

TOWN PLANNING AND VALUATION DEPARTMENT

**DRAFT DEVELOPMENT PLAN OF
VADGAON NAGAR PANCHAYAT
TAL - MAWAL, DIST - PUNE.
PLAN 'A' - CONGESTED AREA
PROPOSED LAND USE MAP
(U/S. 28(4) OF M.R. & T.P. ACT, 1966)**

INDEX MAP



SCALE = 1:2000

LEGEND :

CONGESTED AREA BOUNDARY

CITY SURVEY BOUNDARY

RESIDENTIAL

COMMERCIAL

PUBLIC SEMI-PUBLIC

PUBLIC UTILITY

TRANSPORT & COMMUNICATION

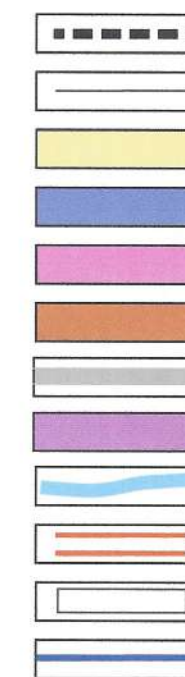
PROPOSED ROAD AREA

RIVER,NALA,WATER BODIES

PROPOSED ROADS & ROAD WIDENING

STRUCTURES

MODIFICATIONS U/S . 28(4) (G.B. & P.C)



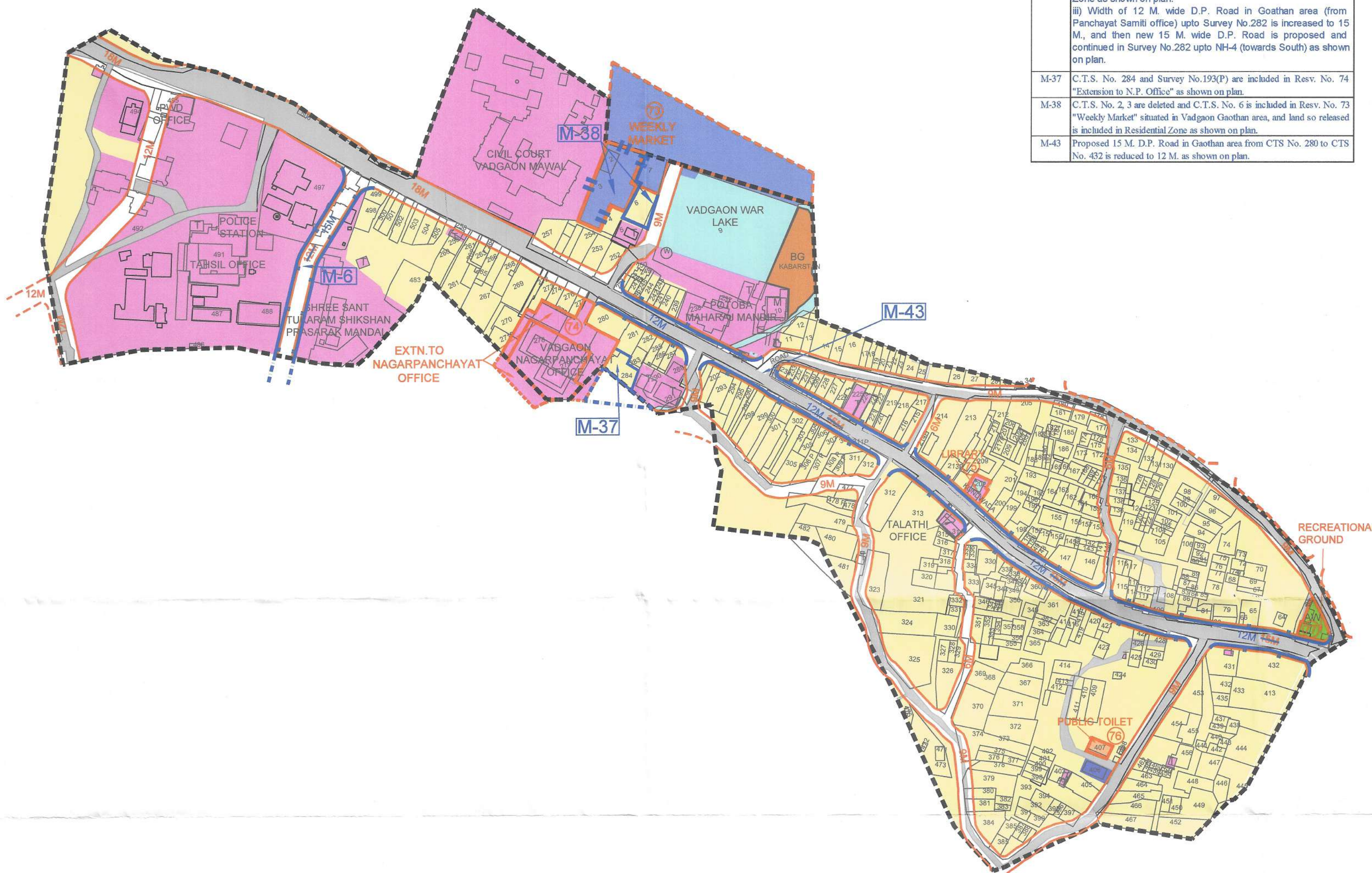
ABBREVIATIONS :

T - TEMPLE
AW - ANGANWADIT
BG - BURIAL GROUND

The map has been prepared by superimposition of cadastral maps and physical features depicted from drone and satellite imagery and hence it is declare that :

1. The Village, Gaathan Boundaries will be considered final as supplied by the Land Records Department.
2. Wherever applicable only written dimensions are to be considered and followed all such dimensions are in metres.
3. The Public Sites, Reservations made in the Development Plan may also include the existing sites already under those uses, which will be treated as the existing sites and the remaining portions of reservation will be the extension of such existing uses. The DR/TDR will be applicable as per provisions of UDCPR.
4. The road-widening proposals are marked on the Development Plan to a smaller scale and hence, during implementation the decision regarding the widening line given by the planning Authority on the basis of actual survey on site will be final.
5. The lanes, pathways, right of way included in any use zone shall be maintained as per their easement rights.
6. Drafting mistakes if any in the Development Plan can be rectified as per provision of UDCPR.

ANNEXURE A	
LIST OF MODIFICATION MADE U/S 28 (4) OF MRTP ACT, 1988	
SR. NO.	LIST OF CHANGES/MODIFICATIONS
M-6	i) New 12 M. wide D.P. Road is proposed from East of Survey No.282 (P) connecting to 12 M. D.P. Road adjacent to Resv. No. 74. ii) Two 12 M. wide D.P Roads in Survey No.193 are deleted and included in (excluding area under shifted Resv.No.58) Residential Zone as shown on plan. iii) Width of 12 M. wide D.P. Road in Goathan area (from Panchayat Samiti office) upto Survey No.282 is increased to 15 M., and then new 15 M. wide D.P. Road is proposed and continued in Survey No.282 upto NH-4 (towards South) as shown on plan.
M-37	C.T.S. No. 284 and Survey No.193(P) are included in Resv. No. 74 "Extension to N.P. Office" as shown on plan.
M-38	C.T.S. No. 2, 3 are deleted and C.T.S. No. 6 is included in Resv. No. 73 "Weekly Market" situated in Vadgaon Gaathan area, and land so released is included in Residential Zone as shown on plan.
M-43	Proposed 15 M. D.P. Road in Gaathan area from CTS No. 280 to CTS No. 432 is reduced to 12 M. as shown on plan.



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ADMINISTRATOR
AND
CHIEF OFFICER
VADGAON NAGAR PANCHAYAT,
VADGAON, TAL-MAWAL, DIST-PUNE.

(ABHIJIT KETKAR)
TOWN PLANNING OFFICER,
VADGAON NAGAR PANCHAYAT
AND
ASSISTANT DIRECTOR TOWN PLANNING,
PUNE BRANCH, PUNE.