• Note: The reference to the different Topics is according to the Paragraph Numbers and not Page Numbers.

POONA MUNICIPAL CORPORATION

DEVELOPMENT PLAN.

(1960)

INDEX .

Preface

Chapter No.	Para- graph No.	<u>ritle</u> .
ı	1	Introduction
	2	Necessity for the Plan
	3	Work done previous to the Master Plan.
	4	Development plan- Outline in General.
	5	Main Objectives of the Plan
	. 6	Town Planning Act of 1954
11		Description of Poona.
	7	Location
	8	Physical Features
	9	Geological Aspect
	10	Climate and Rain-fall
	11	Municipal Area
2000	12	History of the Town
	13	Development of the City
III		Population
	14	Census Figures
	15	Favourable Conditions in Poona for the growth of population.
	16	1951 Census figures according to wards, occupations, Lensity of Population, House etc.

	•	(11)
Chapter No.	Para- graph No.	Title
IA	Pagasa	Town Planning Schemes.
	17	Town Planning Scheme No.I
	18	Town Planning Scheme No.I(Varied)
	19	Town Planning Scheme No.II(Final)
	20	Town Planning Scheme No. III(Draft)
	21	Town Planning Scheme Poona(Suburban) No.I (Final)(Varied).
	22	Town Planning Scheme Poona Suburban No.II.
	23	Sangamwadi Town Planning Scheme((Draft)
	24	Kothrud Town Planning Scheme
	25	New Town Planning Scheme
	26	Improvement Schemes.
		Housing
V	27	Survey of 1883
	28	Survey of 1951
	29	One Storeyed Houses.
	30	Classes of Houses
	31	Courtyards and Open Spaces.
	32	Table showing No. of Water taps and No. of families residing in the 1158 sample survey houses.
	33	Table showing No. of latrines and No. of families residing in 1158 sample survey houses.
	34	Table showing No. of tenements and No. of occupants.
	35	Table showing size and percentage of
	36	Table showing the No. of persons in families and the area occupied.
	37	Table showing house rental of sample houses.
	38	Set-back to New Constructional Activities.

Chapter No.	Paragraph No.	Title.
(Contd.)	39	Table showing built-up areas of houses during the last 10 years.
		Housing shortage
	40	Sample survey
	41	Results of the survey
	42	Dilapidated Houses
	43	Housing and Building Survey of 1960.
	44	Table showing the No. of houses, their conditions and available sanitary accommodation.
	45	Steps to provide accommodation to remove the Housing Shortage.
	46	Shivajinagar Municipal Colony No.1.
	47	Mangalwar Peth Municipal Colony No.2(Gadital).
	48	Ambil Odha Municipal Colony.
	49	Kasba Peth Municipal Colony No.
	50	Ganj Peth Municipal Colony No.6.
	51	Ghorpade Peth Municipal Colony
	52	Ghorpade Peth Municipal Colony No.8.
	53	Ghorpade Peth Municipal Colony No.9.
	54	Amenities provided in Municipal Colonies.
	55	Wadar Wadi Schemes.
	5 6	Provision of developed sites.
	57	Sites for Housing.
	58	Group Housing and Cooperative Housing Schemes.
VI		Slums.
	59	Survey of Slum Areas
	60	List of slums in Corporation

limits.

	(iv)	
Chapter No.	Paragraph No.	Title.
(Contd).	61	Nature of structures.
•	62	Rent paid by slum dwellers.
	68	Occupation of the slum dwellers.
	64	Sanitary conveniences.
	65	Removal of the slum areas.
	6 6	Wadar Wadi Slum
	67	Wadar Wadi Scheme
	68	Slum at Yervada
	69	Six Schemes.
VII		Communications & other Schemes.
		External Communication.
	70	Railways
	71	Bus Traffic
	72	Roads
	73	National High Ways.
	74	State High Ways.
	75	Major District Roads
	76	External Goods Service.
		Internal Communications.
	77	Main through roads
	78	Removal of obstructions from road-alignment.
	79	Road widening lines.
	80	Widening of roads.
	81	Traffic Census
	82	List of 61 Main Roads which need widening.
	83	Road from Mahatma Phule Market to Govind Halwai Choek in Ravivar Peth.
	84	Laxmi Road.

hapter No.	Paragraph No.	Title.
VII (Contd).	85	Ganesh Road.
A.S.	86	New Road from Mankeshwar Vishnu to Omkareshwar.
	87	Road from Bolai Chowk to Narpatgir Gate.
160	88	Road from Baruwala Bridge to Phadke Howd.
	89	Shivaji Road from Gadikhana Chowk
	90	Bajirao Road.
	91	Road from Shanipar to Mahatma Phule
	92	Parashwaneth Mamiir to Guruwar Petl to Bandiwan Maruti.
	93	Road from Burdi Bridge to Palkhi Vithoba.
	94	Panghanti Chowk to Ganj Gate.
	95	· Kasba Peth Bhoi Ali.
	96	Shivajinagar gaothan road from Ganpati Chowk to the eastern side.
	97	Road from Sonya Maruti Chowk to Moti Chowk.
	98	Widening of squares.
	99	Traffic Islands.
	100	Closing of streets and One-way traffic lanes.
	101	Diversion of traffic.
	102	Type of roads.
,	103	Set-backs.
	104	List of roads in Town Planning Scheme, Poons No. I.
	105	List of roads in Town Planning Scheme, Poona No. II(Final)(Somwar and Mangalwar Peths).
	108	List of roads in Town Planning Schemes Poona Wo. III (Draft).
	107	List of roads in Sangamwadi Town Planning Scheme Poona (Draft).

	(vi)	
Chapter No.	Paragraph No.	Title.
VII (Contd).	108	List of roads in Town Planning Scheme Poona Suburban No.I(Final)(Varied).
	109	List of reserved roads in Sangamwadi Town Planning Scheme No. I(Varied).
	110	Consolidated list of Variations in Town Planning Scheme No.I(Varied).
	111	Road Squares
	112	List of road-junctions to be improved
	113	Roads from Suburban Mpl. area.
	114	Outer Ring Roads
	115	Other Important Ring Roads.
	116	Preparation of the lay-outs in private lands.
	117	Condition of development in the layouts of private colonies.
	118	Application of Sec.209 of the E.P.M.C.Act, 1949.
	119	Naming of streets.
	120	Crossings over rivers.
	121	Widening of the Sambhaji Bridge.
	122	New Bridge Midway between the Shivaji Bridge and the Sambhaji Bridge.
	123	Widening the Dagdi Bridge and Improving the approaches.
	124	Fair-weather crossings near Lakdi Pul Madhe Ghat and other causeways.
	125	A bridge, across the Mula River.
	126	Bridge on the Mutha River to join Kothrud and Sinhagad Boad.
	127	Bridges.
	128	Nagzari and Manik Nala.
	129	Storm Water Drains.
	130	Bus Routes.
		Water Supply.
	131	Short previous history and description
	132	Necessity of the new scheme.

Chapter Paragraph No. No.	Title.
VII 133	Proposed New Filteration Scheme.
(Contd.)	Water Supply-Future Extensions.
135	Old City limits.
136	Suburban areas.
137	Extended areas.
138	Katraj Dam and Aqueduct.
	Drainage.
139	Brief history and description.
140	New changes.
141	Extended areas.
142	Public Health (Suburban).
143	New Proposals.
144	Peshwa Nala.
145	Street Lighting.
	Fire Brigade.
146	Description
147	Proposal
148	Mutual Assistance between Civil and Military Fire Fighting Brigades.
149	River Improvement Scheme.
150	The Parvati Tank.
151	Milk Scheme.
VIII	Social Services.
152	Primary Schools.
153	High Schools
154	The Arts, Science and Technical
	Colleges.
156	University of Poona. Brief account of the educational and other institutions in Poona.
167	List of Hospitals and Dispensaries.
101	TTOO OT OPATOUTE WHE BY TABLES
158	Public Health

		(viii)
Chapter P	aragraph No.	Title.
VIII	160	Family Planning Centres.
(Contd)	161	Municipal Dispensaries.
	162	Table showing the information of population, Births, deaths during the
4		year 1958-59.
IX	163	Community Centres. Markets. Vegetable Markets.
	164 .	Cattle Bazaar
	165	Cart Stands
	166	Kadba Bazaar
	167	Cattle Pounds.
	168	Mutton, Beaf and Fish Markets.
	169.	Grain Markets
	170	Cleth Market
	171	Timber Market
	172	Public - Gardens.
	173	Table showing the increase in population per acre.
	174	Municipal Gardens.
	175	Swimming Pools.
	176	Shivaji Akhada.
		Halls, Clubs and Recreation Centres.
	177	Halls
	178	Clubs
	179	Recreation Centres.
	180	Libraries
	181	Temples and Holy Places.
	182	Other Institutions.
	183	Shopping Centres.
	,	Government and Public Offices Commercial Places.
	184	Banks

Chapter No.	Paragraph No.	Title.
		. d
(Contd)	185	Municipal Offices.
92		Religious Buildings.
	186	Temple s.
	187	Architectural buildings.
	188	Caves
	189	Some buildings of interest in Poons.
	190	Civic administration.
XI		Zening
	303	Zoning.
	191	Broad Divisions
	192	Four categories.
	193	Zoning in Town Planning Schemes.
	194	Agricultural lands.
	195	Unsystematic development in gaothan.
	196	Policy followed.
	197	Size of plots.
	198	Proposed Industrial Zones.
1	199	List of residential zones.
XII		Reservation of sites for various Public purposes.
*	200	Purposes
	201	List of reservations
	202	Reservation under the Town Planning Schemes.
	203	Schools and Colleges
	204	Shopping
	205	Other Public Purposes
, , , .	206	Parks, Gardens & Open Spaces.
хии 📉		Regulations.
	207	Building bye-laws made by the Corporation.
	208	Regulations applicable in the Town Planning Scheme No.I(Under variation)
	209	Regulations applicable in the Town Planning Scheme No.II.

Chapter Paragraph No. No.	Title.
(Contd).	Regulations applicable in the Draft Town Planning Scheme No.III and the Sangamwadi Draft Town Planning Scheme No.III.
211	Regulations applicable in the Town Planning Scheme Poona Suburban I (Final) (Under variation).
212	Regulations applicable within the area of a Town Planning Scheme the intention to make which will be declared in future.
213	Regulations for controlling the layouts of lands with agricultural tenure into building plots to be used for residential purpose.
214	Municipal Commissioner will not consider or sanction a layout under certain circumstances.
215	10 percent open space may not be provided in certain cases.
216	Regulations for controlling the lay- outs and the sub-divisions of a land of a gaothan tenure into building p plots to be used for a residential purpose.
217	Regulations for contpolling the sub- divisions of any premises in gaothan land.
218	Sub-division of a guilding on an agricultural land or in the Town Planning Scheme is prohibited.
219	Regulations for controlling the lay- outs and the sub-divisions of lands included in the Town Planning Scheme into building plots to be used for residential purpose.
220	Regulations for controlling the lay- outs and sub-divisions of lands with an agricultural tenure and of lands in the Town Planning Scheme into plots to be used for locating a ware-house, factory, workshop and other industrial establishment which does not amount to a small-male industry.
221	Regulations for controlling the lay- outs and sub-divisions of land with agricultural tenure into plots to be used for locating small-scale indus- tries.
. /-	

Building regulations for controlling

	(xi)
Chapter No.	Paragraph	Title.
(Contd).	(Contd)	development of lands granted to Backward Class Cooperative Housing Societies.
	223	Regulations for controlling the lay outs and sub-divisions of lands with agricultural tenure and lands included in the Town Planning Scheminto building plots to be used for residential purpose provided that the land is owned by a Low Income Group Cooperative Housing Society.
	224	Regulations for controlling the lay
	225	Regulations for prescribing the manner in which sanction to the lay out of the land owned by a Group Housing Society is to be obtained from the Local Authority.
	226	Special Regulations for Building Constructions on lands of gaothan tenure.
	227	Special Building Regulations made in respect of certain Rousing Colonies shall continue to apply.
	228	Regulations for Industrial Labour Housing. Regulations of this class are similar to those of Backward Class people.
	229	Regulations for prescribing the marin which necessary permission under Sec.12 of the Bombay Provincial Mpl Corporations Act, 1949 is to be obtained.
h	230	Regulations prescribing the manner which sanction for sub-division of land into building plots is to be obtained from the local Authority.
	231	Regulations regarding the heavy industrial zone.
	232	Regulations regarding the light industrial zone.
	233	Prohibition of residential quarters the industrial zone.
	234	Timber shops stc. permitted only in the heavy industrial zone.
	235	Stock Methylated Spirit permitted only in the heavy industrial zone.

Chapter No.	Paragraph No.	Title.
XIII (contd)	237 to 247	General Regulations.
XIV.	248	Implementation of Development Plan, etc.
	248	Umbral Zone round about the limits of the Corporation area.
	249	Finance of the Development Plan.
	250	Betterment Charges.
	251	Resources.
	252	Execution of the Development Plan.
	253	Agency.
	254.	Manner in which the Develop- ment Plan should be carried out.
	255.	Priority List.
	256	Demarcation.
	257	Establishment of a Special Office for the finalisation of the T.P.Schemes and acquisition of sites reserved for public purposes in the Development Plan.
	258	Consultations.
	259	Conclusion.