commercial use.	No rule.	Out of Total Permissible FSI maximum 0.15 FSI shall be allowed for Commercial purpose on Public-semi-public zone/ Public Amenity Space Area/ AmenityArea. However, such Commercial use will be allowed only on plots fronting on minimum 12.0 m. wide road.

Therefore, this notice is hereby published for inviting suggestions and objections, if any, to the proposed modification, from general public, in writing with reasons there-of. The suggestions & objections are to be submitted in writing to the Chief Executive Officer, Pimpri Chinchwad New Town Development Authority, New Office Building, near Akurdi Railway Station, Pune - 411 044, within a period of the one month, from date of publication of this notice, in Maharashtra Government Gazette. The suggestions and objections received within the stipulated period, only shall be considered, for submission of the modification proposal to the Government for sanction.

The Proposed modification is kept open, for inspection by the general public, in the office of Pimpri Chinchwad New Town Development Authority (Planning Section – Notice board), New Office Building, near Akurdi Railway Station, Pune - 411 044, during office hours, on all working days.

Advt. No. / 2019

(Pramod Yadav)
Chief Executive Officer

पिंपरी चिंचवड नवनगर विकास प्राधिकरण, आकुर्डी,पुणे - ४४

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ३७(१)अन्वये नोटीस

क्र.विप्रा/नियोजन/विनिनि/

दि.

ज्याअर्थी शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ (१९६६ चा महाराष्ट्र अधिनियम क्र.३७) (यापुढे ज्याचा उल्लेख 'उक्त अधिनियम' असा करण्यात आला आहे.) दि.०५ सप्टेंबर १९७४ ची अधिसूचना क्र .डीए-१००/डीसीआर (डीए-४०)८६२ अन्वये विकास नियंत्रण नियमावली मंजूर केली आहे.

आणि ज्याअर्थी , पिंपरी चिंचवड नवनगर विकास प्राधिकरणाची (सुधारीत) विकास योजना, शासनाचे नगर विकास विभागाकडील अधिसूचना क्र .टीपीएस-१८९३/१४१२/नवि-१३, दि.२८/११/१९९५ अन्वये विकास नियंत्रण नियमावलीसह , मंजूर केलेली आहे. तसेच वेळोवेळी उक्त मंजूर विकास नियंत्रण नियमावलीमध्ये सुधारणा करणेत आलेल्या आहेत .

ज्याअर्थी, प्राधिकरणाच्या हद्दीमध्ये होणारा विकास , पिंपरी चिंचवड महानगरपालिकेतील विकास सदृश्य असल्याने, नियमावलीमध्ये सुसुत्रता साधण्याच्या दृष्टीने तसेच कै . मा. ना. यशवंतरावजी चव्हाण स्मारक समिती यांनी सार्वजनिक सुविधा भूखंडात/सार्वजनिक- निमसार्वजनिक वापर विभागात वाणिज्य वापर अनुज्ञेय करणेबाबत केलेली विनंती विचारात घेता प्राधिकरणाच्या विकास नियंत्रण नियमावलीमध्ये खालील परिशिष्ट "अ" मध्ये नमूद केल्यानुसार सुधारणा करुन हे नियम मंजूर विकास नियंत्रण नियमावलीमध्ये अंतर्भूत करणेसाठी प्राधिकरण सभा क्र .३३८ दि.२२/०२/२०१९ मधील आयत्या वेळेचा विषय या अन्वये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ३७ अन्वये कार्यवाही करुन तसा प्रस्ताव शासनाकडे मंजूरीसाठी सादर करणेस मान्यता दिलेली आहे.

परिशिष्ट अ

Proposed modification u/s 37 of Maharashtra Regional and Town Planning Act, 1966.

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आणि ज्याअर्थी , प्राधिकरण सभेने मान्यता दिल्यानुसार, " उक्त फेरबदल" हा व्यापक सार्वजनिक हिताच्या दृष्टीकोनातून आवश्यक आहे.

त्याअर्थी उक्त फेरबदलाबाबत, नागरिकांकडून सूचना व आक्षेप मागविण्याकरीता, ही प्राथमिक अधिसूचना प्रसिद्ध करण्यात येत आहे. या प्राथमिक अधिसूचनेद्वारे सर्व नागरिकांस कळविण्यात येते की, उक्त फेरबदलाबाबत , जरूर त्या कारणामिमांसासह लेखी सूचना वा आक्षेप , ही प्राथमिक अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्यापासून एक महिन्याच्या आत , मुख्य कार्यकारी अधिकारी , पिंपरी चिंचवड नवनगर विकास प्राधिकरण, नविन प्रशासकीय कार्यालयीन इमारत, आकुर्डी रेल्वे स्टेशन जवळ, पुणे -४११ ०४४ यांचेकडे दाखल कराव्यात. केवळ सदर मुदतीत प्राप्त होणाऱ्या हरकती व सूचनांचा विचार करण्यात येऊन, त्यानुसार उक्त फेरबदलाचा प्रस्ताव शासनाकडे अंतिम मंजूरीसाठी सादर करण्यात येईल.

उक्त फेरबदल नागरिकांचे अवलोकनार्थ , पिंपरी चिंचवड नवनगर विकास प्राधिकरण (नियोजन विभाग) यांचेकडील फलकावर, कार्यालयीन वेळेत व कार्यालयीन कामकाजाचे दिवशी, उपलब्ध करून देणेत आलेला आहे.

Advt No. /२०१९

(प्रमोद यादव)
मुख्य कार्यकारी अधिकारी
